

FOR SALE

Laundromat | Spray & Wash | Restaurant

2451 W. Ledbetter Dr.
Dallas, TX 75233



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Cash Businesses in a Great Neighborhood



2451 W. Ledbetter Dr, Dallas, TX

PREMISIES: 3001 N. Dallas Parkway, Suite 700
SIZE: 19,156 SF
PRICE: Negotiable
AVAILABLE: 60 days
TERM: Through March 31, 2027
PARKING: 3.3/1,0000; Covered Available
SUBMARKET: West Plano/Frisco (Far North Dallas)

SPACE FEATURES:

- * Plug + Play; Furniture Can be available
- * Strong Identity; Elevator Exposure
- * High-end Finishes
- * Mix of private offices and open
- * 18 Private offices; 65 workstations
- * 5 Meeting rooms + Training Room
- * Large Break-room + Kitchen

BUILDING FEATURES:

- * Workout facility
- * Conference Center
- * Lounge with wine room
- * 162-acre park with hotel and amenities
- * Multiple restaurants



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Parcel



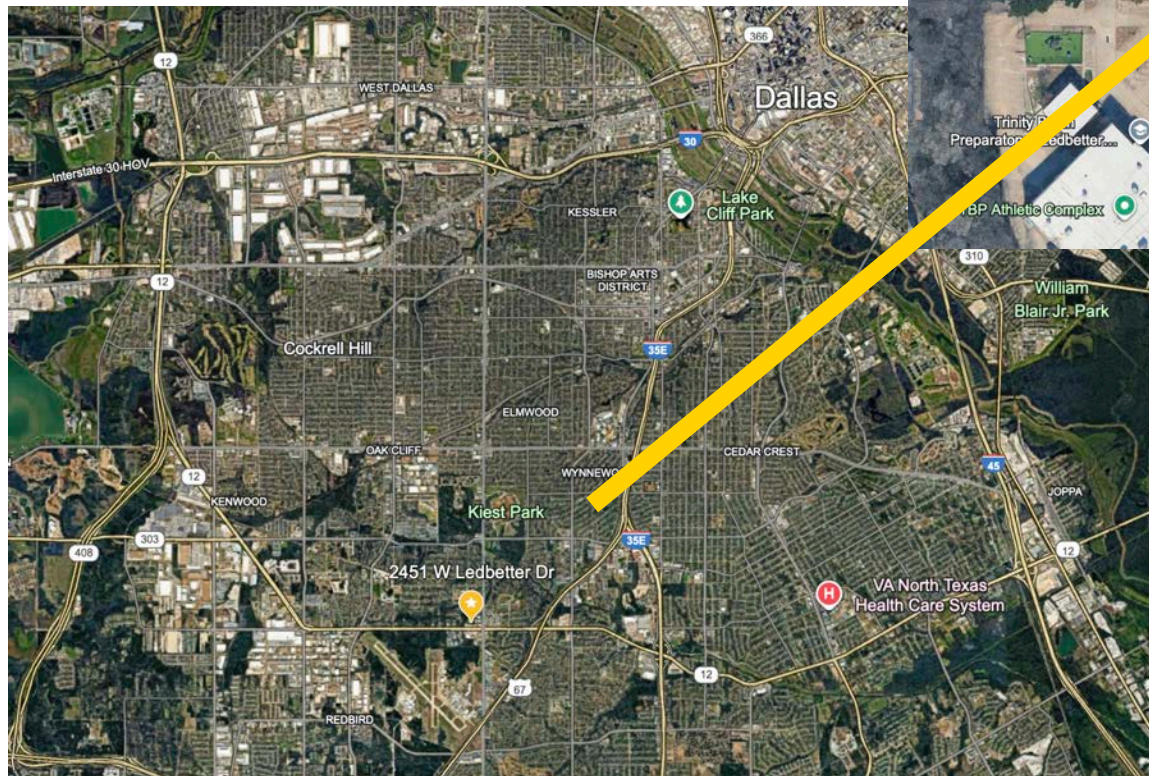
2451 W. Ledbetter Dr, Dallas, TX



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Location



LOCATION:

- * Direct access to the Dallas North Tollway & Sam Rayburn
- * Part of the Granite Park Master Planned, Mixed-Use Office Community
- * 20 minutes to DFW Airport; 26 minutes to Love Field

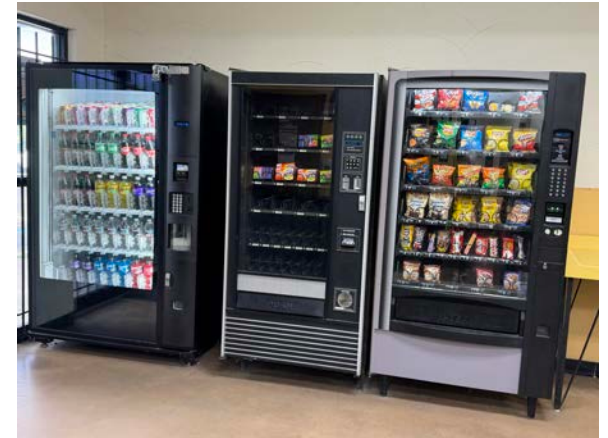
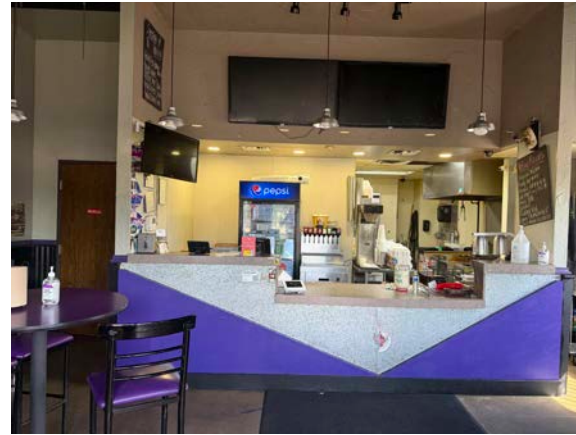


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Photos



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About Apis

At Apis Advisors LLC, we help companies make smarter real estate decisions. We serve as an objective, stable business partner to commercial tenants and property owners. We join our clients' teams, working to align their business plans and their real estate needs, increase their productivity, and consistently save them money. Our data-driven approach and client centric platform has proven uniquely beneficial for modern day corporations.



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