

FOR LEASE | OFFICE / FLEX SPACE

TRINITY SQUARE TECH CENTER

2855 TRINITY SQUARE DR
CARROLLTON, TEXAS 75066

\$12.00 /sf + NNN

± 15,876 RSF

approx. 71% office / 29%

Schedule a Tour

LEASING TEAM

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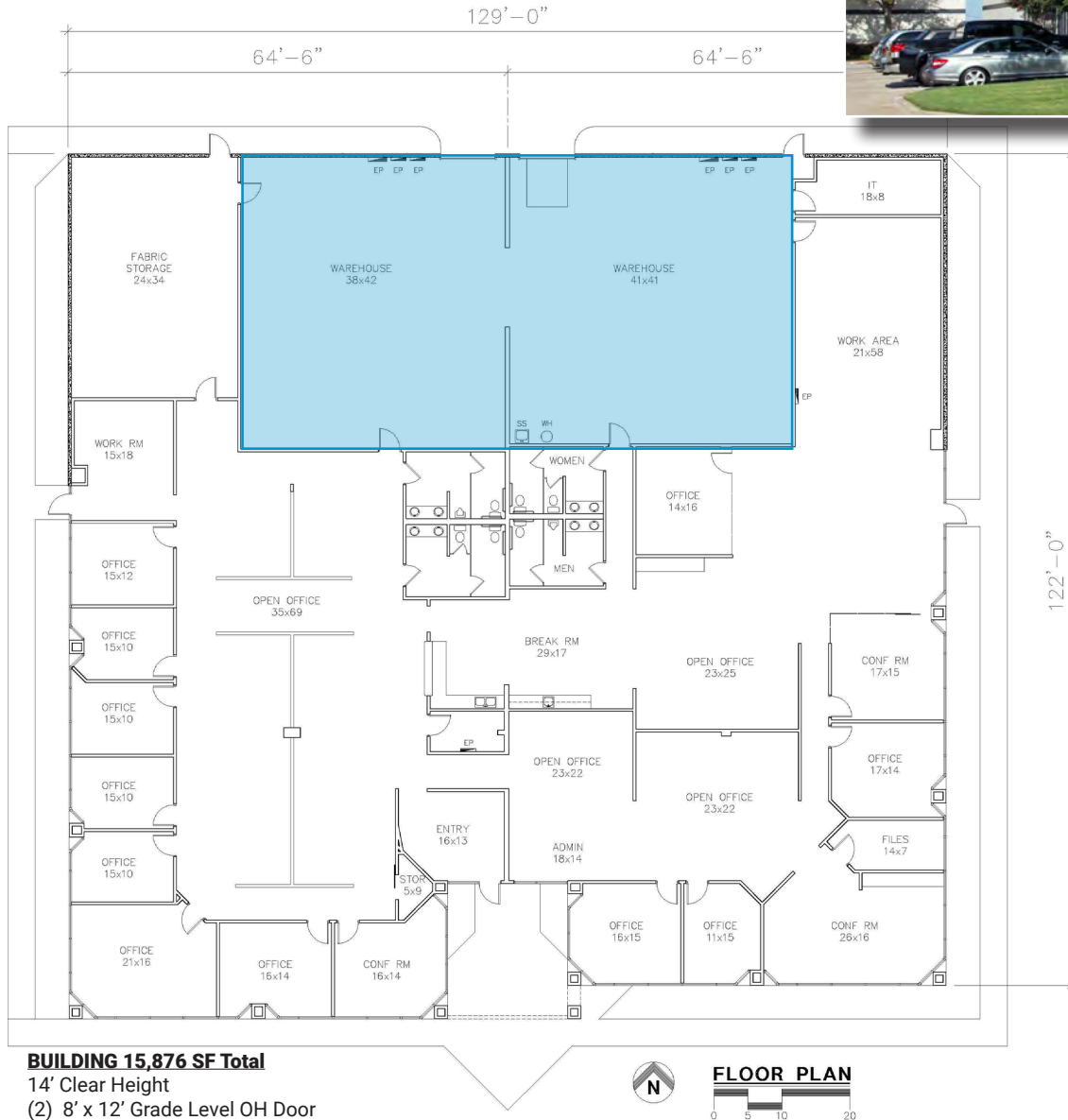


