



# SPRING VALLEY INTERNATIONAL PLACE

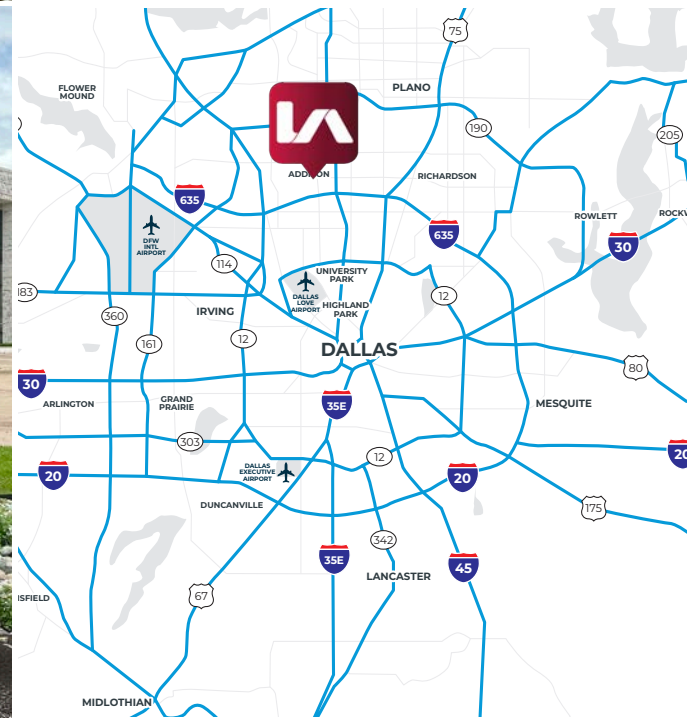
4801 SPRING VALLEY RD  
FARMERS BRANCH, TX

**JESSICA REINHARDT**  
jreinhardt@lee-associates.com  
D 972.934.4005

**SUSAN CANCEMI**  
scancemi@lee-associates.com  
D 972.934.4005

# 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 3/1,000 SF



**JESSICA REINHARDT**  
jreinhardt@lee-associates.com  
D 972.934.4005

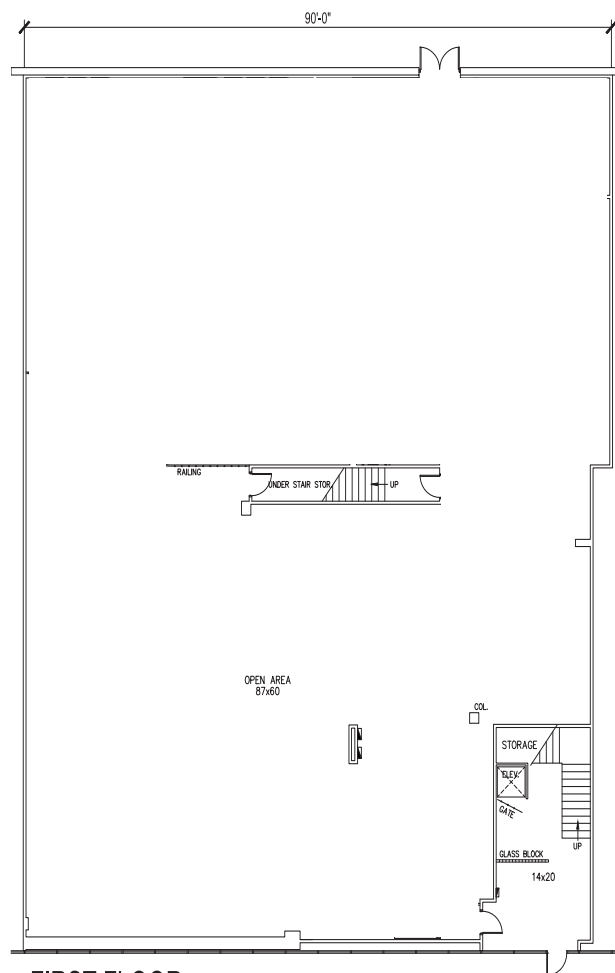
**SUSAN CANCEMI**  
scancemi@lee-associates.com  
D 972.934.4005

# SUITE 110

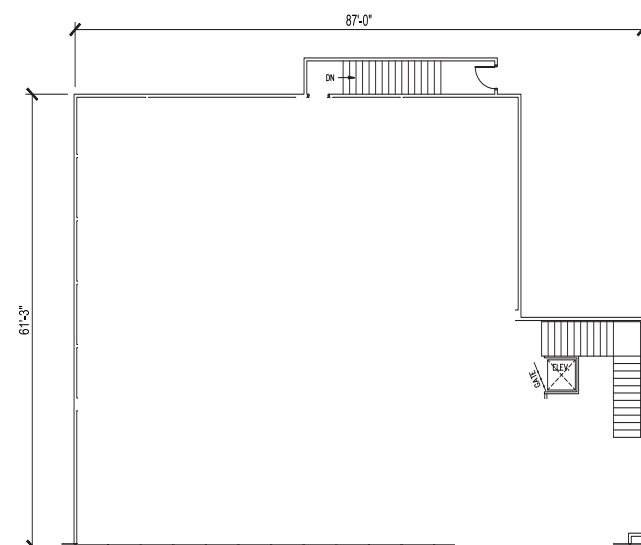
- » 14,880 SF
- » Shell Condition - Space can be tailored to your needs
- » Freight elevator
- » Mezzanine with open area and dropped ceiling
- » Double door loading

## ECONOMICS

Base Rate:	\$12.50/SF
NNN:	\$3.21/SF
Total Gross Rate:	<b>\$15.71/SF</b>
Total Monthly Rent:	<b>\$19,480/Month</b>



FIRST FLOOR



MEZZANINE LEVEL



**LEE & ASSOCIATES**

**JESSICA REINHARDT**  
 jreinhardt@lee-associates.com  
 D 972.934.4005

**SUSAN CANCEMI**  
 scancemi@lee-associates.com  
 D 972.934.4005

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.