

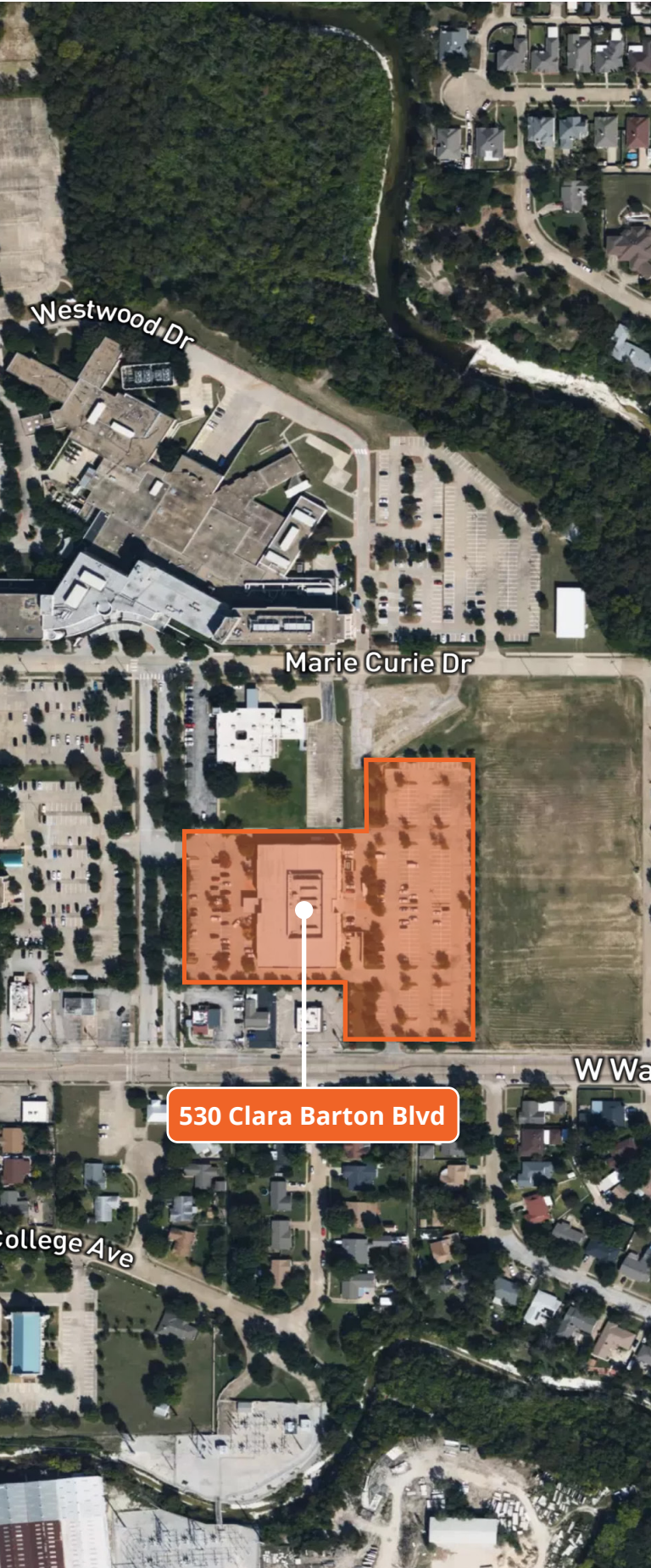
# AVISON YOUNG

## Office Space for Sublease Valoris Healthpark

530 Clara Barton Blvd  
Garland, TX 75042

## Garland sublease New to market

- **Size:** 3,565 RSF
- **Base rental rate:** \$15.00 NNN (\$9.00)
- **Move-in ready**
- **Term:** Expires 1/31/2028
- **Parking:** 4.95/ 1,000



