

FOR LEASE

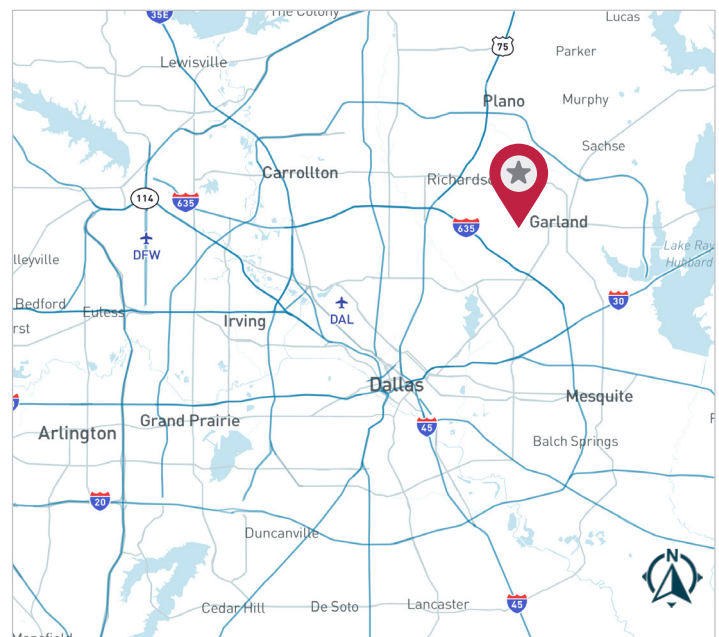
325 Gold St | Garland, TX 75042



AVAILABLE FOR LEASE

PROPERTY OVERVIEW

| | |
|---------------------------|--|
| TOTAL AVAILABLE SF | 12,475 SF |
| SUITE 108 | 4,818 SF (100% HVAC) |
| SUITE 118 | 2,690 SF |
| SUITE 120 | 2,269 SF (100% HVAC) |
| SUITE 122 | 2,698 SF (100% HVAC) |
| YEAR BUILT | 1983 |
| CLEAR HEIGHT | 14' |
| POWER | 3 Phase (Ste 120) |
| COMMENTS | <ul style="list-style-type: none">• New Motivated Ownership• Ability to lease one or multiple spaces• Ownership offering TI allowance for each space |



FOR MORE INFORMATION:

