



SPRING VALLEY INTERNATIONAL PLACE

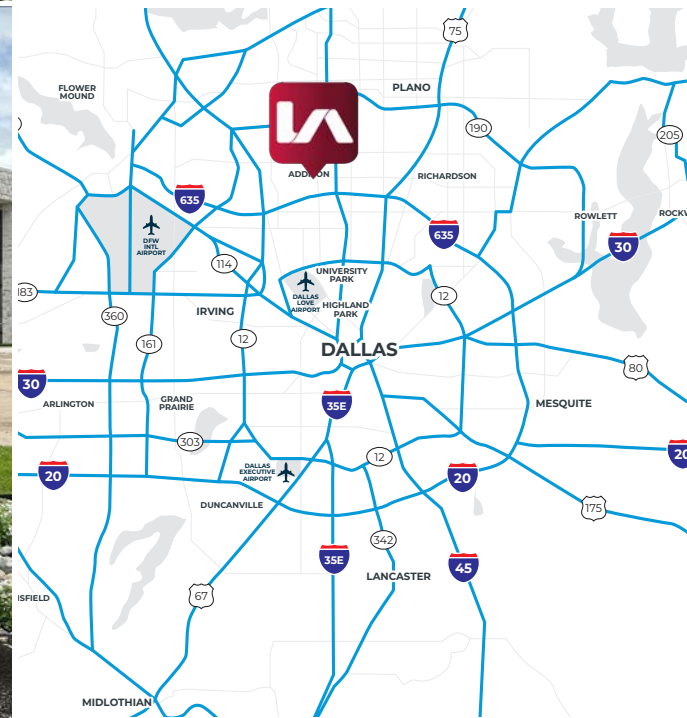
4801 SPRING VALLEY RD
FARMERS BRANCH, TX

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BUILDING HIGHLIGHTS

- Flex/Office/Showroom Space for Lease
- Exterior renovation including painted building and tenant signage
- Conveniently located near Dallas North Tollway and 635
- Close proximity to restaurants, shopping centers, banks and other essential services
- Flexible floor plans which can accommodate various business needs
- Ample parking spaces for customers and employees

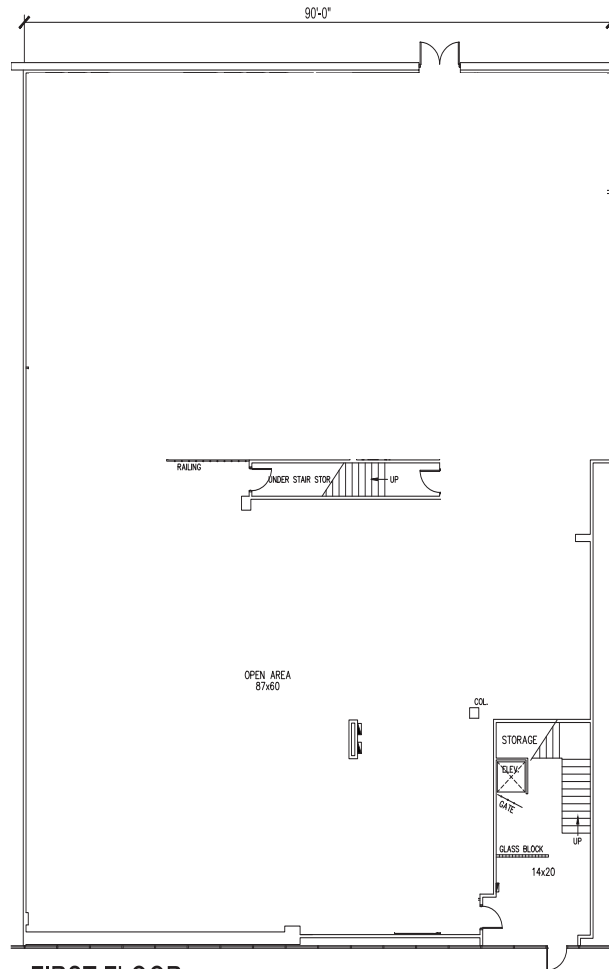


SUITE 110

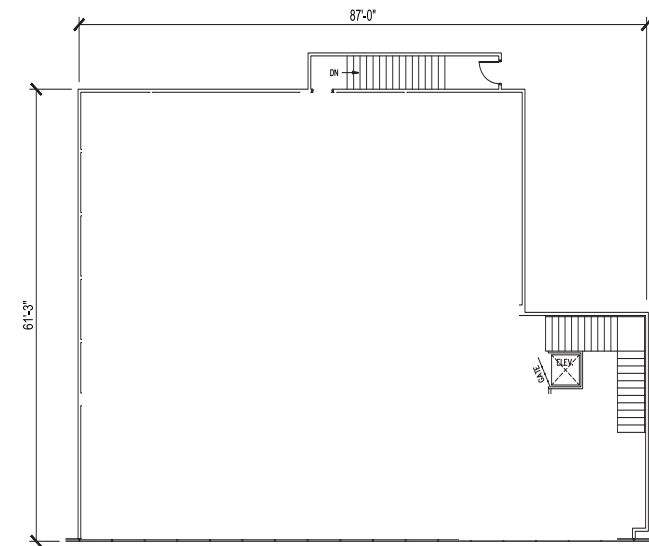
- 14,880 SF
- Shell Condition - Space can be tailored to needs
- 21' Clear height
- Freight elevator
- Mezzanine with open area and dropped ceiling
- Double door loading

