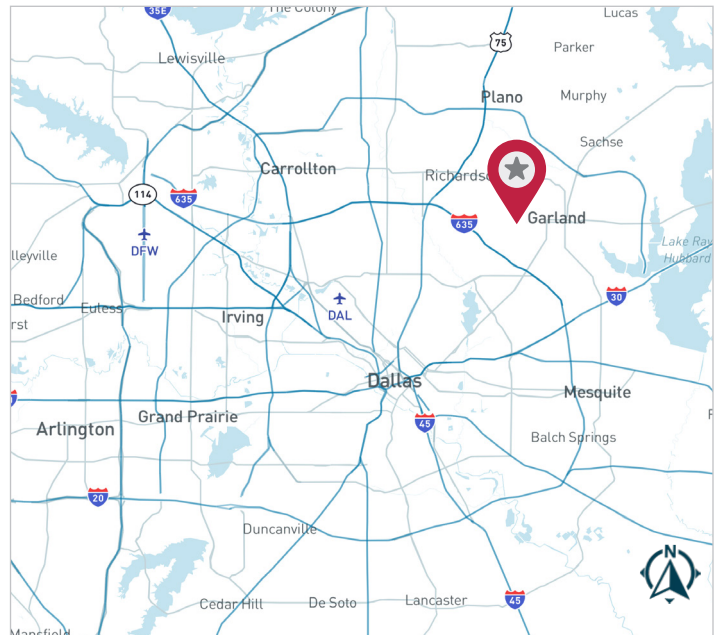


325 Gold St | Garland, TX 75042



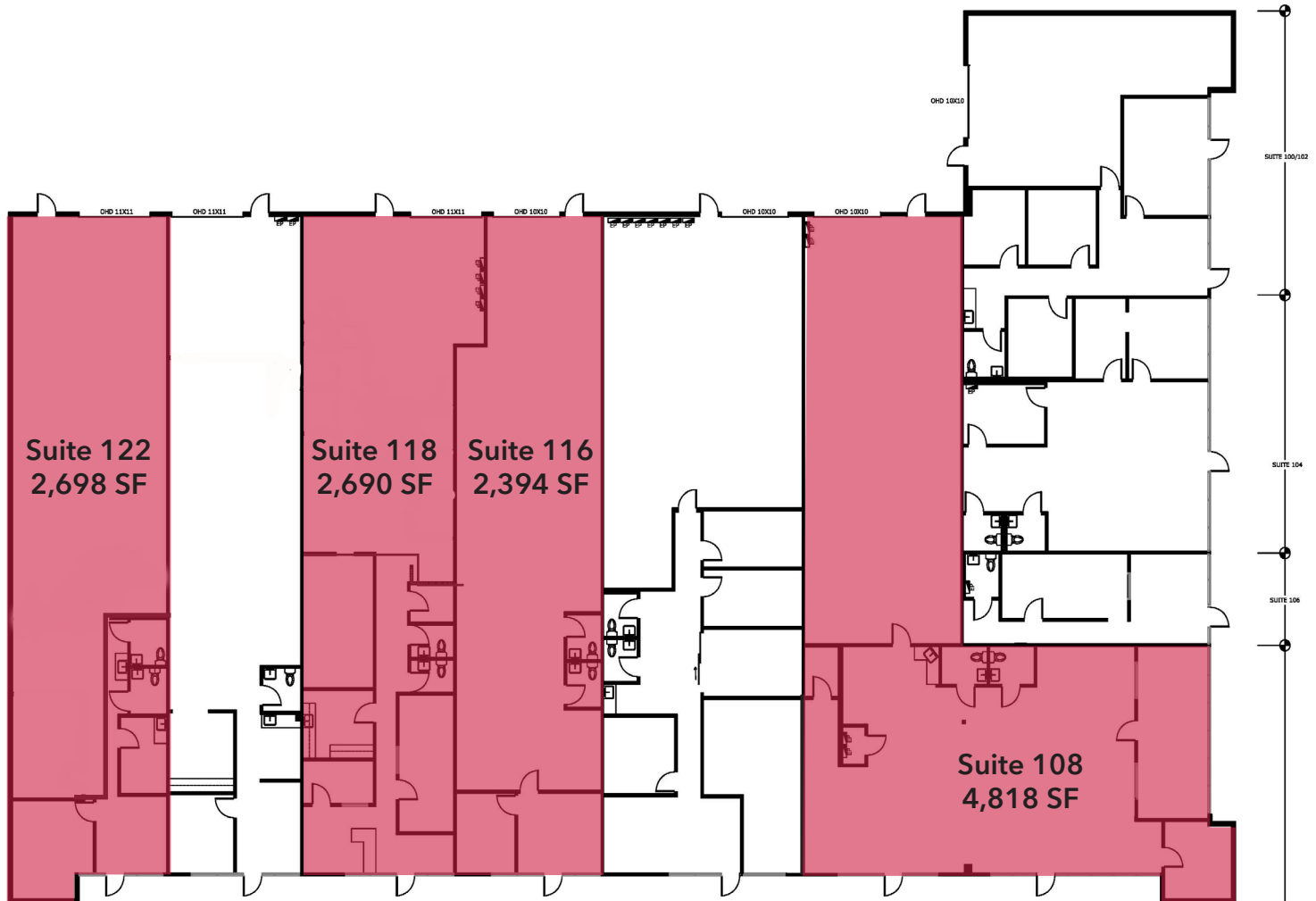
TOTAL AVAILABLE SF	12,600 SF
SUITE 108	4,818 SF (100% HVAC)
SUITE 116	2,394 SF (100% HVAC)
SUITE 118	2,690 SF
SUITE 122	2,698 SF (100% HVAC)
YEAR BUILT	1983
CLEAR HEIGHT	14'
POWER	3 Phase
COMMENTS	• New Motivated Ownership • Ability to lease one or multiple spaces • Ownership offering TI allowance for each space



