

FOR LEASE

10679 Harry Hines Blvd

Dallas, TX 75220

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

Collin Hu | CCIM

206.303.0779

Collin@Engvest.com

Calvin Wong | CCIM

972.904.2888

calvin.wong@expcommercial.com

FOR LEASE | 10679 Harry Hines Blvd

Dallas, TX 75220



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	44,900 SF
Available SF:	6,000 SF
Year Built:	1971

PROPERTY OVERVIEW

- Prime location in Northwest Dallas' industrial and commercial corridor
- Approximately 6,000 SF showroom/retail space available for lease
- Close to major highways, including I-35E and Loop 12
- Near Love Field Airport, ideal for transportation and logistics
- High visibility and traffic along Harry Hines Blvd
- Surrounded by retail centers, wholesale suppliers, and industrial facilities

Collin Hu | CCIM
206.303.0779
Collin@Engvest.com

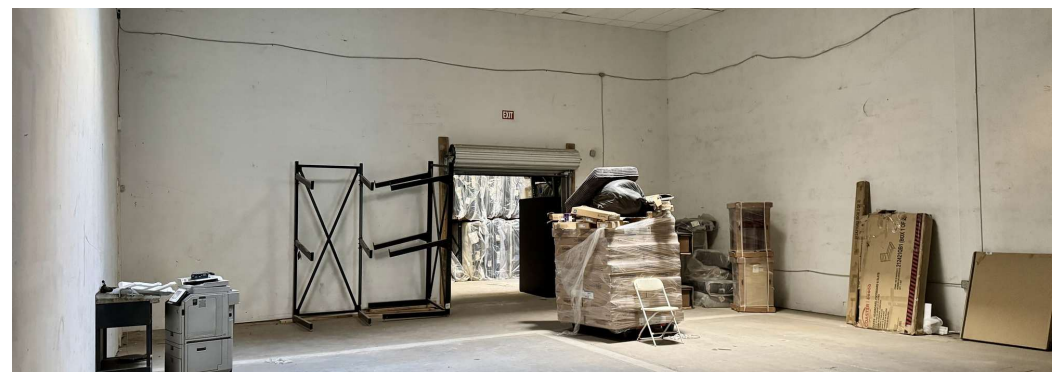
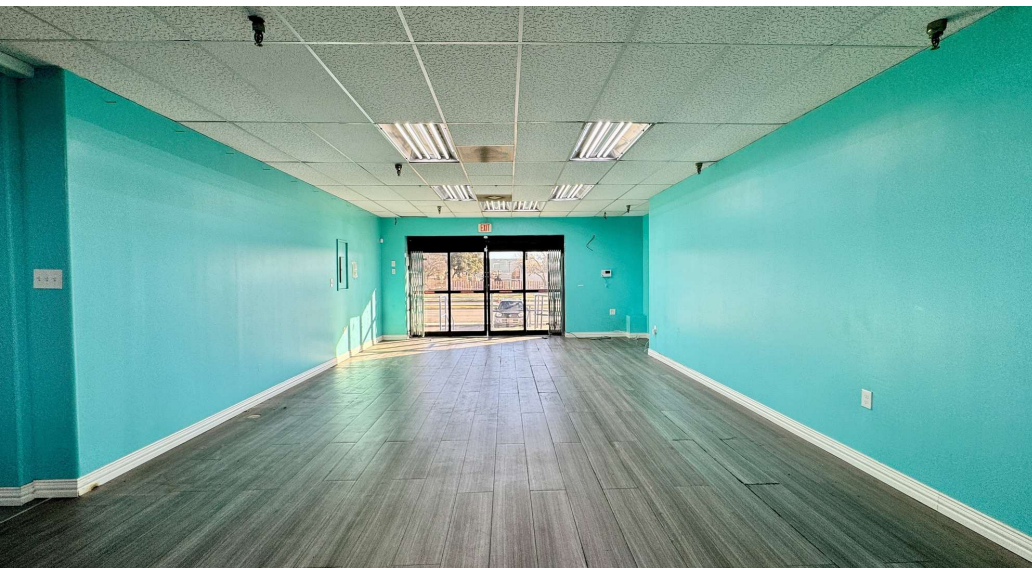
Calvin Wong | CCIM
972.904.2888
calvin.wong@expcommercial.com

exp
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | 10679 Harry Hines Blvd

