



THE OFFICES AT FIREWHEEL TOWN CENTER

245 CEDAR SAGE DR., **GARLAND TX**



Jones Lang LaSalle Brokerage Inc.

PRIME SECOND-STORY OFFICE SPACE IN THE HEART OF FIREWHEEL TOWN CENTER

Firewheel Town Center is a live-work-play-shop destination located in Garland, TX, just northeast of Dallas in the Dallas-Fort Worth Metroplex. Conveniently located off the President George Bush Turnpike and Highway 78, Firewheel Town Center is well situated for companies who want easy access for their employees and clients. With over 1 million SF of retail, restaurants, multifamily, wellness/fitness and entertainment, Firewheel Town Center offers it's office tenants an enviable location where you can meet a client for coffee, take your team out to lunch and hit a happy hour after work all while never having to get into your car. Additionally, the property boasts outstanding greenspace with a beautiful central park featuring a large water feature and various seating options. Don't miss out on this ideal, boutique office opportunity.



HIGHLIGHTS



Available office and light medical suites ranging from 979 SF to 5,000 SF across 4 buildings



Secure key fob access



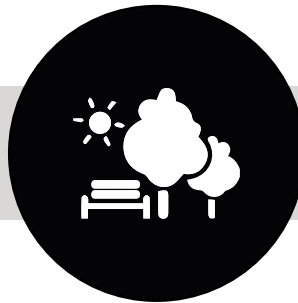
Dedicated on-site property management team



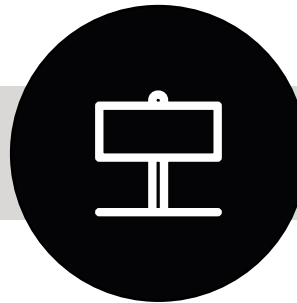
Unparalleled walkability with an abundance of restaurants, retail, entertainment, wellness/fitness, and luxury residential



Abundant and convenient surface parking adjacent to office buildings (up to 5/1,000 SF)



