



LEASE

5260 Valley View Lane

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Irving, TX 75038

PRESENTED BY:

COURTNEY STANFORD, CCIM

O: 817.640.9964

courtney.stanford@svn.com

TX #704141

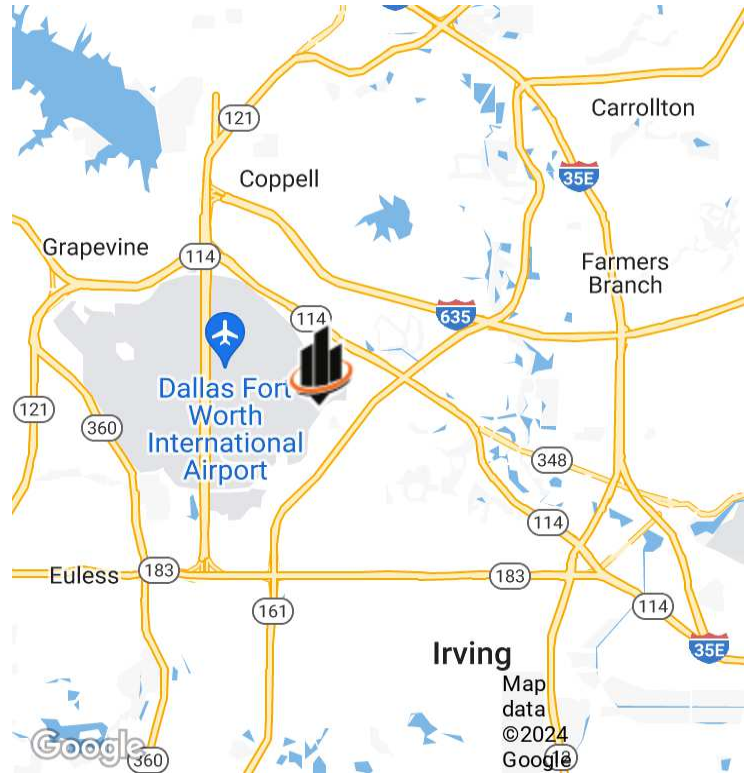
DAWN LANEY

O: 817.476.2635

dawn.laney@svn.com

TX #819758

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|---------------------------|
| LEASE RATE: | \$21.50 SF/yr (NNN) |
| BUILDING SIZE: | 20,000 SF |
| AVAILABLE SF: | 2,714 SF |
| LOT SIZE: | 4.74 Acres |
| YEAR BUILT: | 2017 |
| ZONING: | Z113 |
| MARKET: | Dallas |
| TRAFFIC COUNT: | 8,276 |
| VIDEO: | View Here |

PROPERTY OVERVIEW

This stunning commercial office space is perfectly located at 5260 Valley View Ln, Irving TX. The property boasts a generous 2,714 square feet of space, offering an abundance of room for businesses of all sizes.

The office features a modern design with ample natural light and high ceilings, creating a bright and welcoming atmosphere. With multiple private offices, a spacious conference room, and a large open floor plan, this property provides ample opportunities for businesses to grow and thrive.

Additionally, the location of this commercial space is unbeatable. Situated just minutes from major highways and numerous businesses, it offers excellent accessibility and visibility for your company.

PROPERTY HIGHLIGHTS

- Newly Constructed Class A
- Offices filled with natural light
- High speed internet provided
- LED light fixtures
- Video monitoring in place for added security
- Abundant parking
- Flexible Terms
- Move-In ready suite

