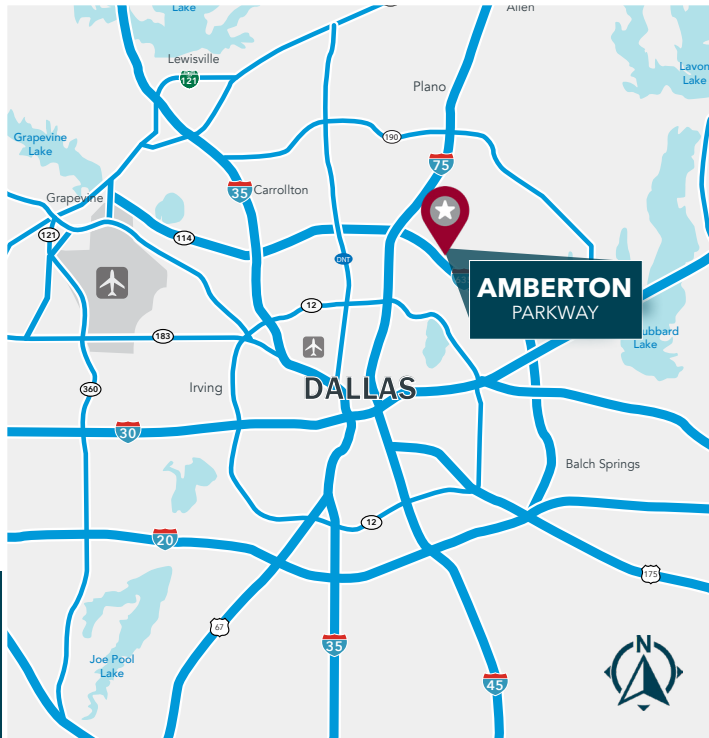


OFFICE/FLEX • FOR LEASE/SALE • 38,794 SF AVAILABLE

AVAILABLE  
FOR SALE OR  
FOR LEASE

# AMBERTON PARKWAY

9250 AMBERTON PKWY  
DALLAS, TX 75243



## PROPERTY HIGHLIGHTS

- 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

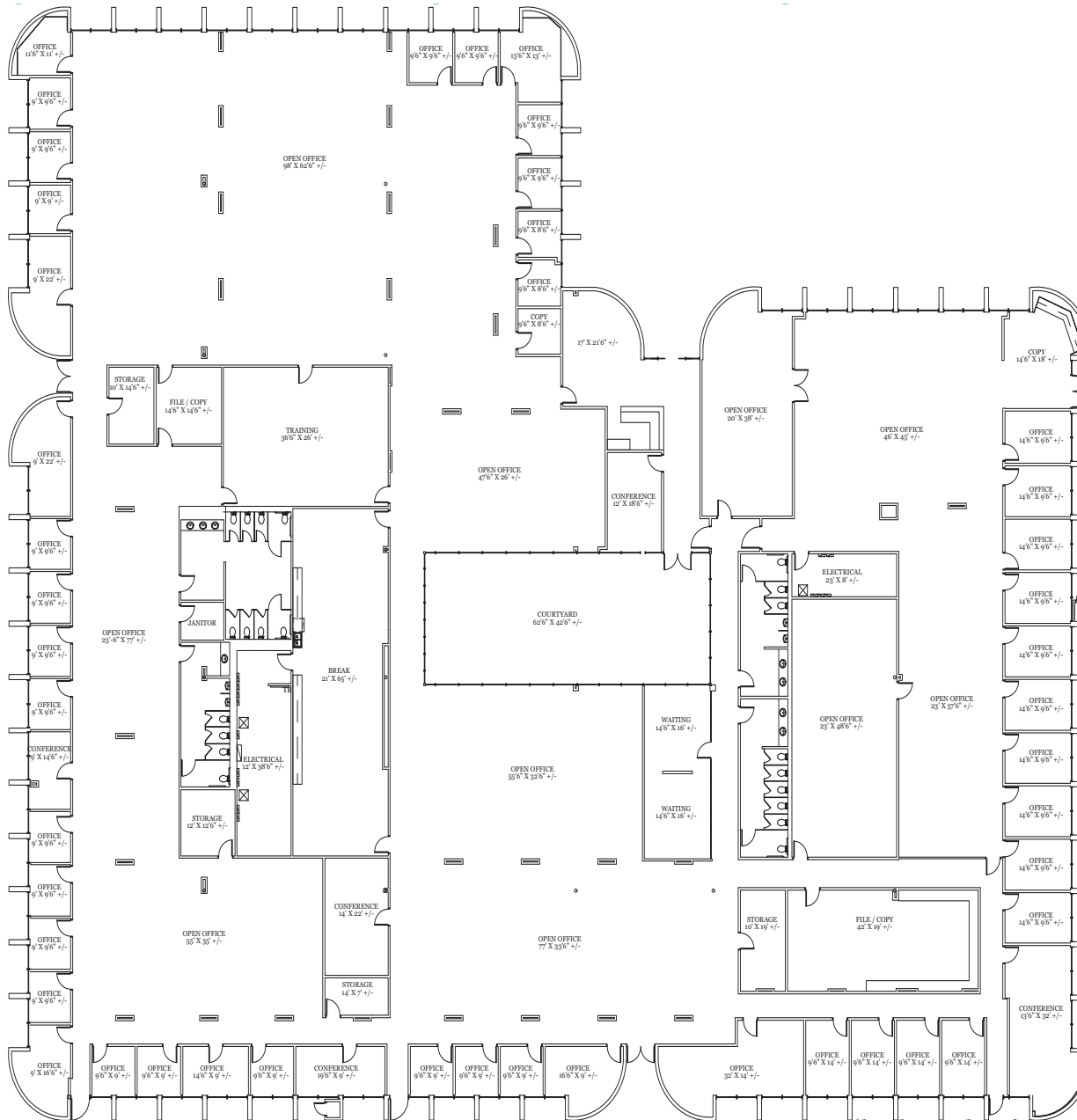
**PHIL ROSENFELD**  
972.934.4040  
prosenfeld@lee-associates.com