Ample outdoor seating and green space

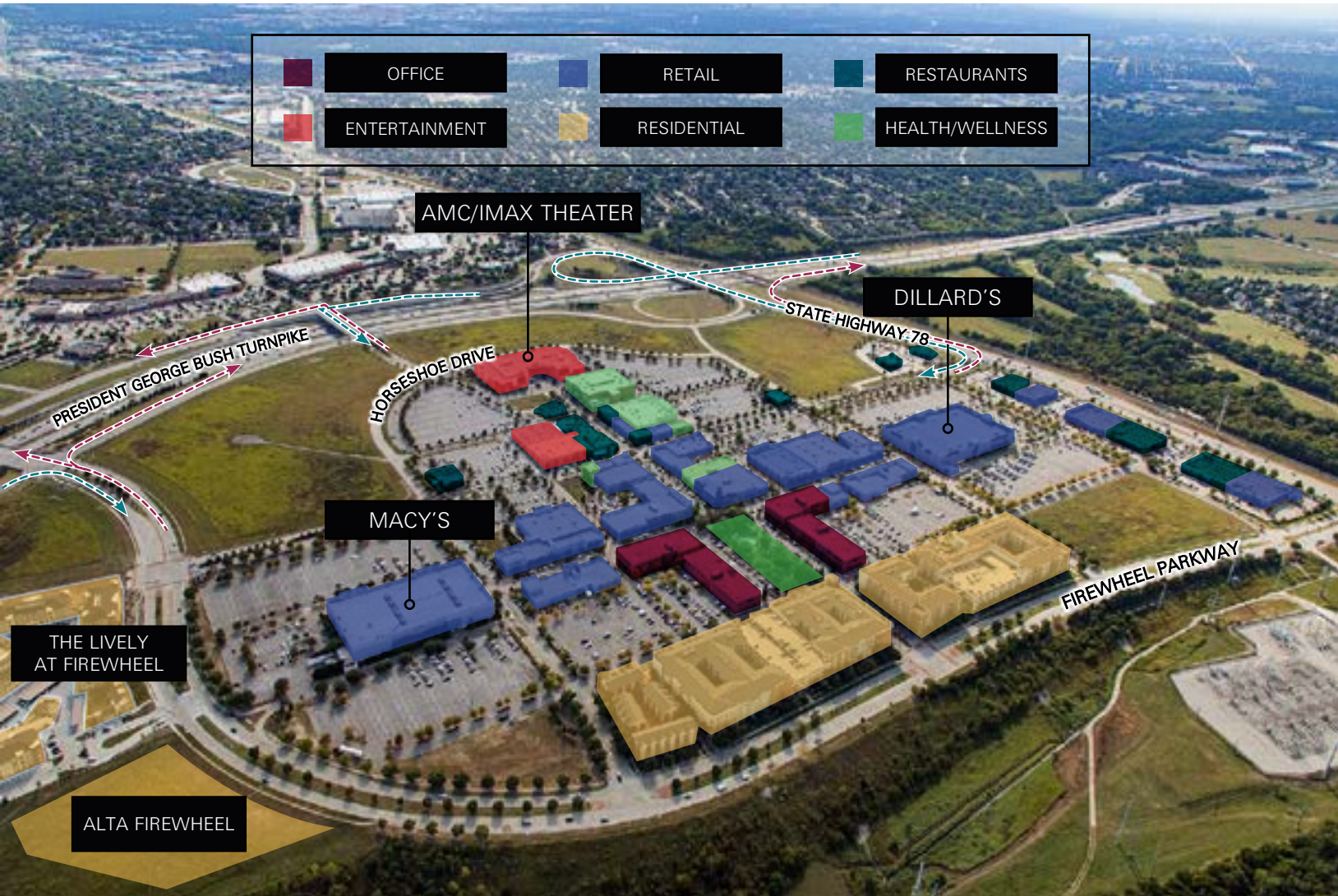


Signage opportunities with outstanding visibility – 14M estimated annual foot traffic



New LED lights in all tenant spaces and common areas

SUPERIOR WALKABILITY



- RESTAURANTS
- Chipotle Mexican Grill
 - Eddie’s Napolis Italian Bistro
 - Farah Tex-Med Kitchen
 - FatBurger & Buffalo’s Express
 - Gloria’s Latin Cuisine
 - Great American Cookies
 - Houlihan’s
 - In-N-Out Burger
 - Los Gatos Coffee Co
 - Palio’s Pizza Cafe
 - Panera Bread

- Pei Wei Asian Kitchen
- Potbelly
- Razoo’s Cajun Cafe
- Scotty P’s
- Starbucks
- Sweet Pearl’s Ice Cream
- TGI Friday’s
- Umi Sushi
- ViVi Bubble Tea
- Wildwood Firewheel

- HEALTH/Wellness
- Amazing Lash Studio
 - D1 Training
 - Dr. Edges Hair Restoration & Derm Aesthetics
 - Firewheel Dental Implants & Periodontics
 - Firewheel Dentistry for Kids
 - Firewheel park/greenspace
 - Fit Factory
 - Madison Reed Color Bar
 - Massage Envy
 - My Nail Spa
 - The Salon at Bella Suites

- SHOPPING (partial list)
- Barnes & Noble
 - Dick’s Sporting Goods
 - Dillard’s
 - DSW
 - LensCrafters
 - Macy’s
 - Pandora
 - ULTA Beauty
 - White House Black Market

- ENTERTAINMENT
- AMC/IMAX Theaters
 - HAPIK – Fun Climbing Park*
 - Kids Empire
 - Obstacle Warrior Kids
 - Side Quest Arcade-(Coming soon)
 - Simplicity Esports

- RESIDENTIAL
- ALTA Firewheel
 - Parkside at Firewheel-(920 Units)
 - The Lively-(320 Units)