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BRETT LEWIS

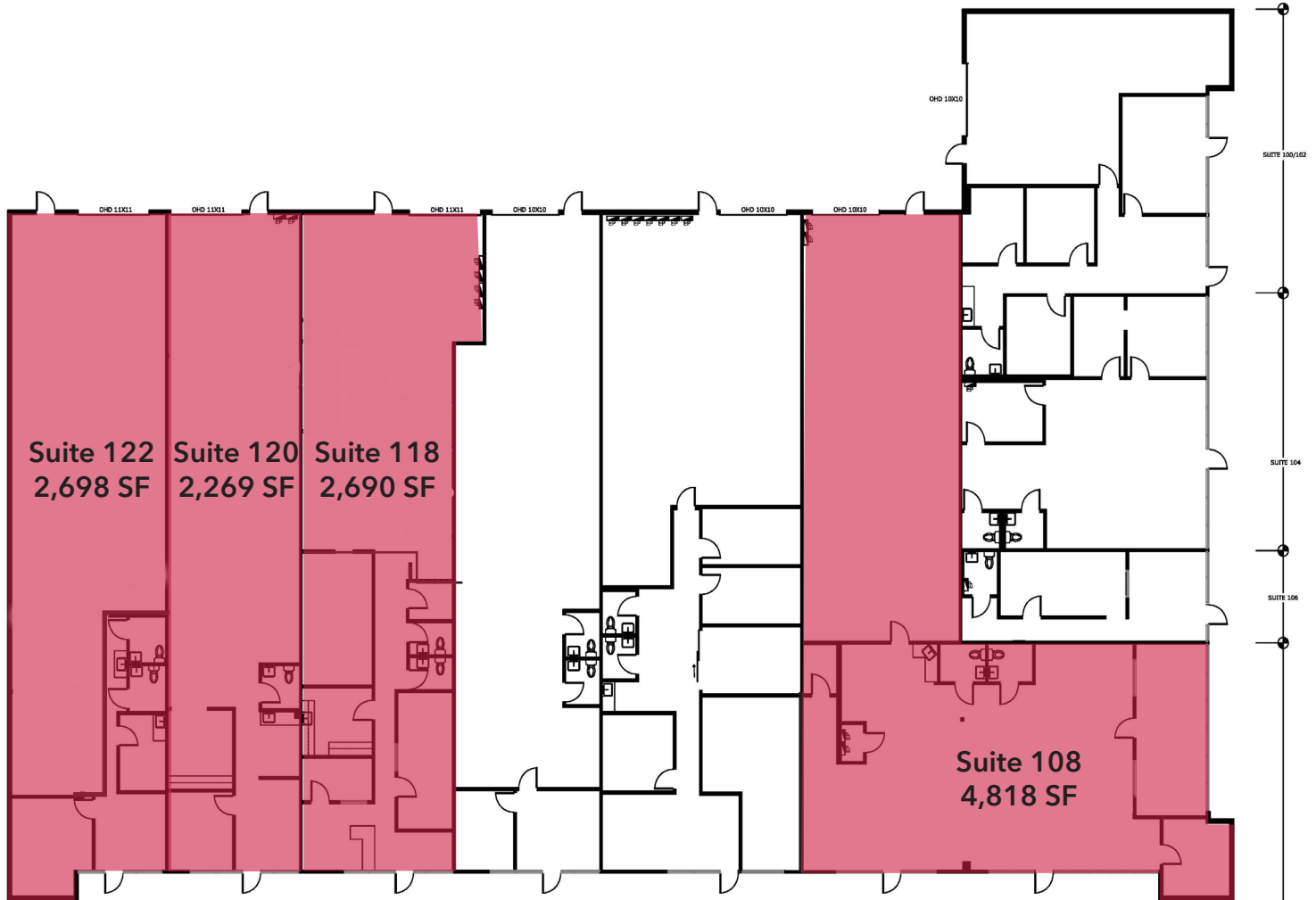
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leadallas.com

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.