**Get more  
information**

**Nathan Cobb**  
214.973.3374  
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## Suite 120 for sublease

530 Clara Barton Blvd  
Garland, TX 75042



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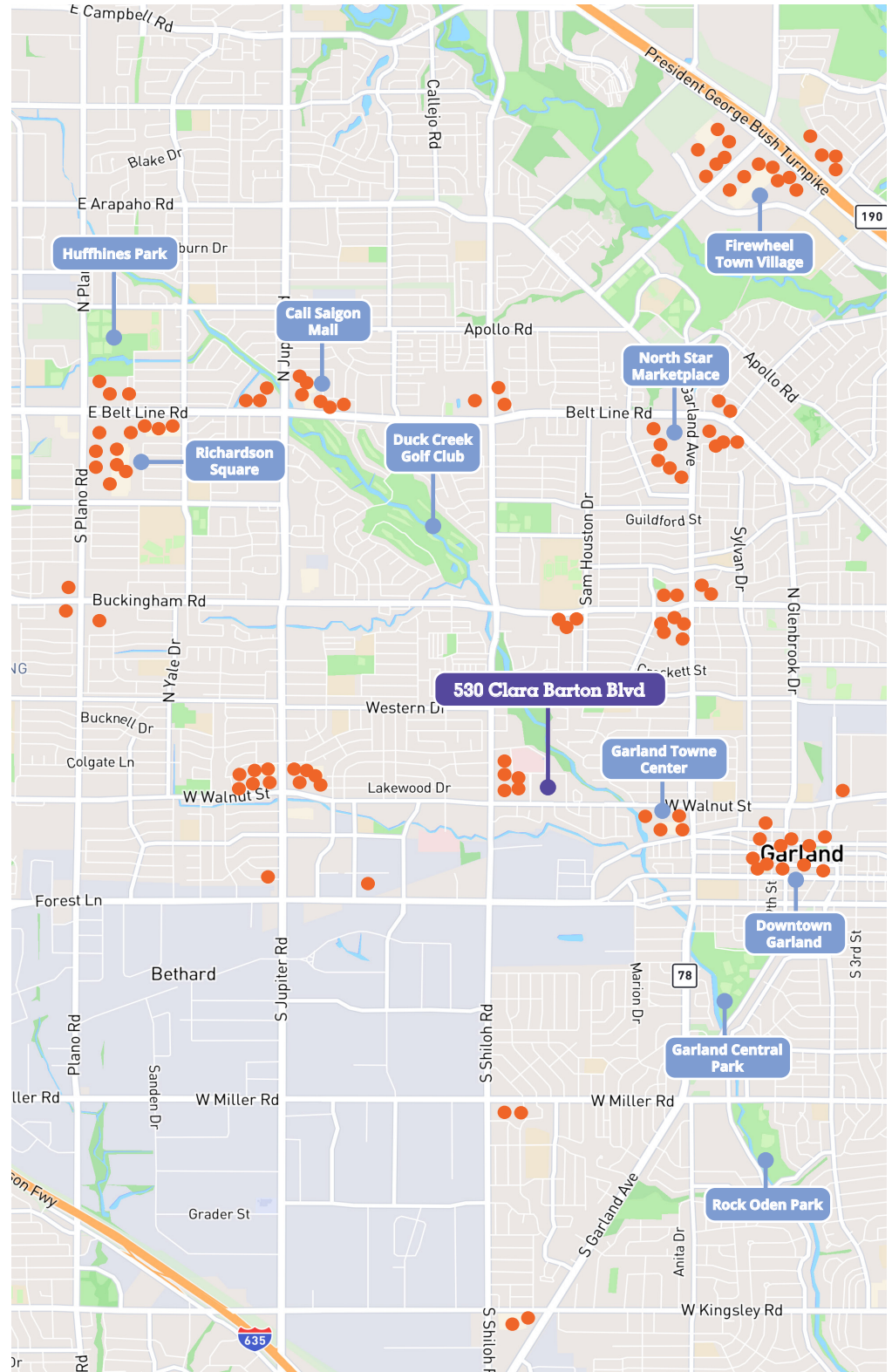


## Location

530 Clara Barton Blvd  
Garland, TX 75042

## Surrounding area

Kroger  
McDonald's  
Pollo Regio  
Take 5 Oil Change  
Marcos Pizza  
Dutch Bros Coffee  
Starbucks  
Babe's Chicken  
CVS Pharmacy  
La Mejor Fruteria  
Taqueria Garcia's  
Las Crepas  
Church's Chicken  
Pizza Hut  
Target  
Chick-fil-A  
Dave's Hot Chicken  
Ross  
Lowe's  
Hana Hibachi & Sushi  
Raising Cane's  
Whataburger  
Chipotle  
Wendy's  
Smoothie King  
Happy Lemon  
Cicis Pizza  
Magic Cup  
Jack in the Box  
QuickTrip  
7-Eleven  
Walmart  
Sam's Club  
Arby's  
Cheddar's Scratch Kitchen  
Lazy Dog Restaurant & Bar  
Texas Roadhouse  
Olive Garden  
Crumbl Cookie  
Taco Bell  
LifeTime Fitness  
Planet Fitness