** Only one in Texas, only three in the country*

& YOU'RE IN THE CENTER OF IT

NEARBY AMENITIES

PARKS & RECREATION

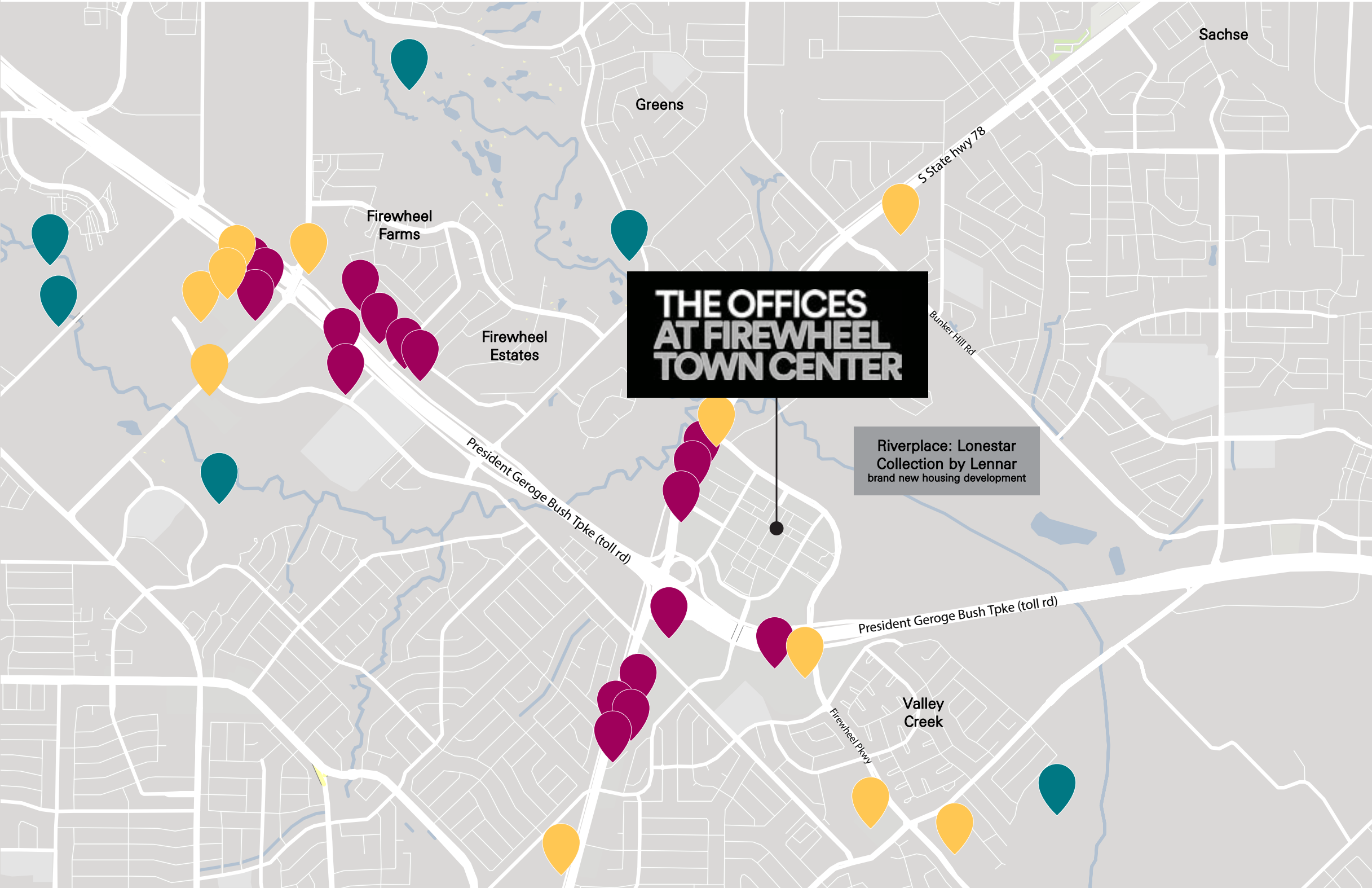
- Breckinridge Park
- Firewheel Golf Park
- Firewheel Golf Park Bridges Course
- Interpretive Walking Trail
- Rowlett Creek - Dallas County Nature Preserve
- Spring Creek Park Preserve
- Winter's Park Amphitheater

RESTAURANTS

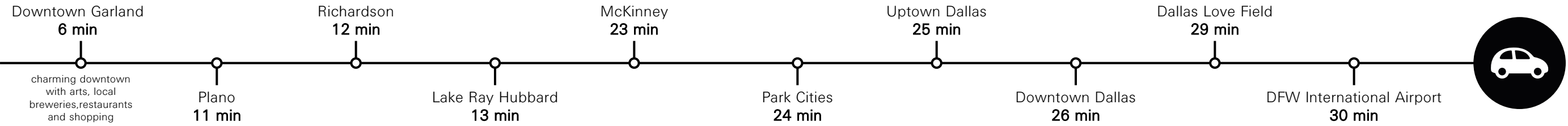
- Braum's Ice Cream & Dairy Store
- Buffalo Wild Wings
- Cheddar's Scratch Kitchen
- Chick-fil-A
- Crumbl Cookies - Garland
- Firehouse Subs Firewheel
- Fisherman's Kitchen
- In-N-Out Burger
- Olive Garden Italian Restaurant
- On The Border Mexican Grill & Cantina - Firewheel
- Scooter's Coffee
- Spring Creek Barbeque
- Starbucks
- Texas Roadhouse
- The Vive Coffee
- Yogurtland Garland

CONVENIENCE & FITNESS

- Anytime Fitness
- Bank of America (with Drive-thru ATM)
- Bank of America ATM (Drive-thru)
- Chase Bank
- Comerica Bank
- CrossFit 190
- CVS Pharmacy
- D1 Training Firewheel
- Kroger
- Life Time
- The UPS Store
- Tom Thumb



CONVENIENT TO WHEREVER YOU NEED TO GO





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For more information regarding this unique opportunity, please contact the following leasing professionals:

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