BRETT LEWIS
972.934.4018
blewis@lee-associates.com

FOR LEASE

325 GOLD STREET
GARLAND, TX 75042



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.

FOR MORE INFORMATION:

TAYLOR STELL

214.558.1969

tstell@lee-associates.com

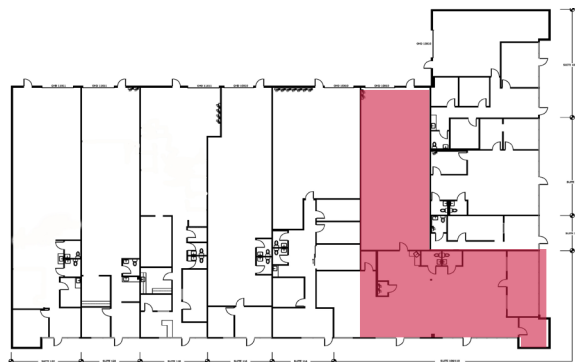
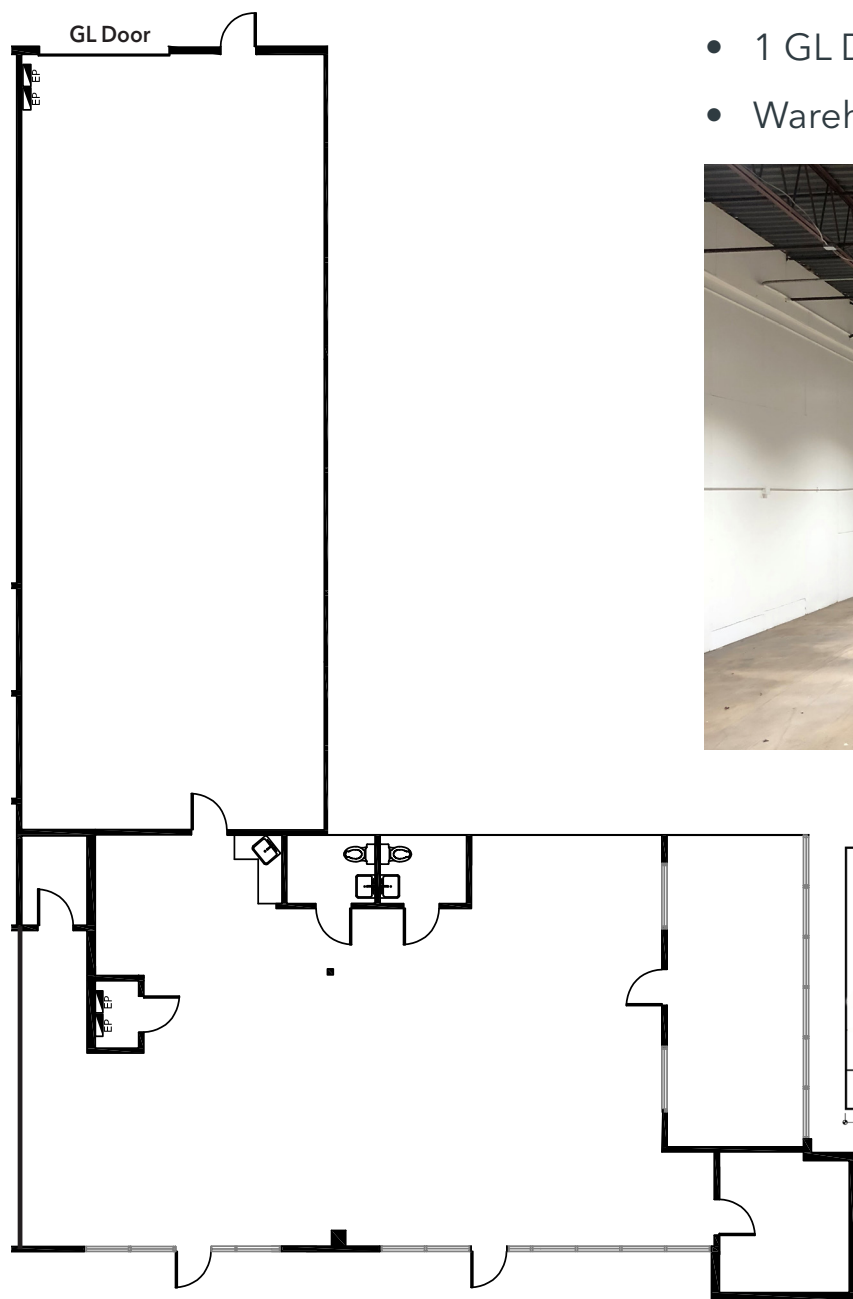
BRETT LEWIS