Dallas, TX 75220



Collin Hu | CCIM
206.303.0779
Collin@Engvest.com

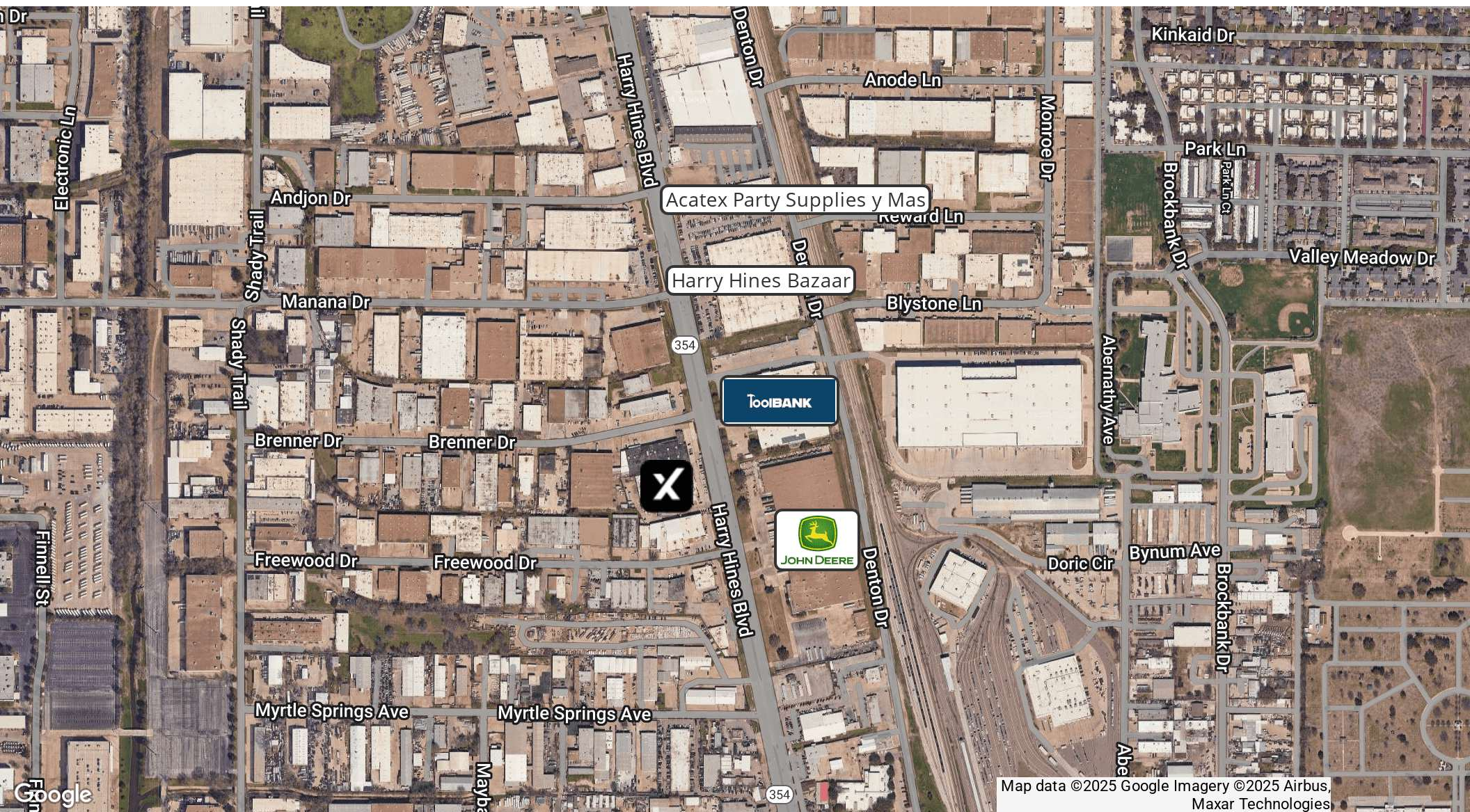
Calvin Wong | CCIM
972.904.2888
calvin.wong@expcommercial.com

exp
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | 10679 Harry Hines Blvd

