

# FOR LEASE

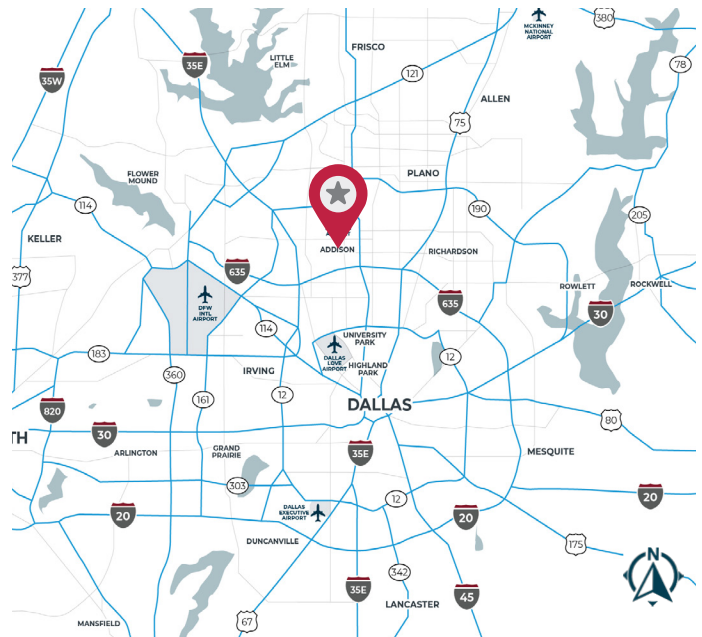
## 4801 Spring Valley Rd | Farmers Branch, TX



Spring Valley International Place  
**±3,250 SF | MEDICAL | OFFICE | SHOWROOM**

### AVAILABILITY HIGHLIGHTS

- ±3,250 SF available in clean, professional flex building
- Ideal layout for medical office use
- Open floor plan with private offices or treatment rooms possible
- Excellent natural light with front-facing glass storefront
- Quiet, professional setting with ample parking
- Clean, neutral finishes—easy to customize



FOR MORE INFORMATION:

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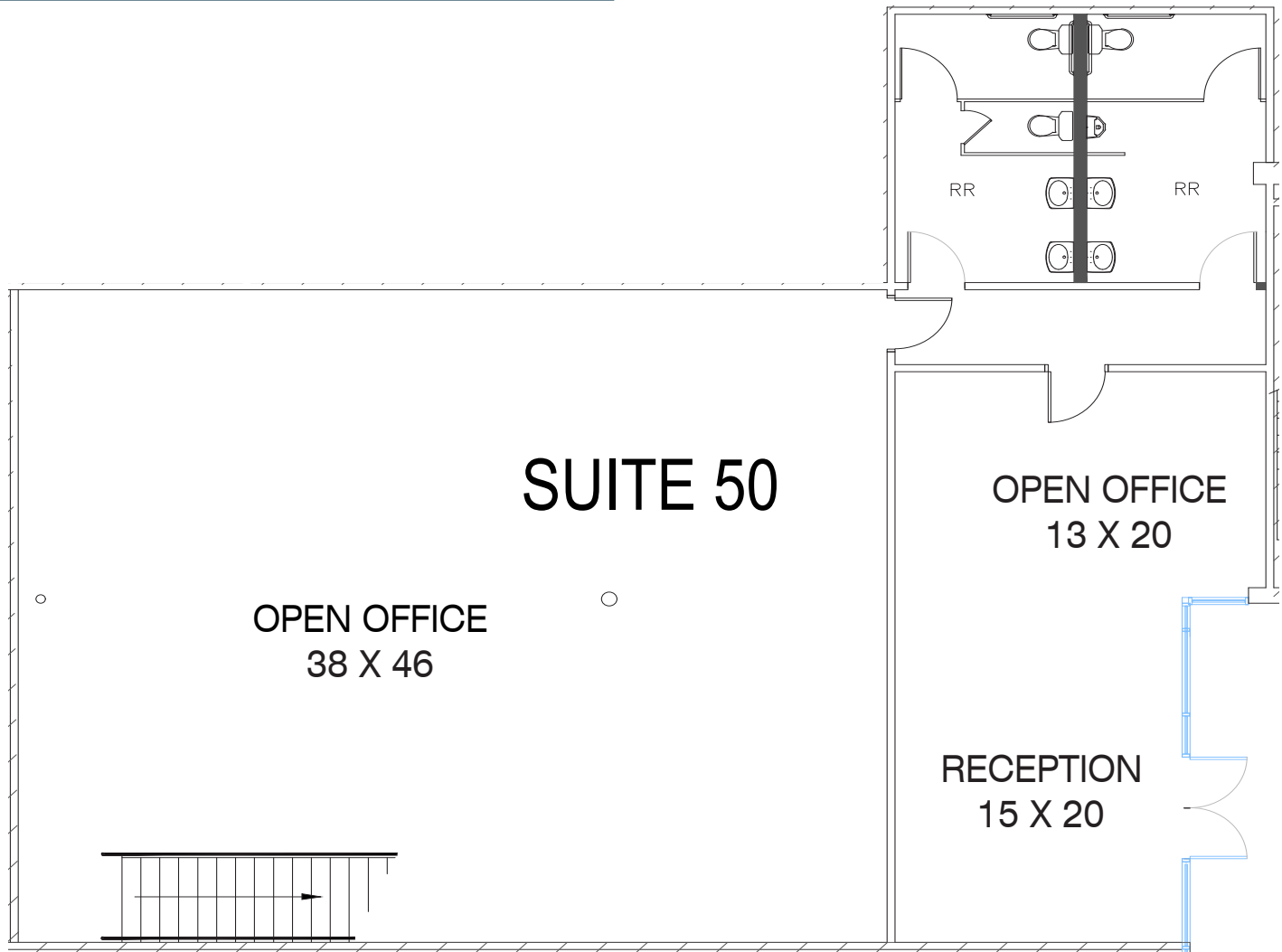
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4801 SPRING VALLEY RD, STE 50  
FARMERS BRANCH, TX 75244

## FLOOR PLAN



- Situated along Spring Valley Rd just west of the Dallas North Tollway and Highway 635 - providing excellent regional access to Uptown Dallas, Plano/Frisco, Richardson, and Las Colinas
- Positioned in an amenity-rich corridor with easy reach to restaurants, shopping centers, banks, and major services
- Recently renovated building exterior, offering a modern façade with updated signage packages and landscaping improvements

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