

FOR SALE OR LEASE

9250 Amberton Parkway | Dallas, TX 75243

Starting Rate: \$10/SF NNN

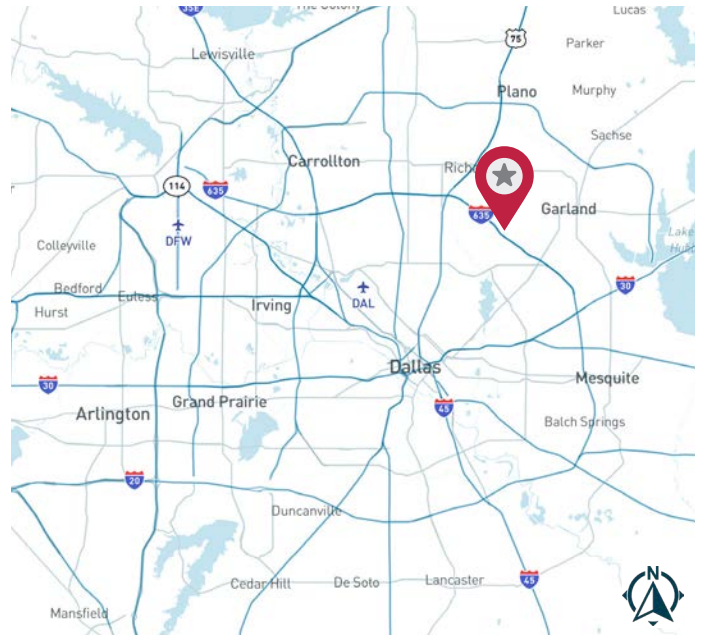
***1ST 6 MONTHS FOR QUALIFIED LEASES**



9250 Amberton Parkway
±38,794 SF

PROPERTY OVERVIEW

- ±38,794 SF Available - Divisible to Suit Your Needs
- Flexible Floor Plans - Space Can be Customized for Creative Flex Uses
- Private Interior Courtyard Offering Natural Light and Outdoor Collaboration Space
- Floor-to-Ceiling Glass Lines Providing Excellent Natural Light Throughout
- Freestanding Building with Prominent Identity and Multiple Access Points
- High Power Capacity (1,200 amps) Supporting Dense Office or Specialized Uses
- Convenient Location with Immediate Access to I-635, US-75, and Greenville Avenue



FOR MORE INFORMATION:

JESSICA REINHARDT

972.934.4005

jreinhardt@lee-associates.com

PHIL ROSENFELD

972.934.4040

prosenfeld@lee-associates.com

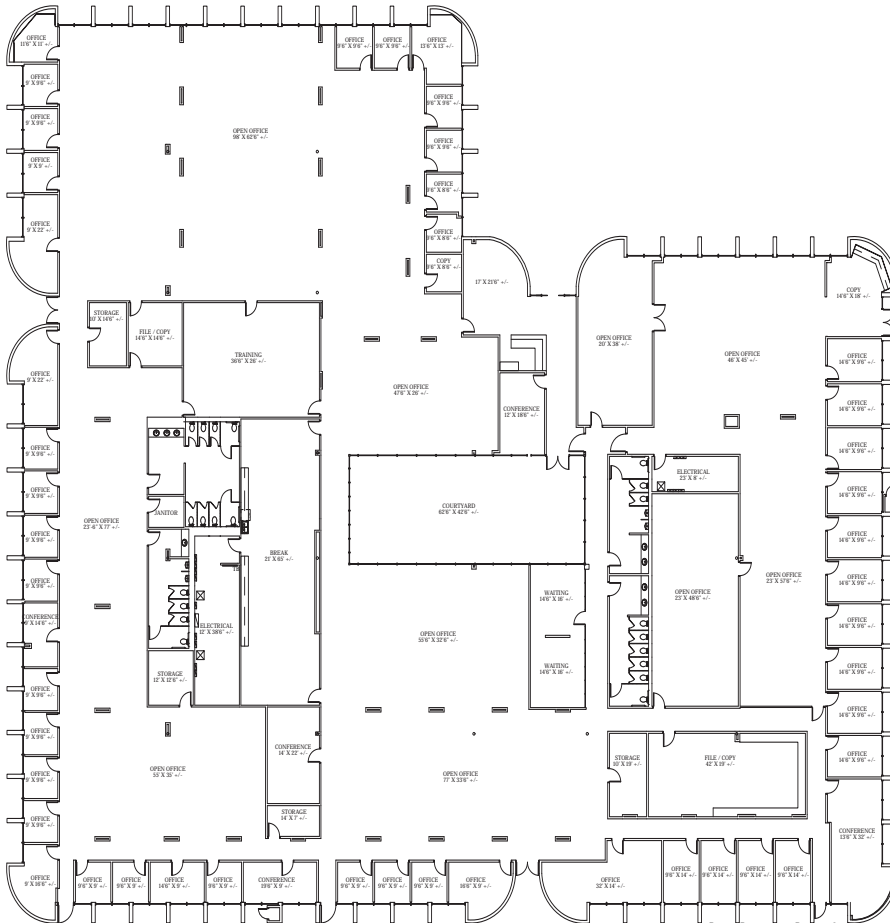
SUSAN CANCEMI

972.934.4005

scancemi@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leedallas.com

FLOOR PLAN - SUITE 100/200 | ±38,794 SF



SPACE DETAILS

- ±38,794 SF
- 100% office (flex layout)
- Divisible into 2 suites
- Central courtyard exposure
- Signage potential
- On-site surface parking

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

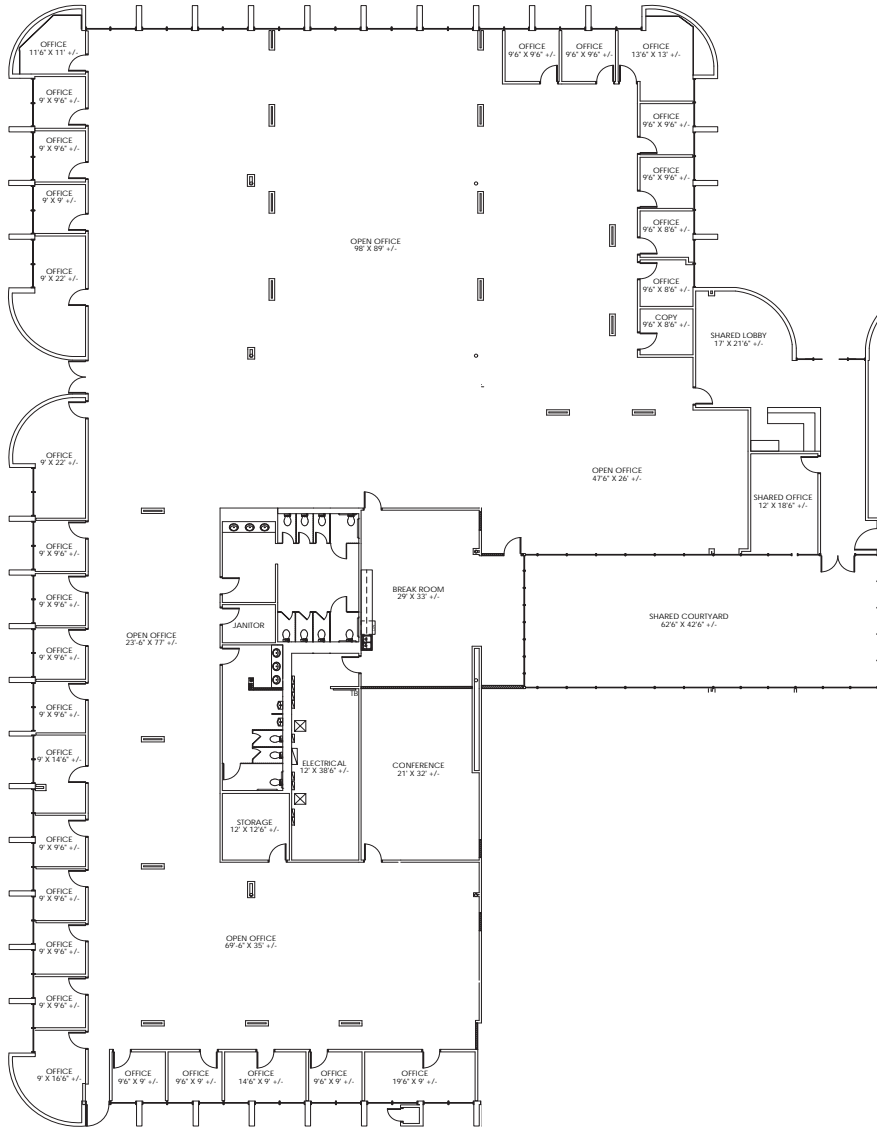
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FLOOR PLAN - SUITE 100-1 | ±20,848 SF



SPACE DETAILS

- ±20,848 SF
- 100% office (flex layout)
- Central courtyard exposure
- Signage potential
- On-site surface parking