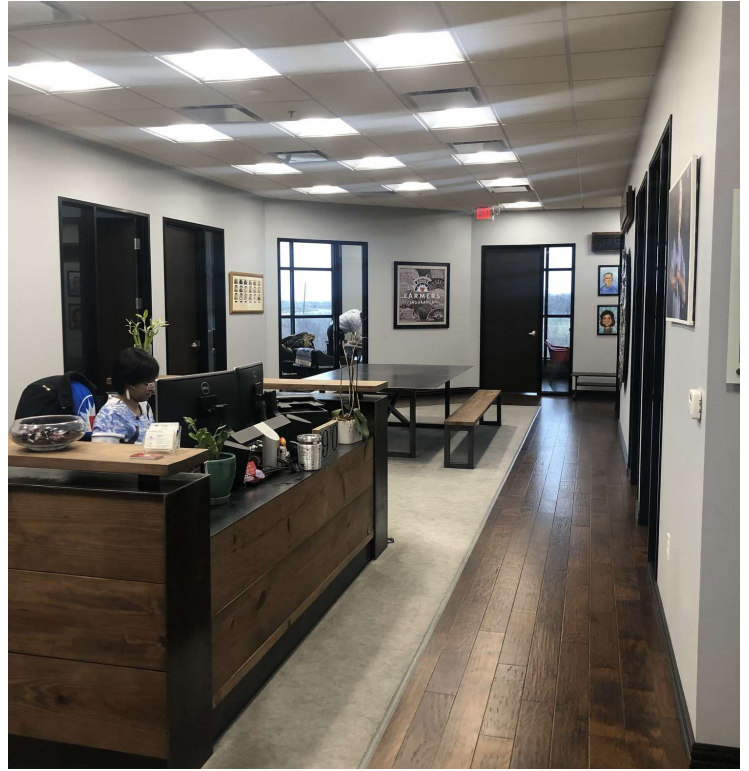
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ADDITIONAL PHOTOS



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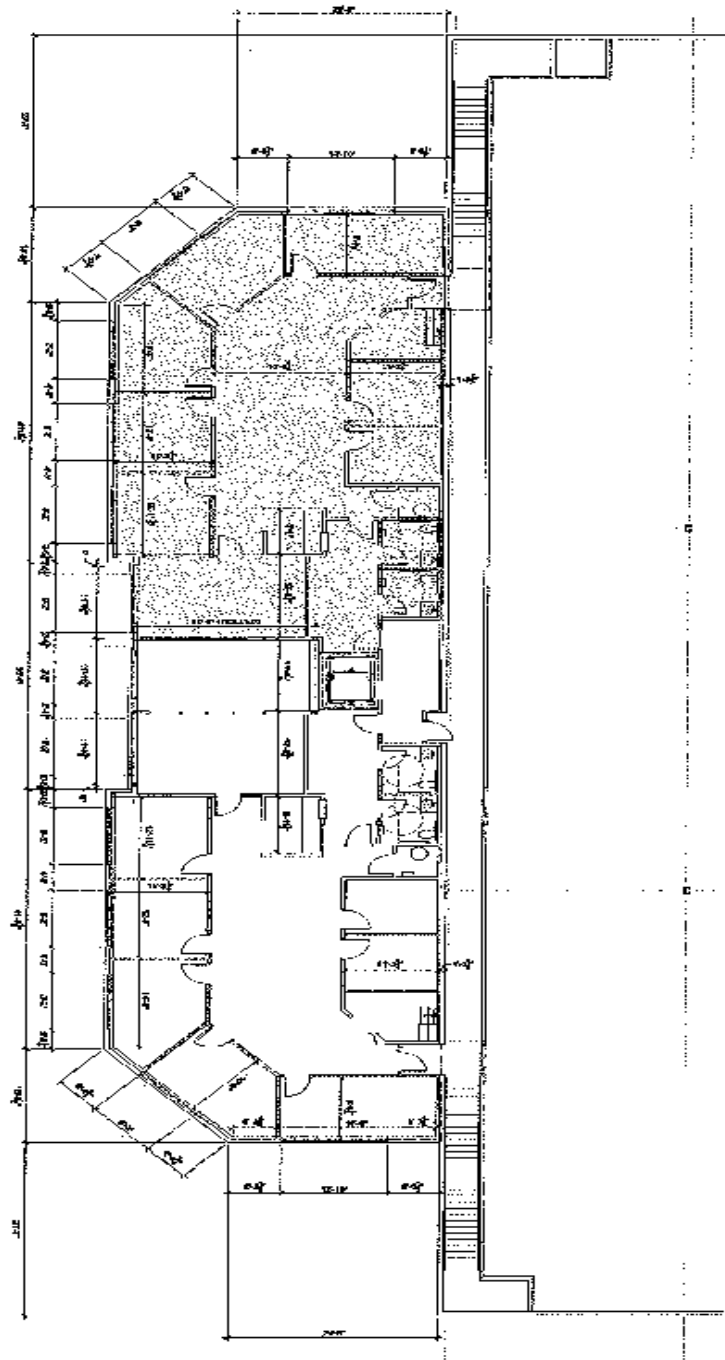
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FLOORPLAN