2855 Trinity Square Dr | Carrollton, TX 75006

Floor Plan

Office 11,222 SF

Warehouse 4,654 SF



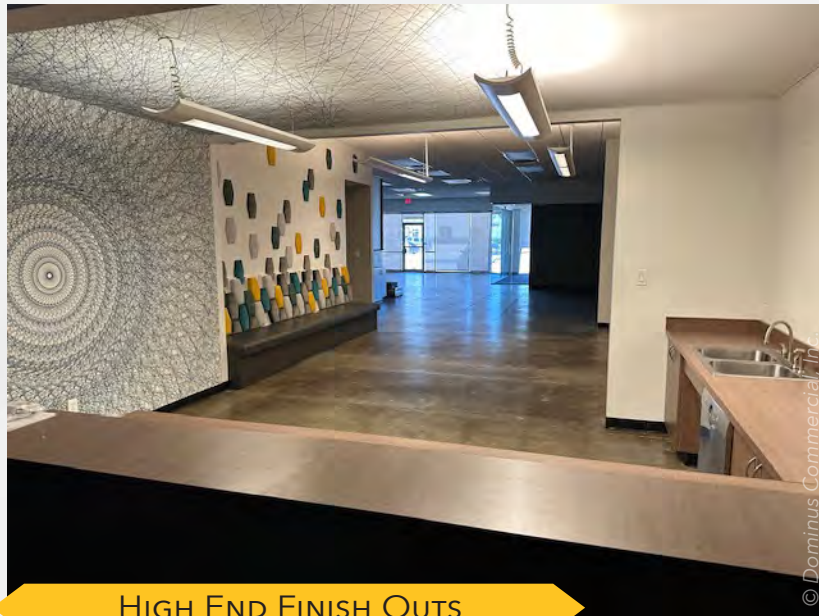
Property Description

2855 Trinity Square Drive is one of two buildings in the Trinity Square Tech Center Business Park, located in the highly desirable Carrollton/Addison submarket, near some of the most affluent and fastest growing neighborhoods in North Dallas. Currently vacant and consisting of 15,876 sf, the interior is 100% HVAC with an approximate 71% office to 29% warehouse ratio. Equipped with two grade level overhead doors and a clear height of 14 feet, this property boasts a large truck court in the rear of the property and parking available in both the front and the back.

• Amenities to Elevate Any Business:

- » Ample parking for employees and clients, convenient truck court for efficient logistics, and easy access to major highways for seamless connectivity.
- » **Parking Ratio** 3.15:1,000 sf
- » **2024 estimated NNN** \$3.19/sf

INTERIOR PHOTOS



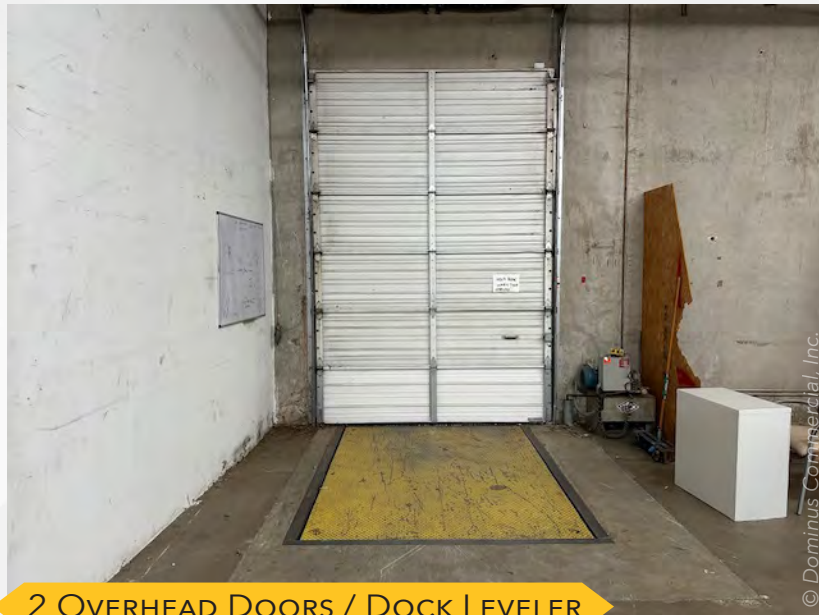
HIGH END FINISH OUTS

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POLISHED CONCRETE FLOORING

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2 OVERHEAD DOORS / DOCK LEVELER