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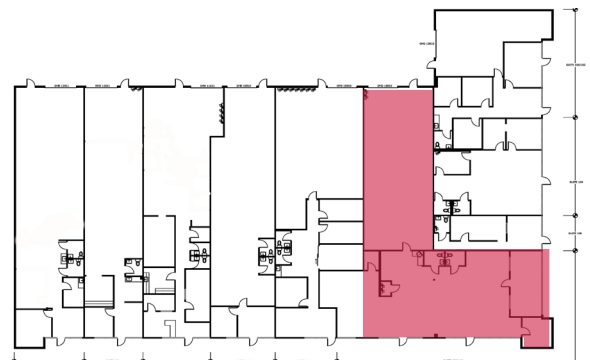
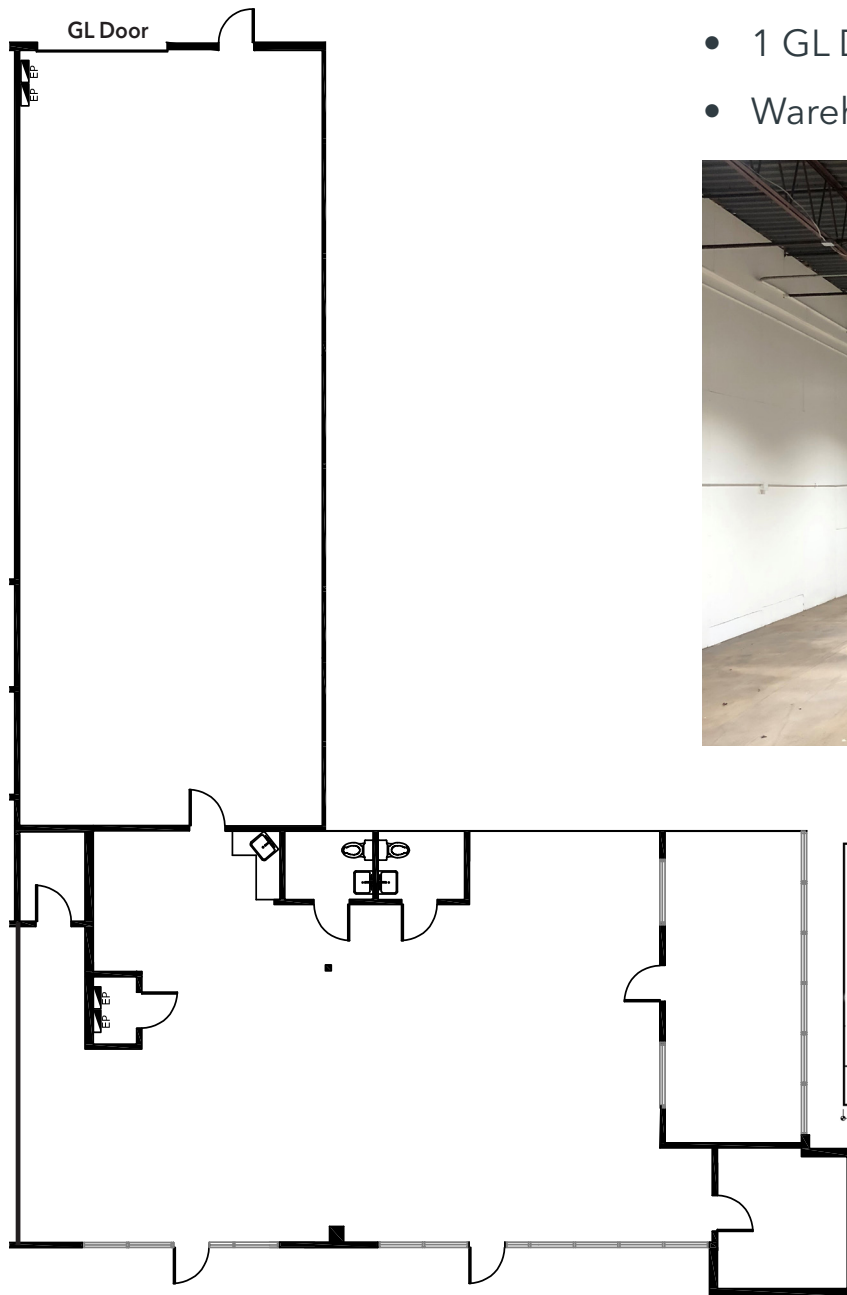
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- **Suite 108**
- 4,818 SF
- ± 2,500 SF Office
- 100% HVAC
- 1 GL Door (10x10)
- Warehouse can be expanded