EXHIBIT "B"



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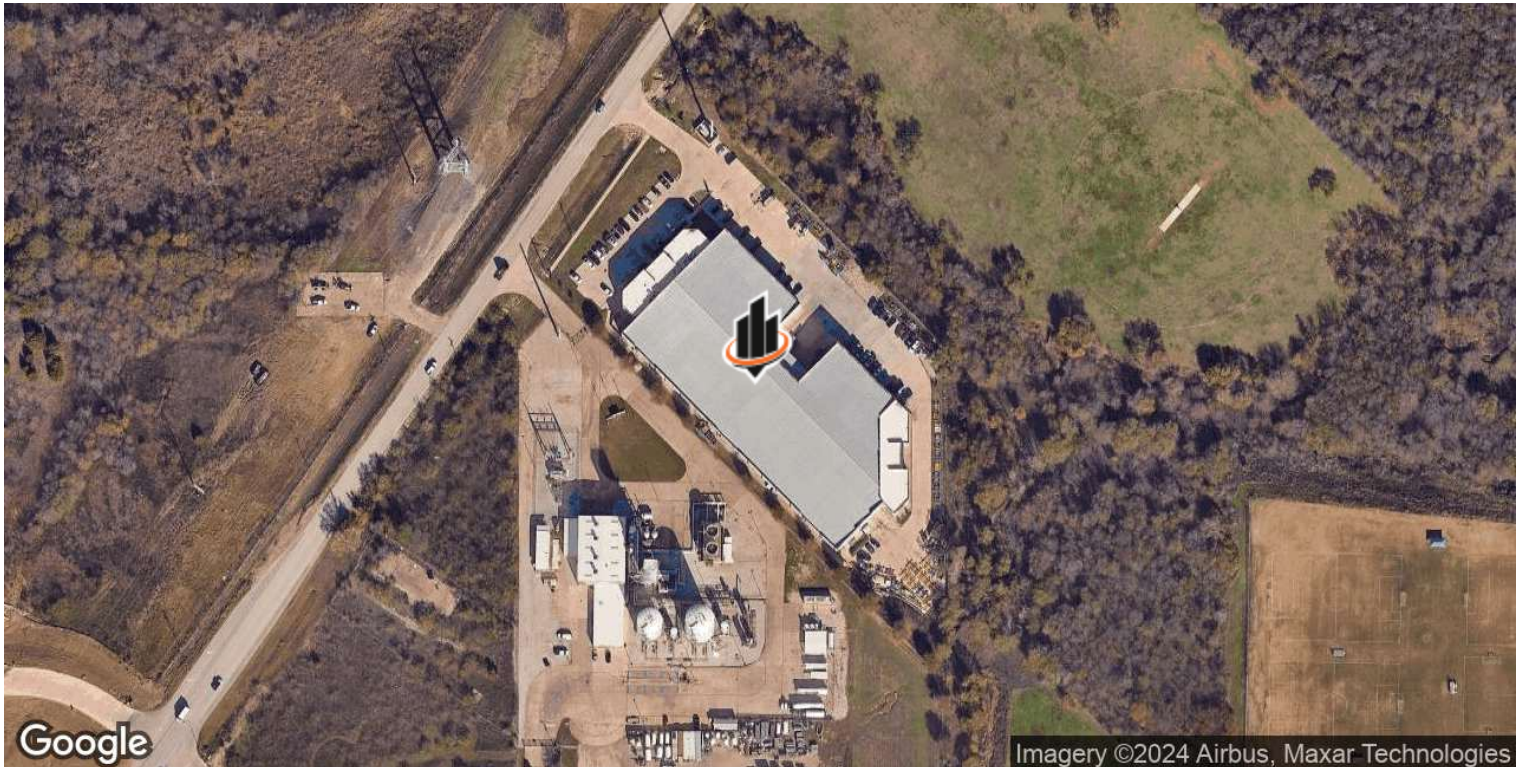