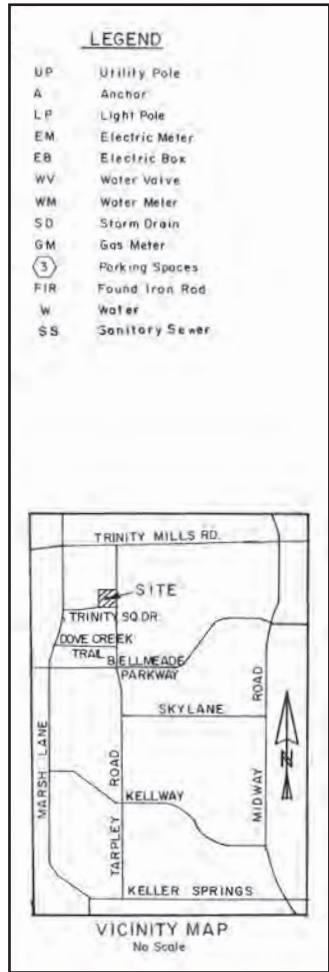
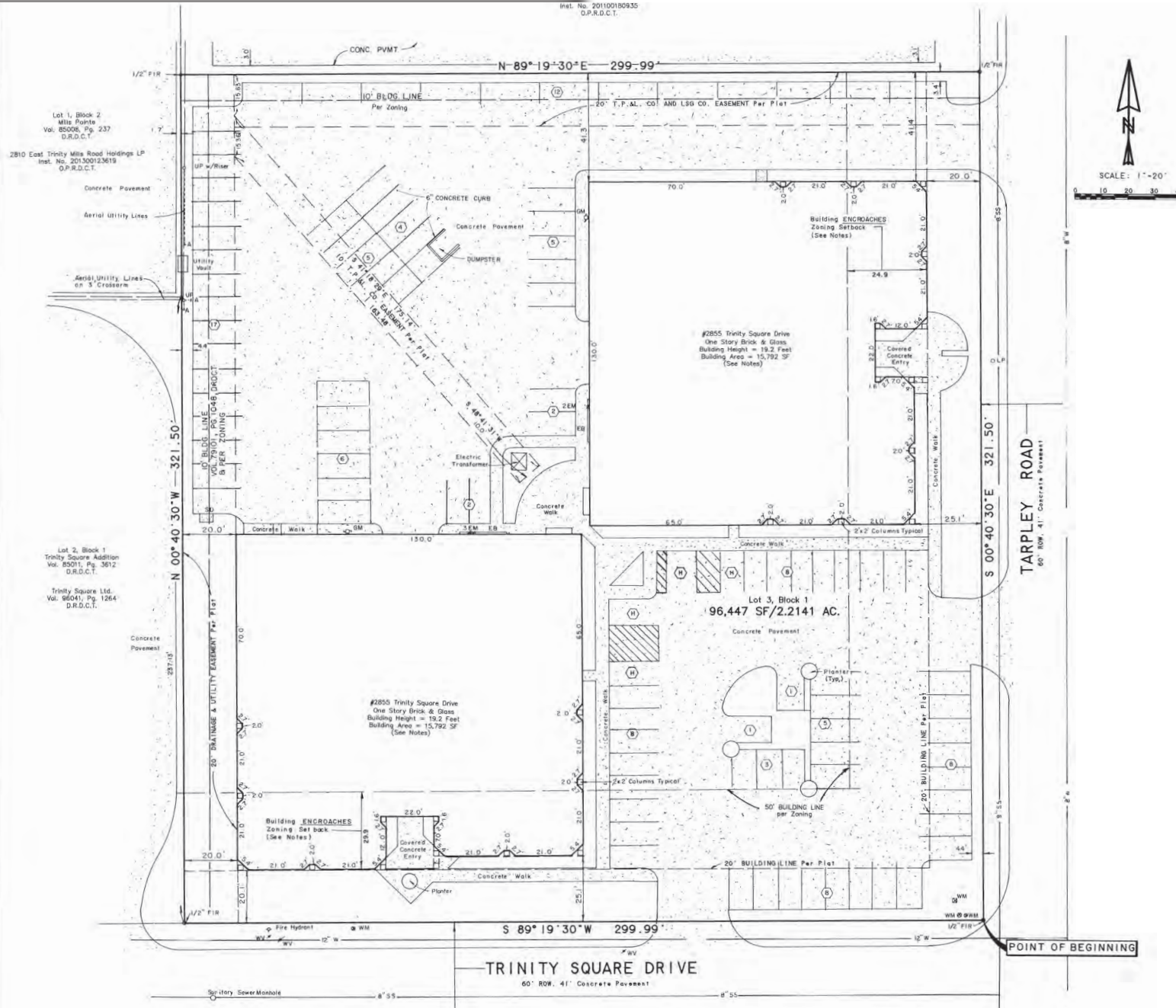
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AMPLE NATURAL LIGHT

