

INDEPENDENCE PARK OFFICE BUILDING

FOR LEASE
Single Office

2306 GUTHRIE ROAD, EXECUTIVE SUITES, GARLAND, TX

Newly renovated common areas!!



Building Features:

- **Excellent Signage** with a pylon sign on Broadway Blvd.
- **Well known property** on the corner of Beltline Blvd and Guthrie Rd (Traffic Count: 28,000 VPD)
- **Outstanding Location** with immediate access to LBJ & interstate 30 access to the President George Bush tollway and close to area restaurants and shopping
- **Ample Parking**
- **Great Tenant Base**-Susser Bank as an anchor tenant
- **Active property management on site**

Call today:

1-972-226-0022

*to schedule a
showing.*



Owned and managed by:

 **HARBOR
PROPERTIES** 
850 S. Hermitage Rd | Ste. B-1 | Hermitage | PA | 16148
Phone: 888-792-0308 | Fax: 724-342-4582

www.harborproperties.org

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Amenities:

- **Utilities** included (except phone and internet)
- **Signage** on the building directory and on suite door
- **Kitchenette**
- **Vending**
- **Mailing** - locked USPS mailboxes, UPS & FedEx Drop off boxes

*260-G3 / 215 RSF
\$380.00/mo.



Call today:
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