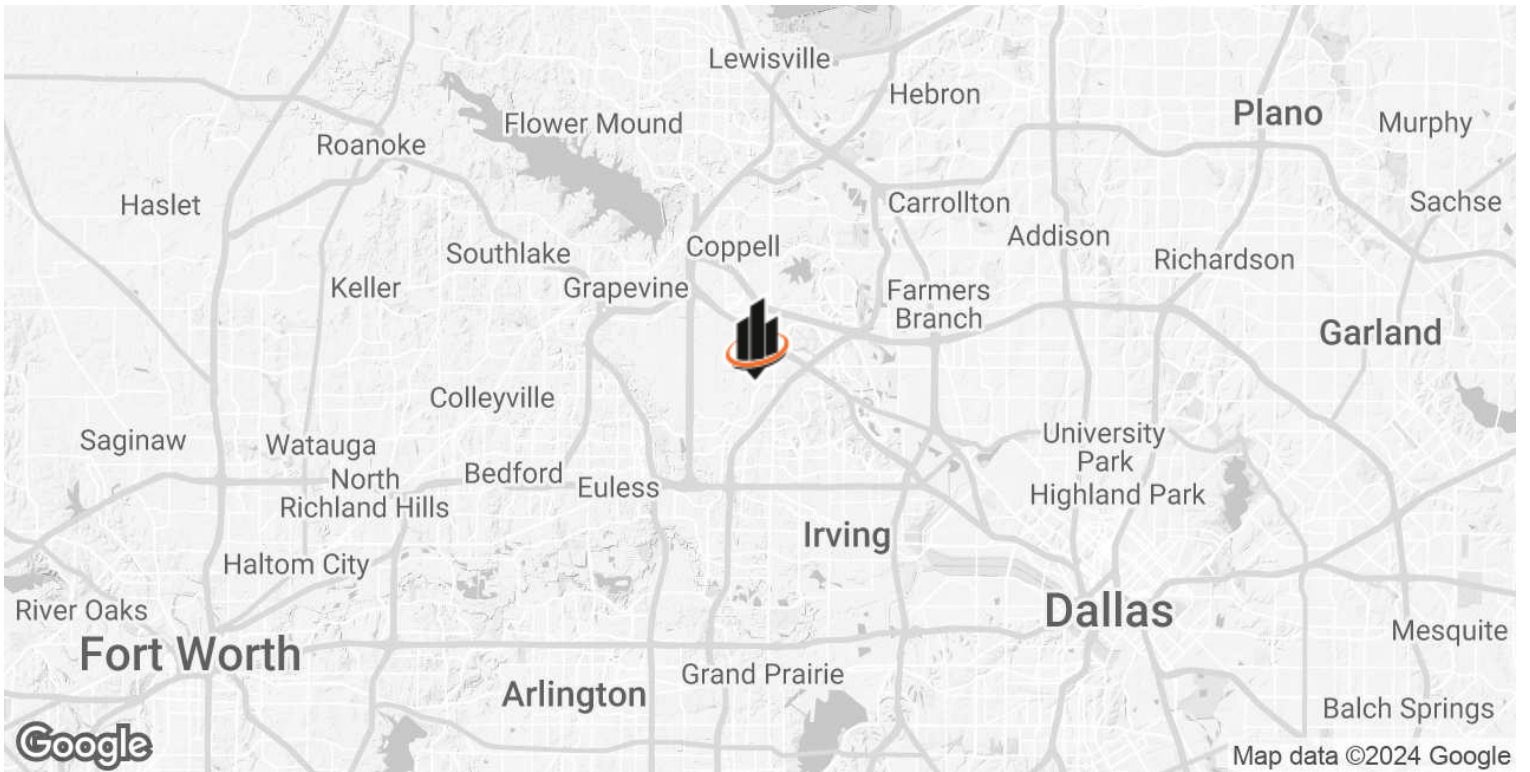
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LOCATION MAP