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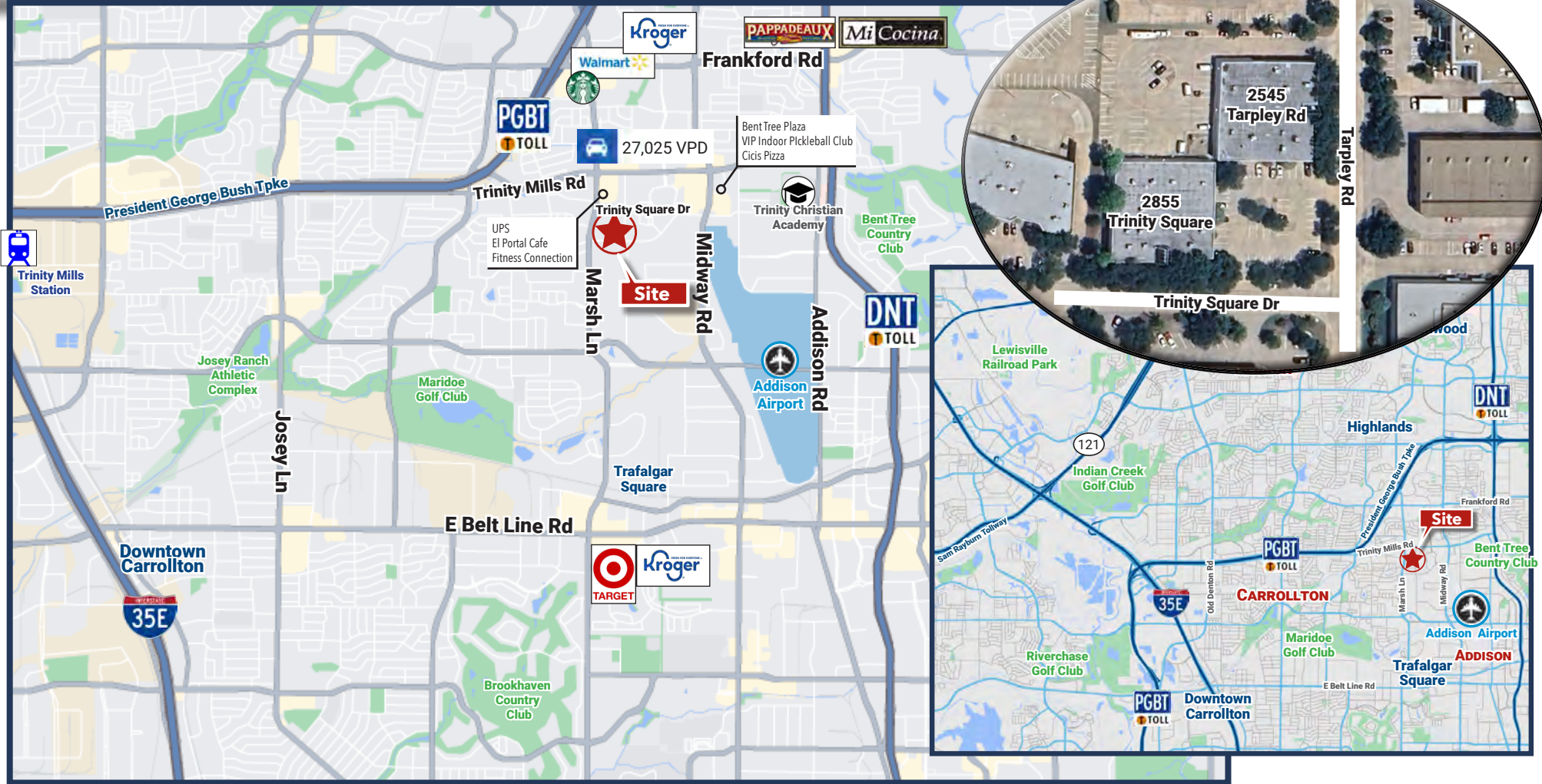
SURVEY



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\$12.00/sf + NNN

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Traffic Counts (VPD) vehicles per day

- 27,025 VPD @ Marsh Ln & Trinity Mills Rd N
- 21,915 VPD @ Trinity Mills Rd & Tarpley Rd
- 1,935 VPD @ Tarpley Rd & Trinity Square Dr
- 20,153 VPD @ Marsh Ln & Oak Tree Dr N

Traffic Counts © CoStar 2024

Demographics Source: City of Carrollton Economic Development Dept, US Census Data, US Bureau of Labor, Chmura Economics Jobs EQ

Carrollton Quick Facts

<p>Population 135,110</p>  <p>Median HH Income \$87,299</p> <p>Median Home Value \$330,815</p> <p>Median Age 38.4</p>	<p>237-beds >36</p>  <p>HOSPITAL SPECIALISTS</p> <p>50-bed boutique hospital + 2 PRIVATE hospitals</p>	<p>Workforce 90,705</p>  <p>Companies >15,000</p>	<ul style="list-style-type: none"> 11% Wholesale Trade 10% Manufacturing 9% Construction 9% Professional, Scientific & Technical Services 6% Health Care and Social Assistance 6% Retail Trade 3.5% Unemployment Rate
<p>PARKS</p>  <p>more than 1,200 Acres</p>			

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