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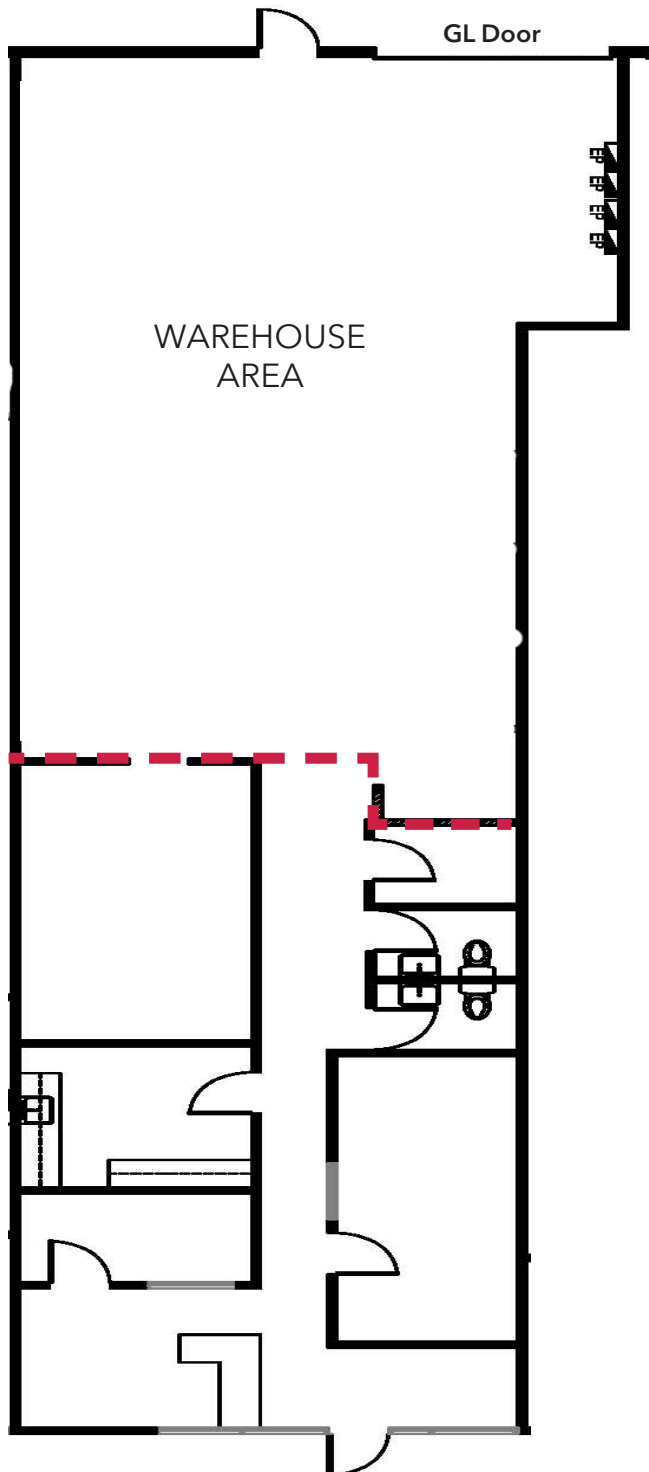
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- **Suite 118**
- 2,690 SF
- ± 1,350 SF Office
- 1 Grade level door
- Warehouse can be expanded



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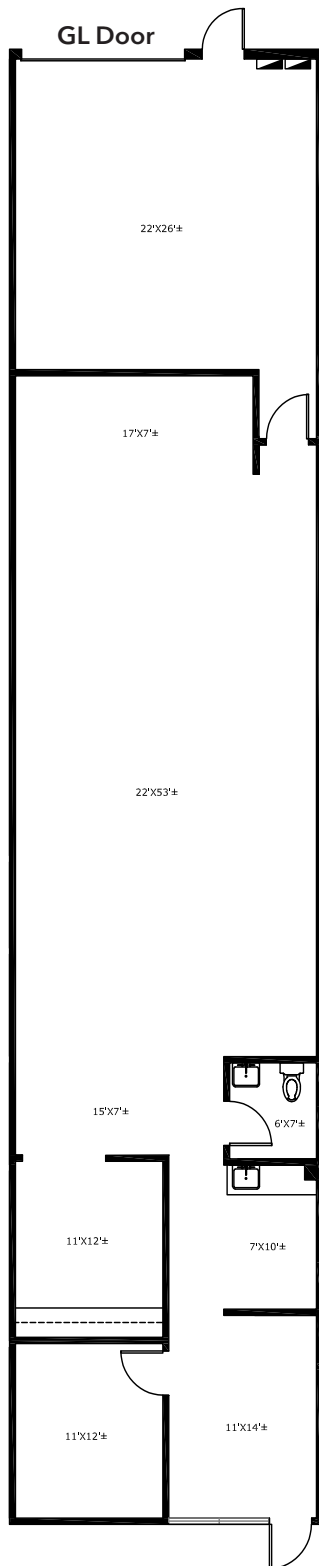
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- **Suite 120**
- 2,269 SF
- ± 494 SF Office
- 100% HVAC
- 1 GL Door (10x10)
- 3 Phase Power