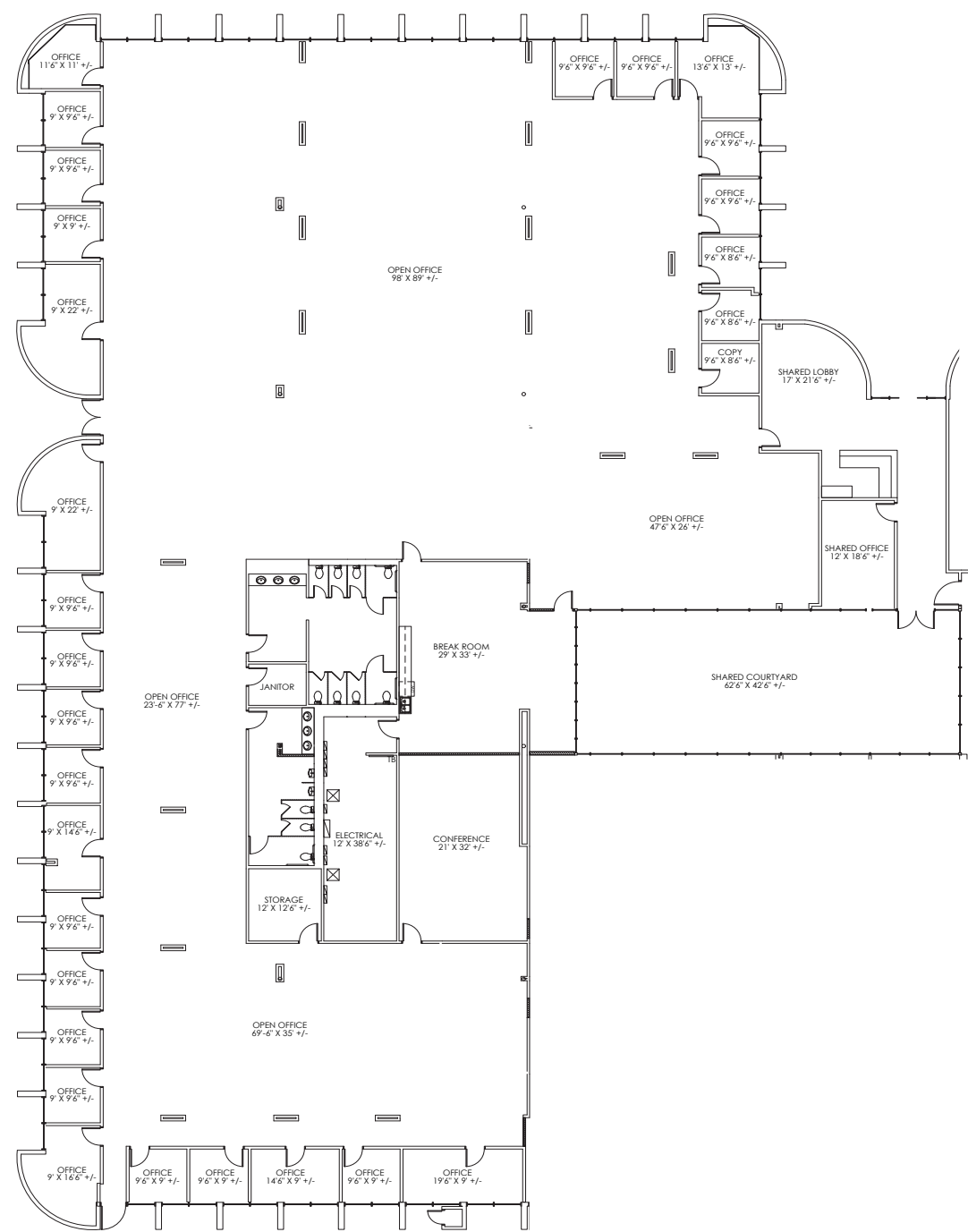
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972.934.4005  
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# SUITE 100/200