ECONOMICS

Base Rate:	\$12.50/SF
NNN:	\$2.93/SF
Total Gross Rate:	\$15.43/SF
Total Monthly Rent:	\$19,133/Month



FIRST FLOOR



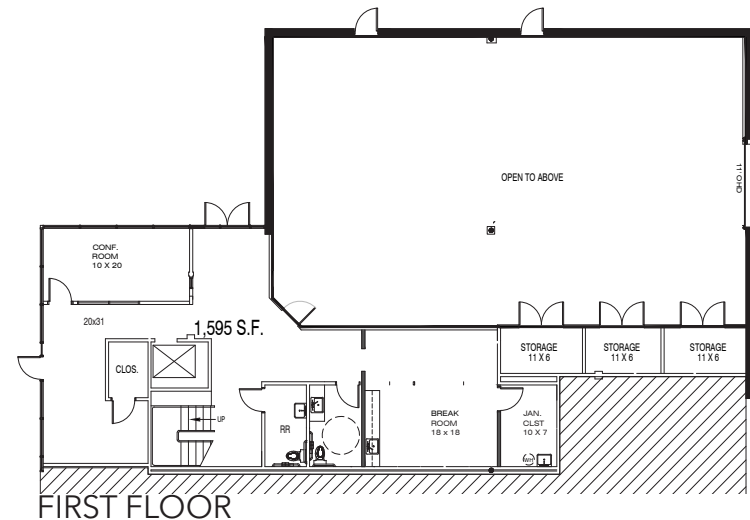
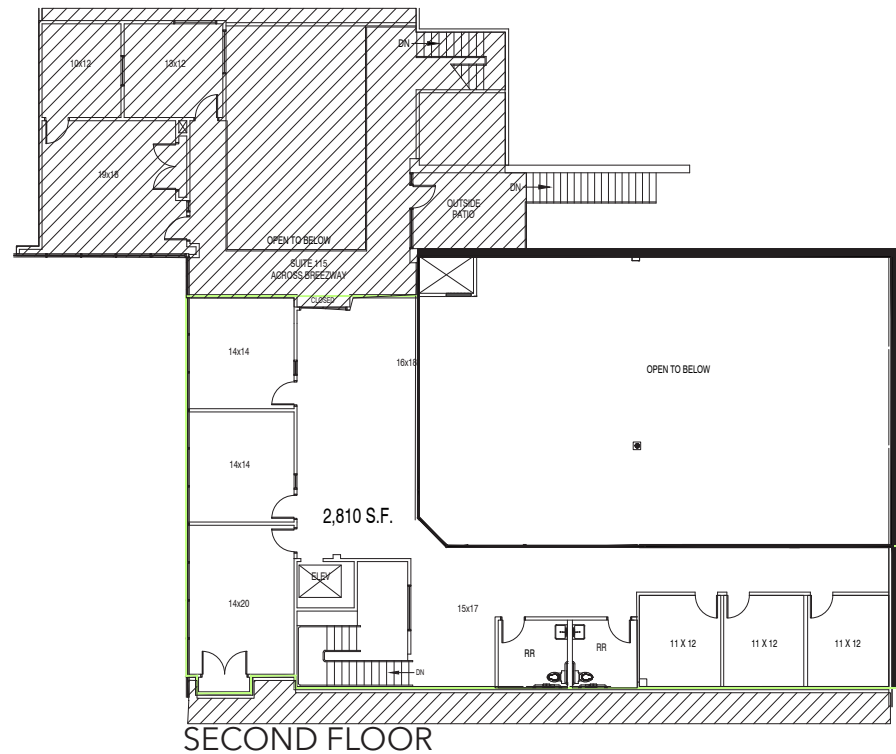
MEZZANINE LEVEL

SUITE 115

- 7,047 SF
- Grade level loading
- 21' Clear height
- Remodel underway
- 100% AC
- Available in 90 days

ECONOMICS

Base Rate:	\$13.00/SF
NNN:	\$2.93/SF
Total Gross Rate:	\$15.93/SF
Total Monthly Rent:	\$9,355/Month





LEE & ASSOCIATES



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