

FOR SUBLEASE - 9,356 SF
1545 CAPTIAL DRIVE, SUITE 100
CARROLLTON, TX 75006

REDUCED RATE: \$11.00/NNN

LOCATION

COUNTY	Dallas
MARKET	Northwest Dallas
SUBMARKET	N Stemmons/Valwood

BUILDING HIGHLIGHTS

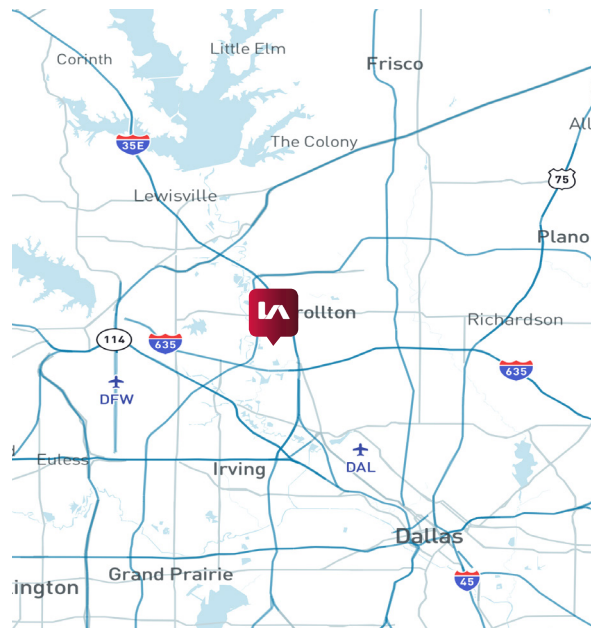
TOTAL BUILDING SF	37,828 SF
CLEAR HEIGHT	17'

LISTING HIGHLIGHTS

AVAILABLE SF:	± 9,356
OFFICE SF:	± 2,885
WAREHOUSE SF:	± 6,471
LOADING	3 Dock Doors & 1 Ramped Dock Door

COMMENTS

- Sublease Term through June 30, 2028
- Rear Load Configuration
- Immediate Access to I-35E, SH-161 and Loop 12
- Available with (30) Day Notice



Corbin Blount, SIOR, Principal
cblount@lee-associates.com
D: (972) 934-4035
C: (214) 577-1984

Chris Beggins, Director
cbeggins@lee-associates.com
D: (972) 934-4032
C: (713) 501-9373

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Floorplan