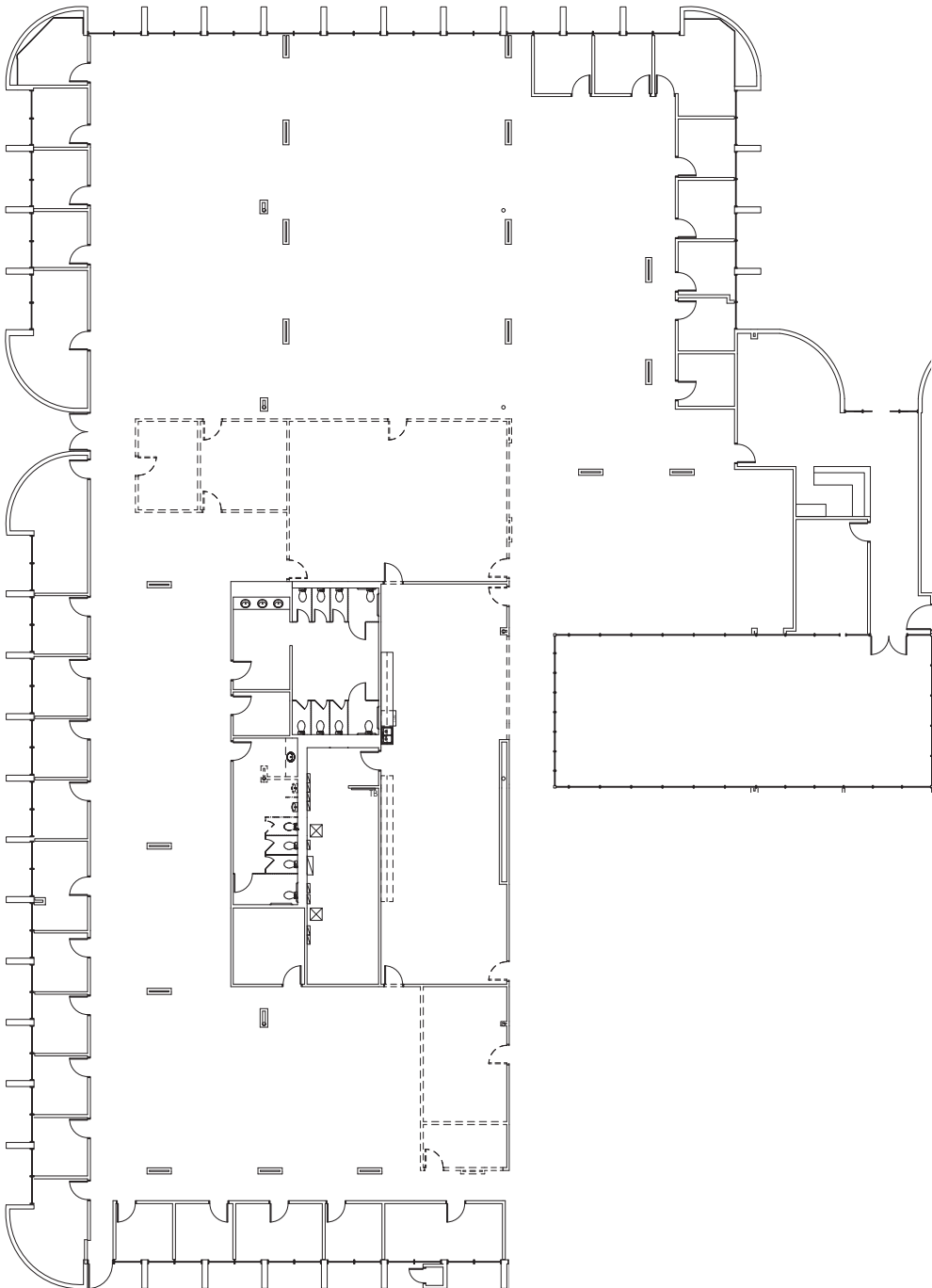
- 38,794 SF
- 100% office (flex layout)
- Divisible into 2 suites
- Central courtyard exposure
- Signage potential
- On-site surface parking





