



PROPERTY OVERVIEW

A rare find: lakeside, gated corporate office location in the heart of Dallas with on-site storage and sprawling covered deck overlooking city skyline and the lake. A large garage provides tenant convenient drive-up, dry storage with garage door. Additionally, the facility provides flexibility for on-site storage of equipment and expansion opportunities if tenant requires more square footage in the future. Facility includes a data/safe room built to withstand tornado-like winds and fire.

Located in "Stemmons Crossroads", home to the newest DFW Studio Movie Grill, the very popular Gas Monkey Restaurant and Bar (spin-off of the TV series "Fast 'N Loud"), Chili's, Humperdink's, Joe's Crabshack, Jason's Deli, Red Lobster, Genghis Grill and the popular Papa's families of restaurants (BBQ, Steakhouse, Pappasitos, Pappadeaux).

Rental Rates: \$22.50 SF + NNN's
Triple NNN: \$9.50 PSF

FLOOR PLAN