972.934.4018

blewis@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leedallas.com

- **Suite 108**
- 4,818 SF
- $\pm$ 2,500 SF Office
- 100% HVAC
- 1 GL Door (10x10)
- Warehouse can be expanded



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.

FOR MORE INFORMATION:

TAYLOR STELL

214.558.1969

tstell@lee-associates.com

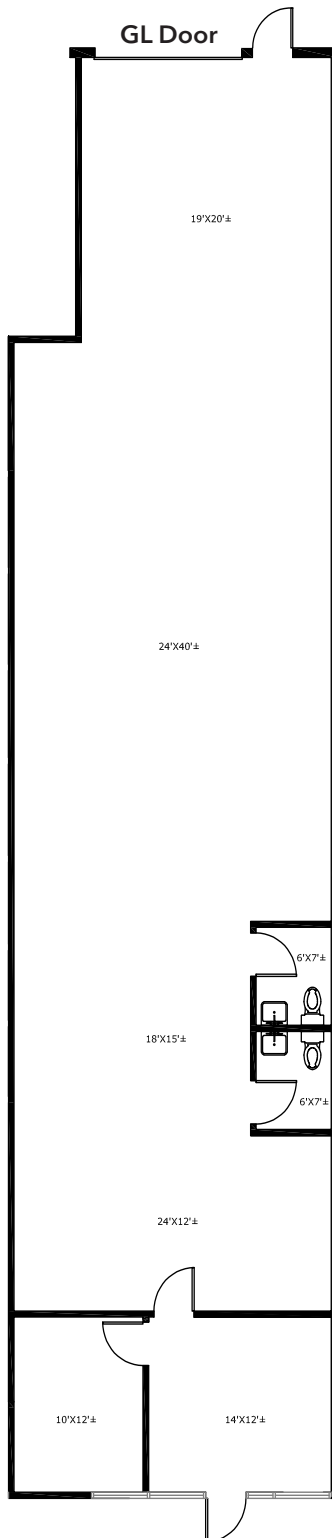
BRETT LEWIS

972.934.4018

blewis@lee-associates.com

SUITE 116

325 GOLD STREET
GARLAND, TX 75042



- **Suite 116**
- 2,394 SF
- ± 407 SF Office
- 100% HVAC
- 1 GL Door (10x10)
- Available February 1, 2026

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.