## SUITE 100-1

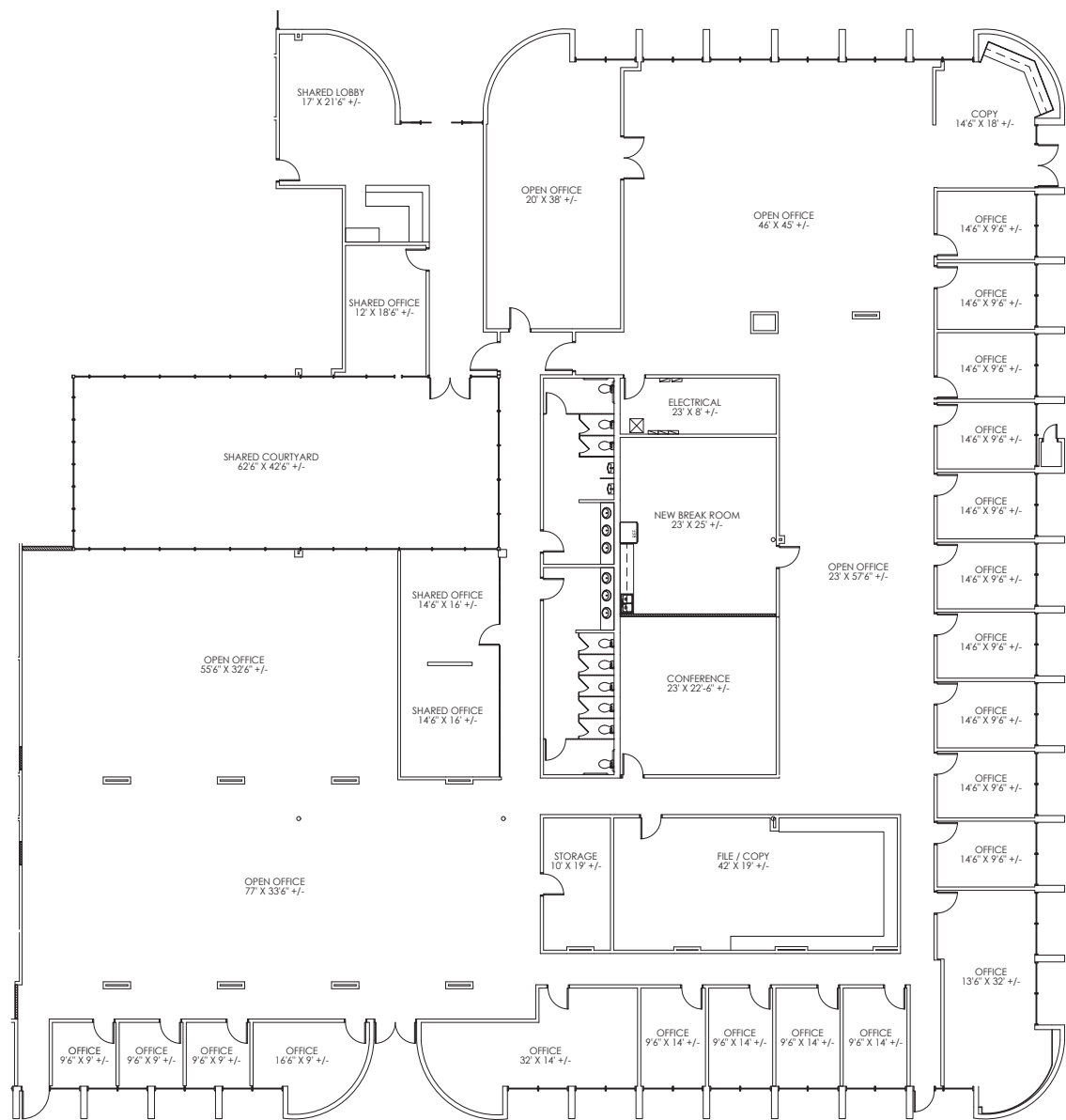
- 20,848 SF



## SUITE 100-2

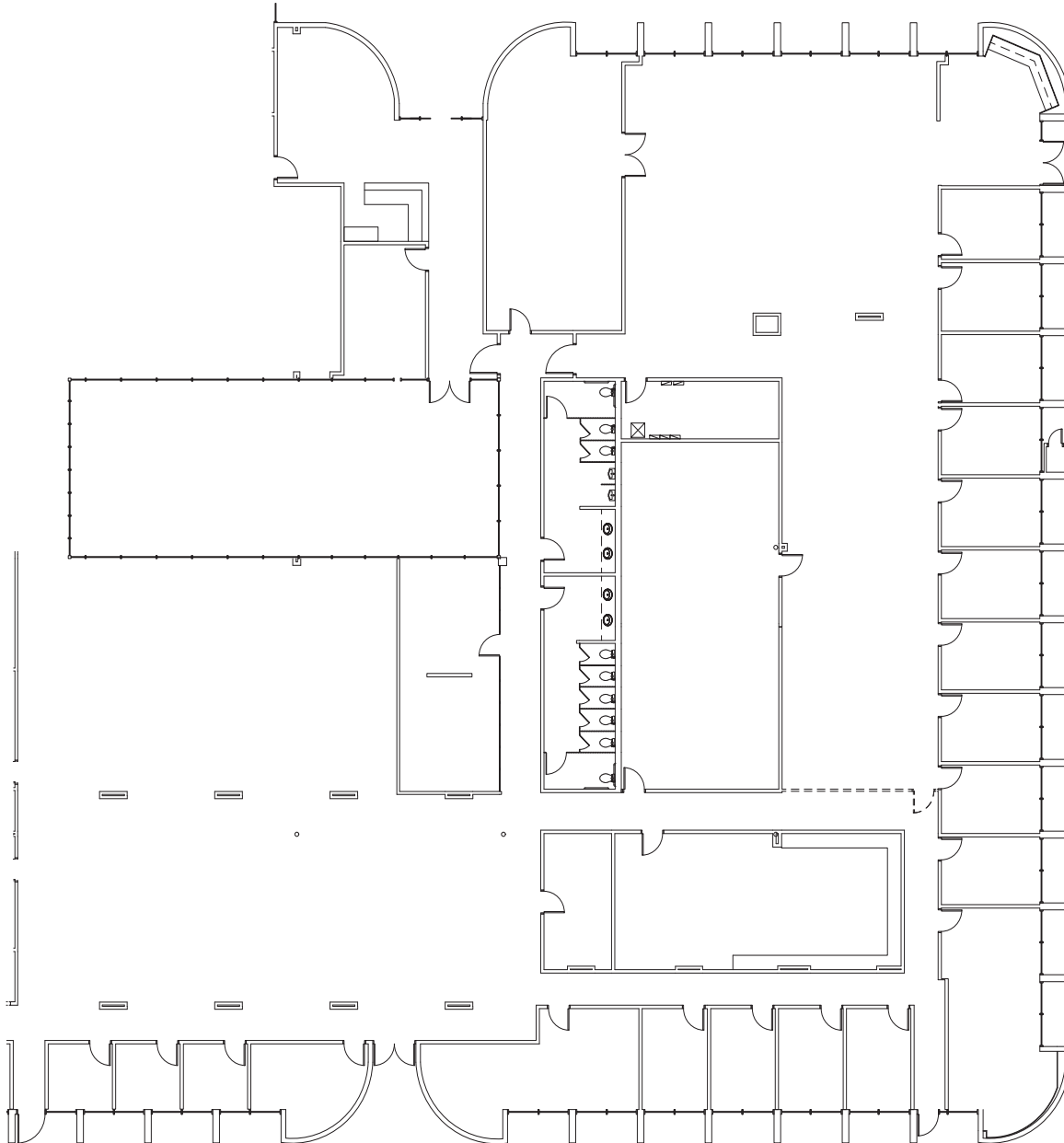
- 18,872 SF





## SUITE 200-1

- 17,946 SF



## SUITE 200-2

- 19,922 SF

# LOCATION OVERVIEW

**9250 AMBERTON  
PARKWAY**



## 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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