



1707 E Beltline Rd - Suite 102
Coppell, TX 75019

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1707 E Beltline Rd, Ste 102

\$24.00 /SF/YR

Nearly new flexible office space conveniently located in a commercial office park in amenity-rich Valley Ranch area. Large private offices with lots of natural light. Many upgraded finishes, such as glass walls, and wood-paneled doors. Well maintained property with ample free parking and direct access to Champion Trail System. 15 minutes to DFW and easy access to all expressways and the new Silver Lane train station make it perfect for traveling professionals. Single story building with easy in and out – just steps from your car to office. Simple and easy to maintain. Available immediately and move in ready... Furnishings are negotiable.

Lease rate shown is for entire space; does not include utilities or building/property expenses. Ready for immediate occupancy.

Office space is tucked back into a commercial development but the property does allow for inclusion on a monument sign on East Beltline Road if visibility is needed....



Rental Rate:	\$2500 /MO (\$24/SF/MO)
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	5,000 SF
Year Built:	2020
Walk Score ®:	44 (Car-Dependent)
Taxes:	\$6.54 SF/MO
Operating Expenses:	\$2.05 SF/MO
Monthly Payment (NNN):	\$3331.79 /MO

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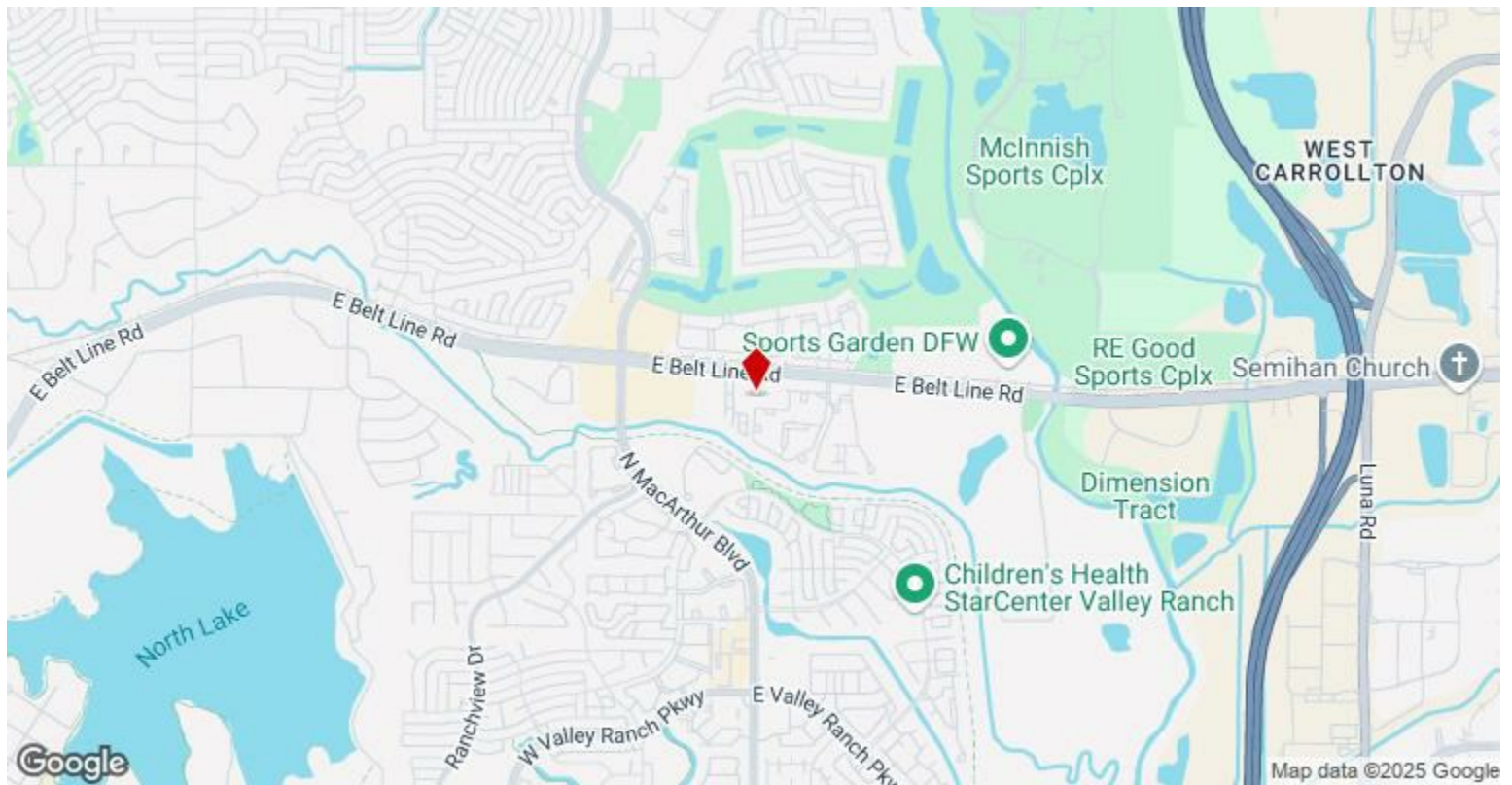
1st Floor Ste 102

Space Available	1,250 SF
Rental Rate	\$24.00 /SF/YR
Date Available	September 01, 2025
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

1,250 SF office available for lease.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Suite 101: Accolade Property Management	2500	
Suite 102: Dickerson Bakker & Associates	1250	Vacating 08/2025
Suite 103: Precision Spine & Sport LLC	1250	



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Low monthly cost! Monthly lease rate including rent, taxes and CAM is \$3,331.79 (does not include utilities). Ready for immediate occupancy.

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Property Photos



Property Photos



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Property Photos



Property Photos



Property Photos



Property Photos