FOR MORE INFORMATION:

TAYLOR STELL

214.558.1969

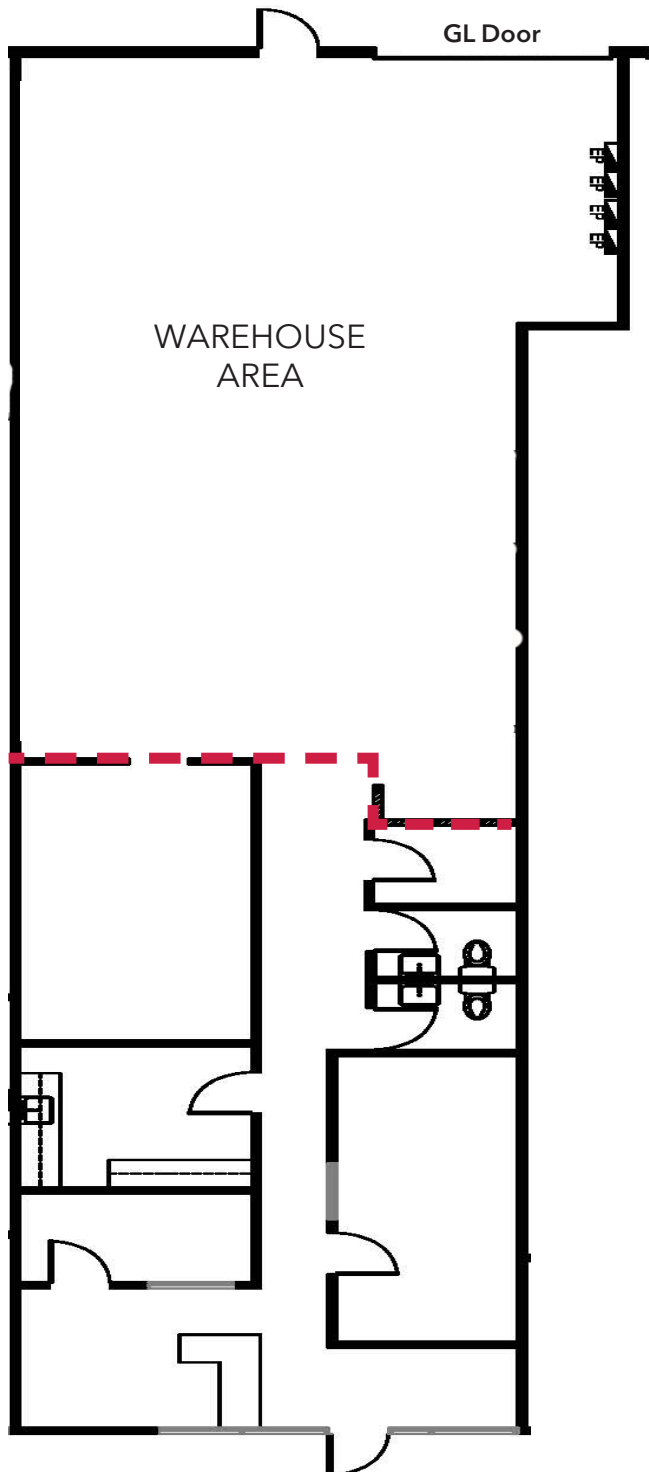
tstell@lee-associates.com

BRETT LEWIS

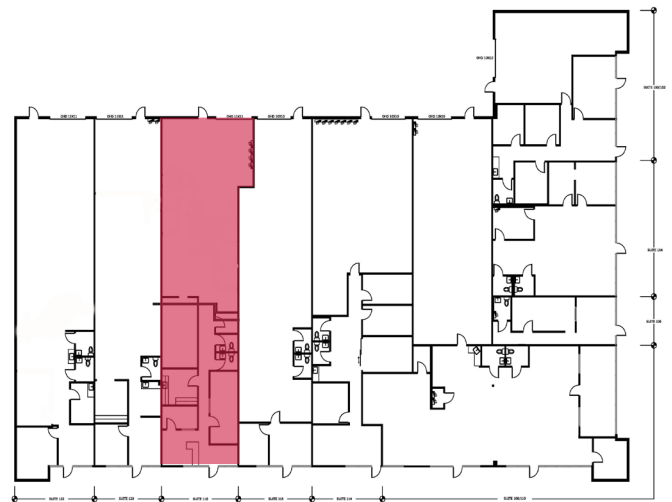
972.934.4018

blewis@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leedallas.com



- **Suite 118**
- 2,690 SF
- $\pm$ 1,350 SF Office
- 1 Grade level door
- Warehouse can be expanded



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.