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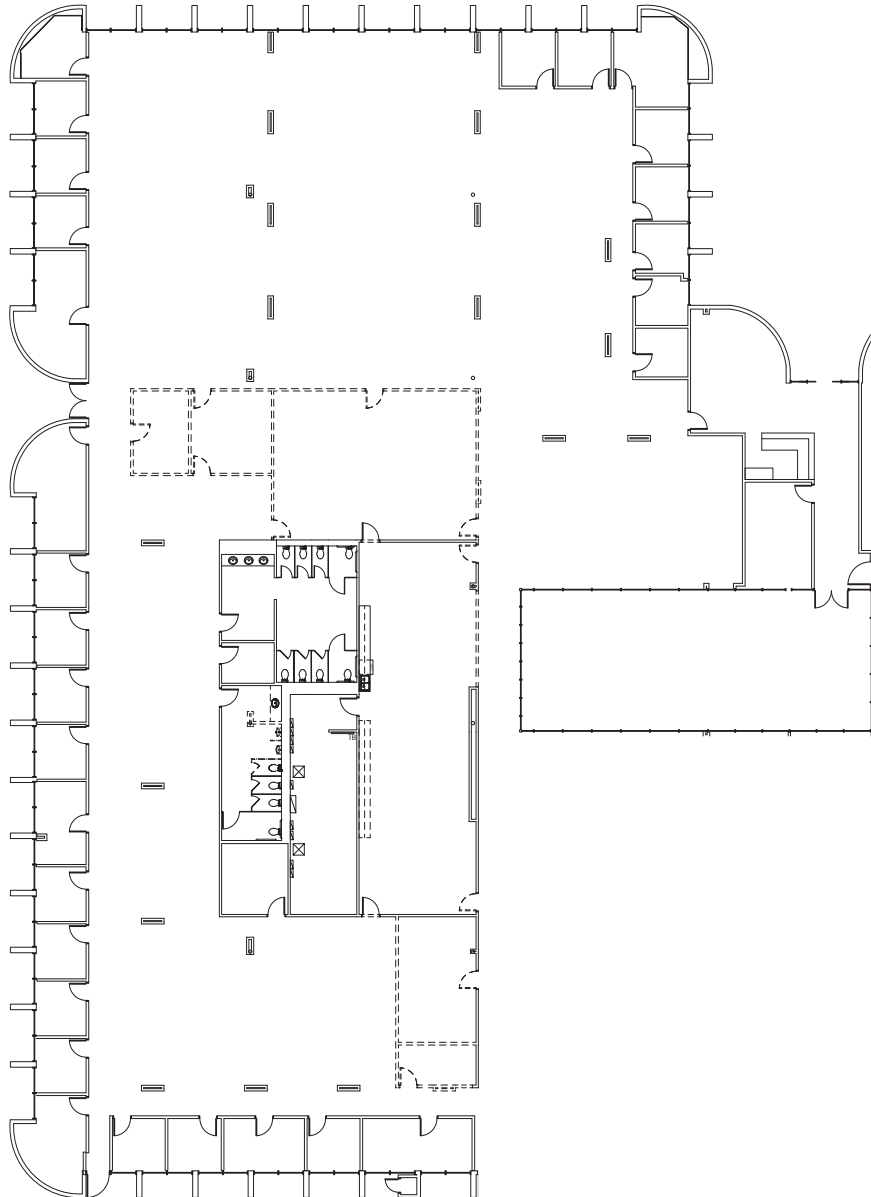
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FLOOR PLAN - SUITE 100-2 | ±18,872 SF



SPACE DETAILS

- ±18,872 SF
- 100% office (flex layout)
- Signage potential
- On-site surface parking