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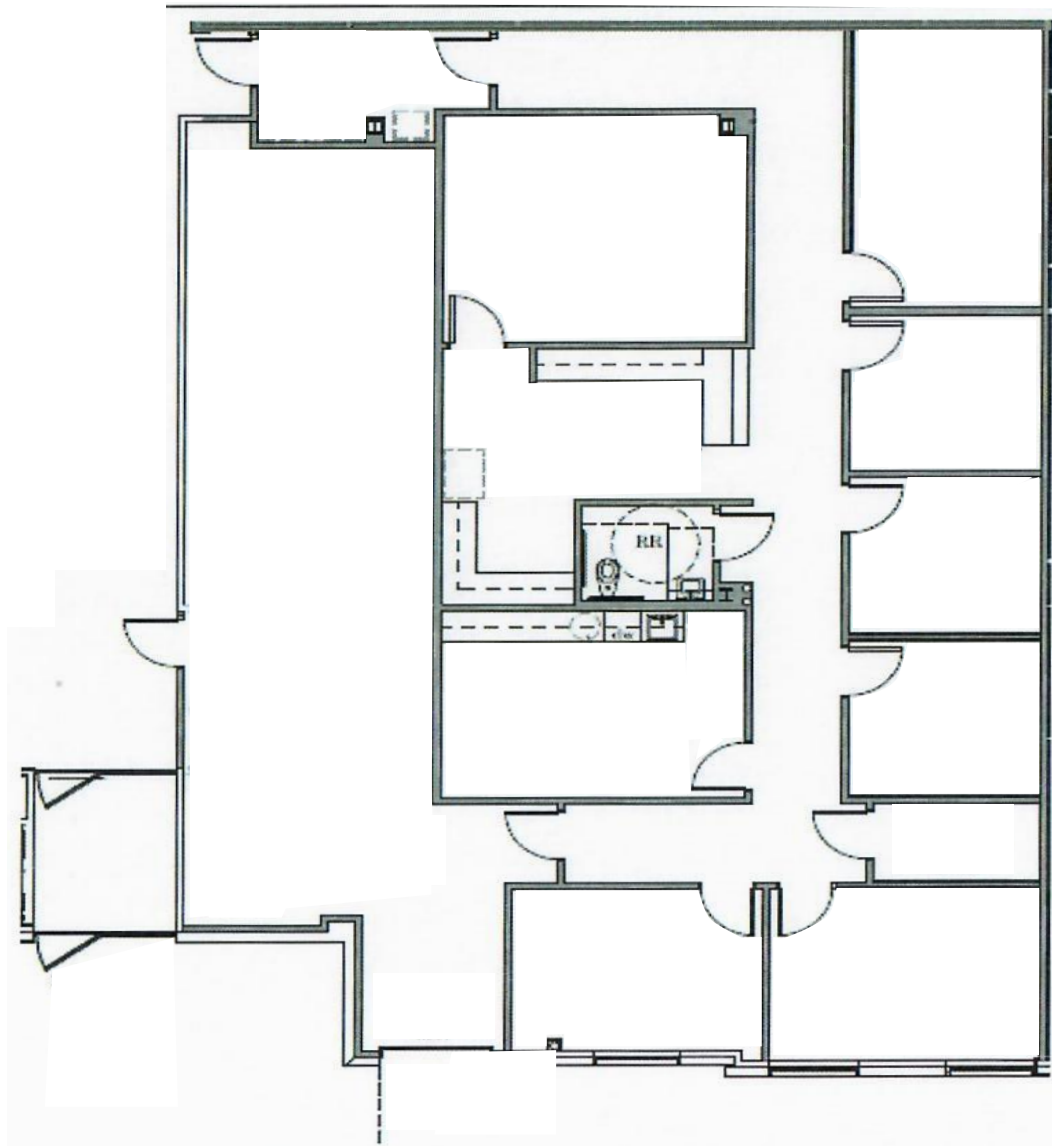


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## Floorplan - Suite 120 - 3,565 rsf

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