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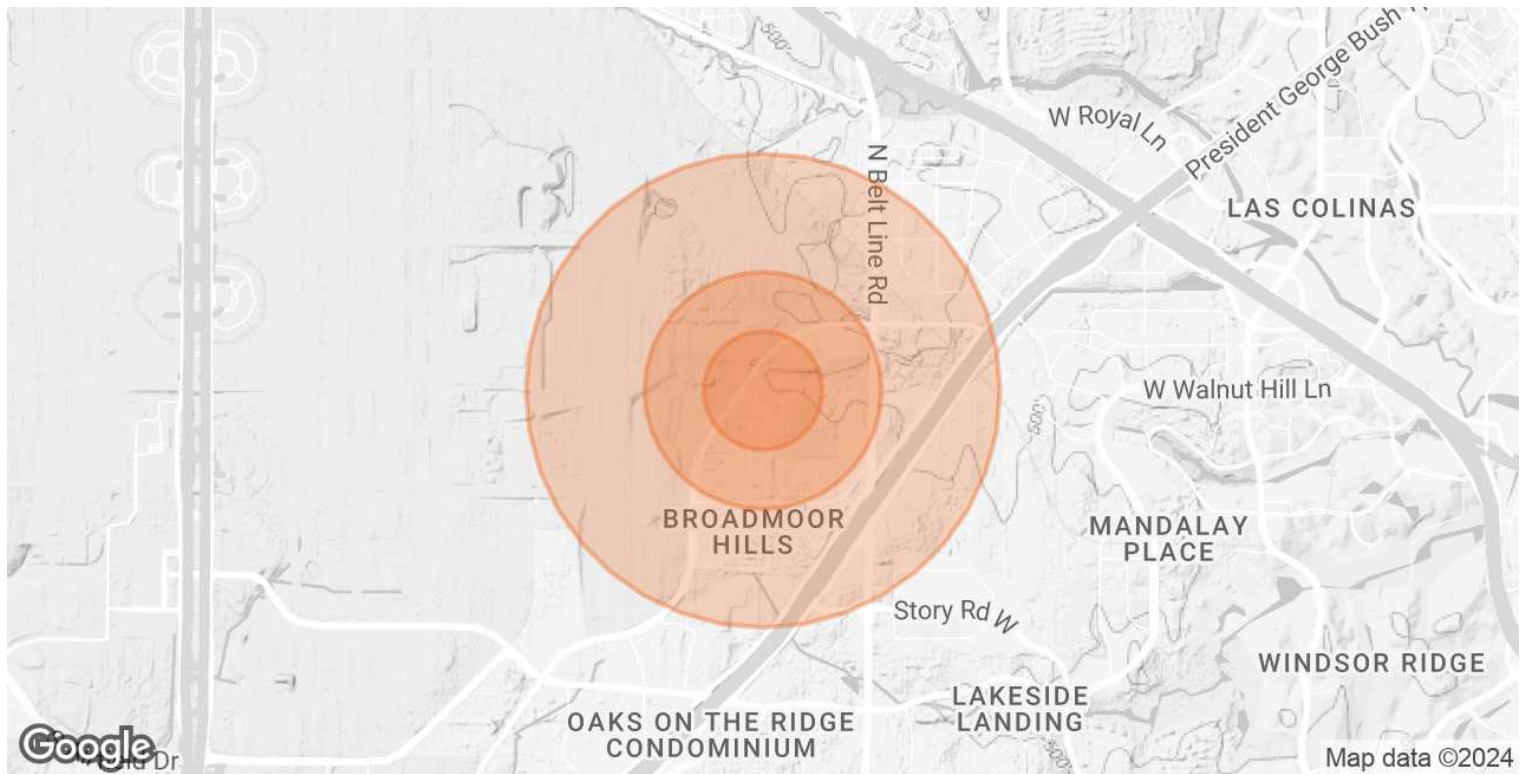
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|-------------------|------------------|---------------|
| TOTAL POPULATION | 276 | 704 | 1,960 |
| AVERAGE AGE | 36.8 | 36.7 | 35.0 |
| AVERAGE AGE (MALE) | 41.5 | 41.5 | 38.7 |
| AVERAGE AGE (FEMALE) | 35.9 | 35.8 | 34.2 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| TOTAL HOUSEHOLDS | 138 | 352 | 934 |
| # OF PERSONS PER HH | 2.0 | 2.0 | 2.1 |
| AVERAGE HH INCOME | \$92,899 | \$92,757 | \$90,471 |
| AVERAGE HOUSE VALUE | \$325,169 | \$324,907 | \$304,624 |

2020 American Community Survey (ACS)

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