Dallas, TX 75220



Collin Hu | CCIM
206.303.0779
Collin@Engvest.com

Calvin Wong | CCIM
972.904.2888
calvin.wong@expcommercial.com

exp[®]
COMMERCIAL

Exp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

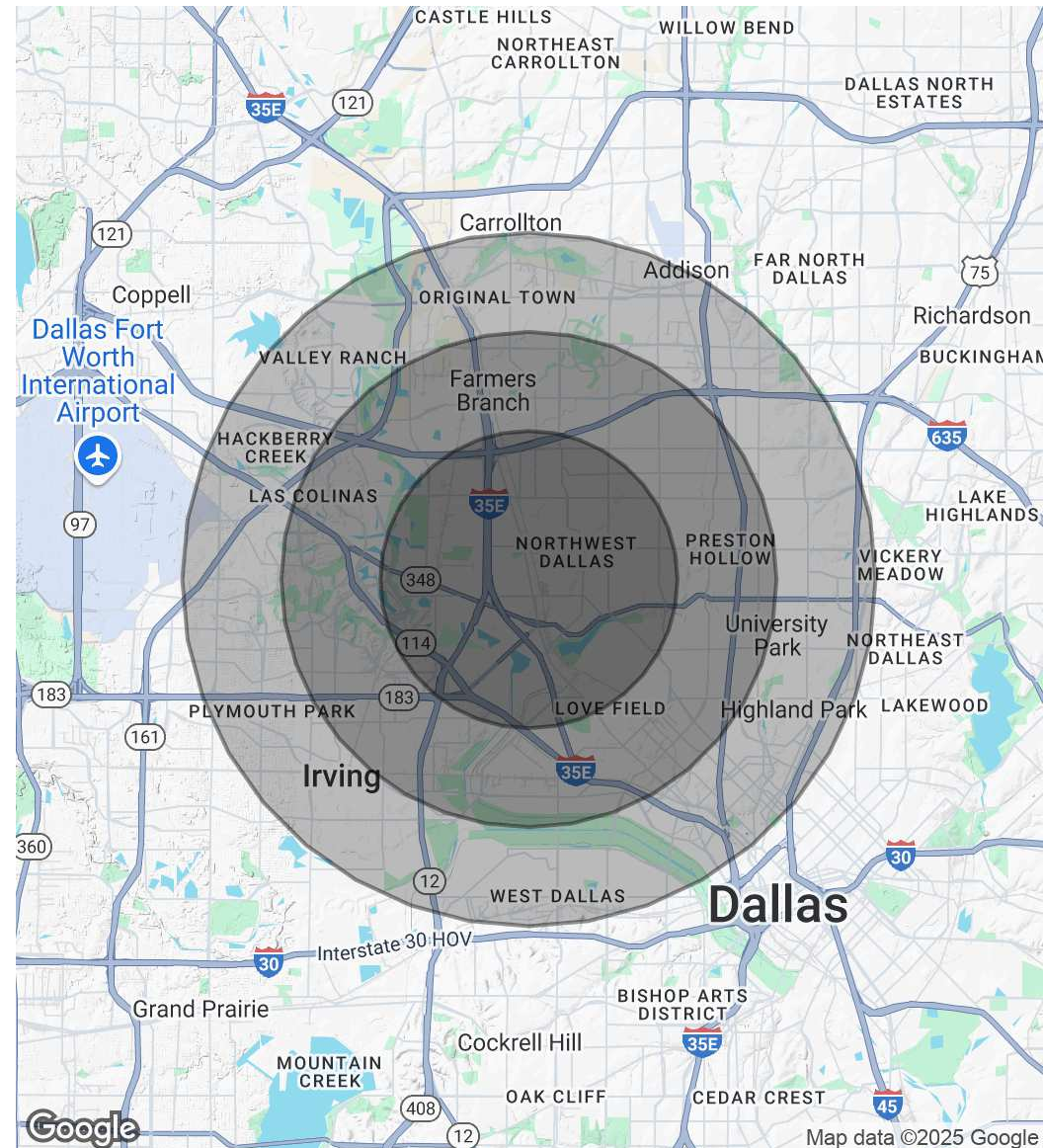
FOR LEASE | 10679 Harry Hines Blvd

Dallas, TX 75220

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	75,276	241,794	578,070
Average Age	36	37	38
Average Age (Male)	36	37	37
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	28,442	97,011	243,547
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$107,054	\$115,075	\$124,237
Average House Value	\$452,939	\$507,215	\$563,507

Demographics data derived from AlphaMap



Collin Hu | CCIM 206.303.0779
Collin@Engvest.com

Calvin Wong | CCIM 972.904.2888
calvin.wong@expcommercial.com

exp[®]
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.