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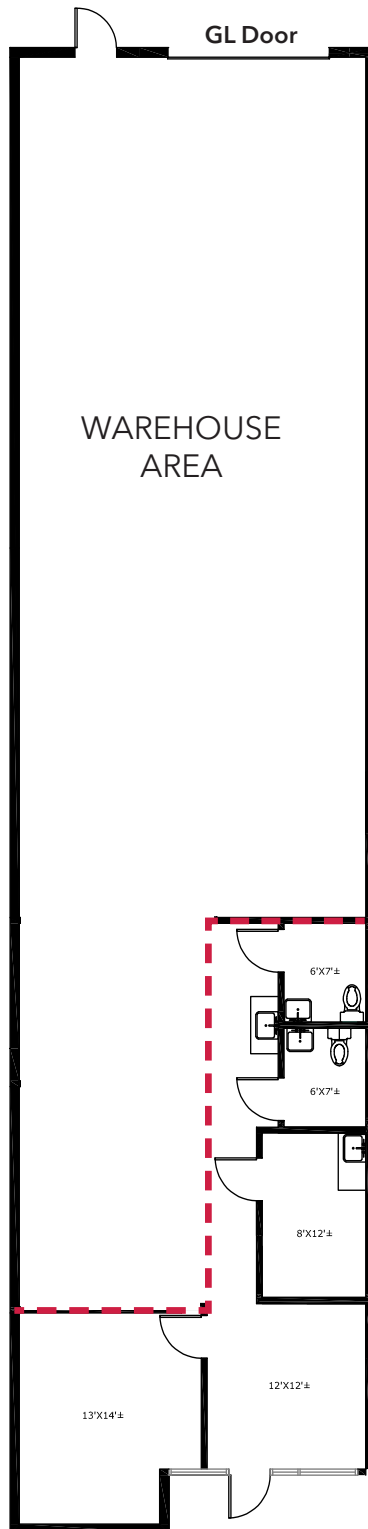
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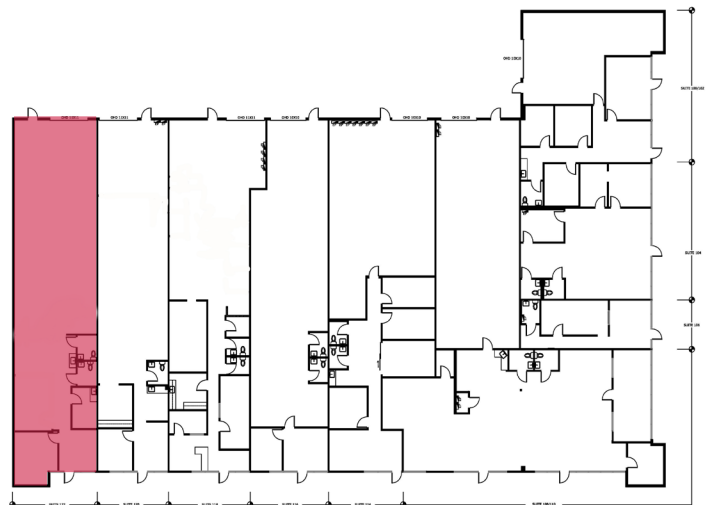
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- **Suite 122**
- 2,698 SF
- 1,174 SF Office
- 100% HVAC
- 1 Grade level door
- New Flooring



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