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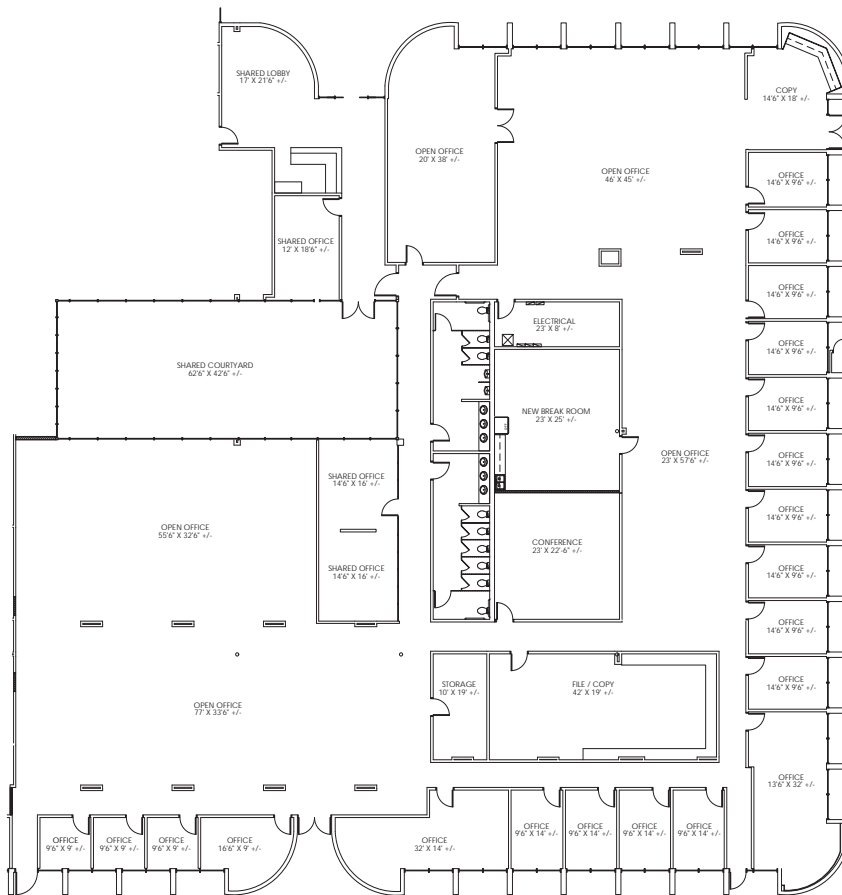
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FLOOR PLAN - SUITE 200-1 | ±17,946 SF



SPACE DETAILS

- ±17,946 SF
- 100% office (flex layout)
- Signage potential
- On-site surface parking

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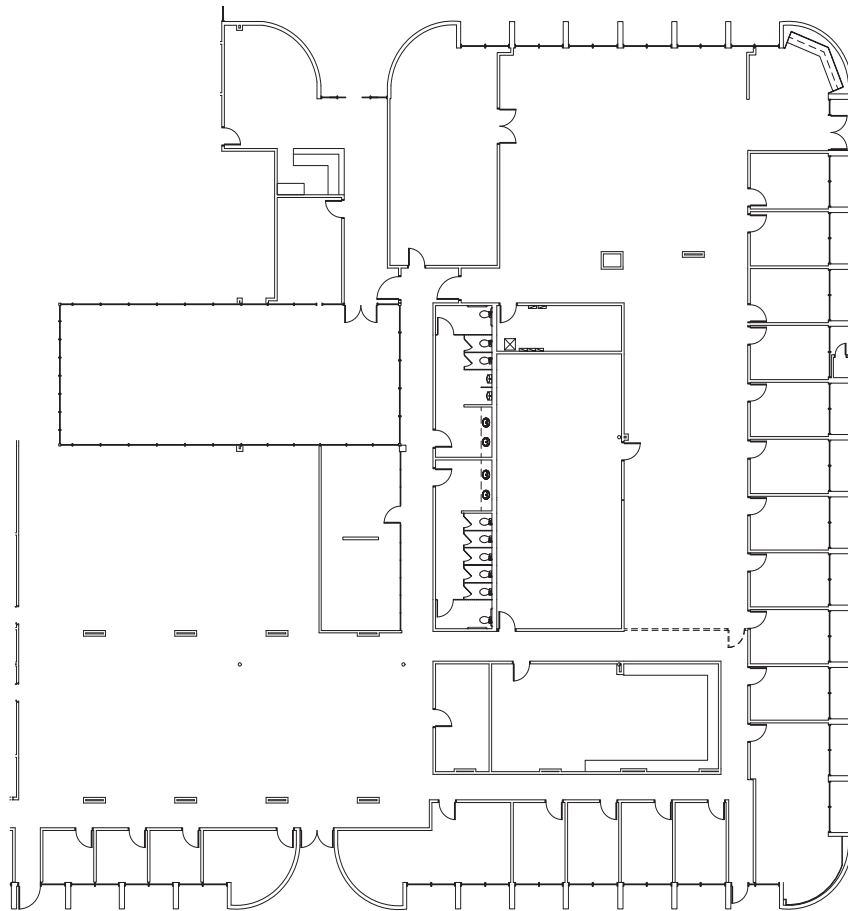
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FLOOR PLAN - SUITE 200-2 | $\pm 19,922$ SF



SPACE DETAILS

- $\pm 19,922$ SF
- 100% office (flex layout)
- Signage potential
- On-site surface parking

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DALLAS, TX 75243


DRIVE TIME MAP



DRIVE DISTANCES

 HWY 635: .32 Miles

 US 75: 2 Miles

 I-30: 10 Miles

 I-20: 19 Miles



Love Field: 13 Miles



DFW Airport: 22 Miles



Dallas CBD: 12 Miles

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