FOR MORE INFORMATION:

TAYLOR STELL

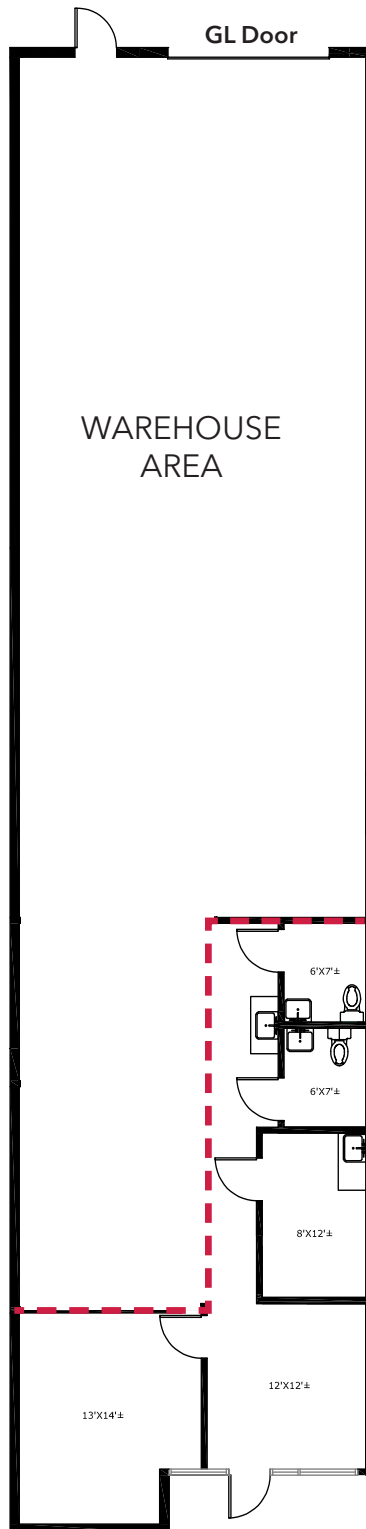
214.558.1969

tstell@lee-associates.com

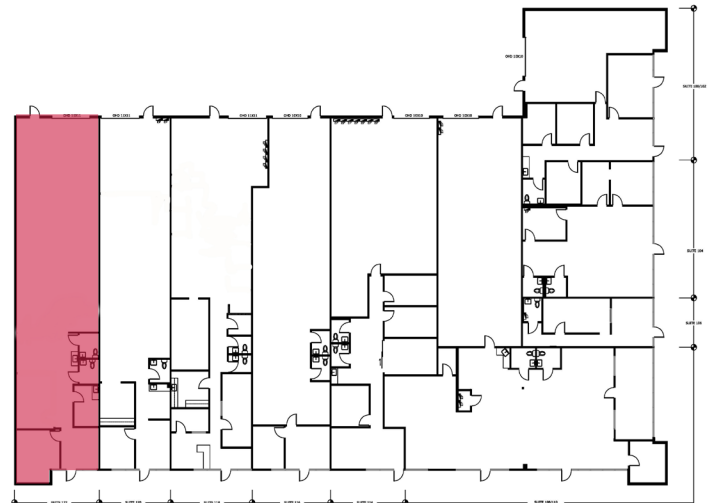
BRETT LEWIS

972.934.4018

blewis@lee-associates.com



- **Suite 122**
- 2,698 SF
- 1,174 SF Office
- 100% HVAC
- 1 Grade level door
- New Flooring



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.

FOR MORE INFORMATION:

TAYLOR STELL

214.558.1969

tstell@lee-associates.com

BRETT LEWIS

972.934.4018

blewis@lee-associates.com