

SPECIAL NEWSLETTER

Re: Office - Warehouse Building - **9,906 Square Feet**
3330 Garden Brook Drive
NORTH DALLAS BUSINESS PARK
Farmers Branch, Texas

This "free standing" all masonry building will be available for OCCUPANCY **DECEMBER 2021**. A **FLOOR PLAN** showing the layout of the space is shown on the reverse side of this letter. Listed below are some of the features of the building.

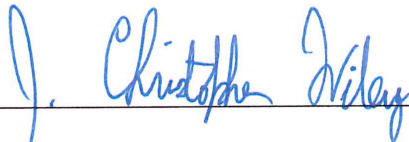
1. The building contains a total of **9,906 square feet**.
2. The **1,000 Square Feet** of A/C office space include:
 - A. 3-Private offices (12' x 14")
 - B. General office and reception area
 - C. 2-rest rooms
 - D. Stationery closet
3. Warehouse heated with gas fired heaters.
4. Warehouse ventilated with a 36" exhaust fan.
5. Warehouse lighted with fluorescent light fixtures.
6. Warehouse has 14' clear height.
7. 2-Steel overhead doors for truck loading. Building is DOCK HIGH.
8. 14-Off Street parking spaces, all concrete paving.

Monthly Rental - \$7,200.00 (\$8.72 S/F) based on a 3 or 5 year lease.

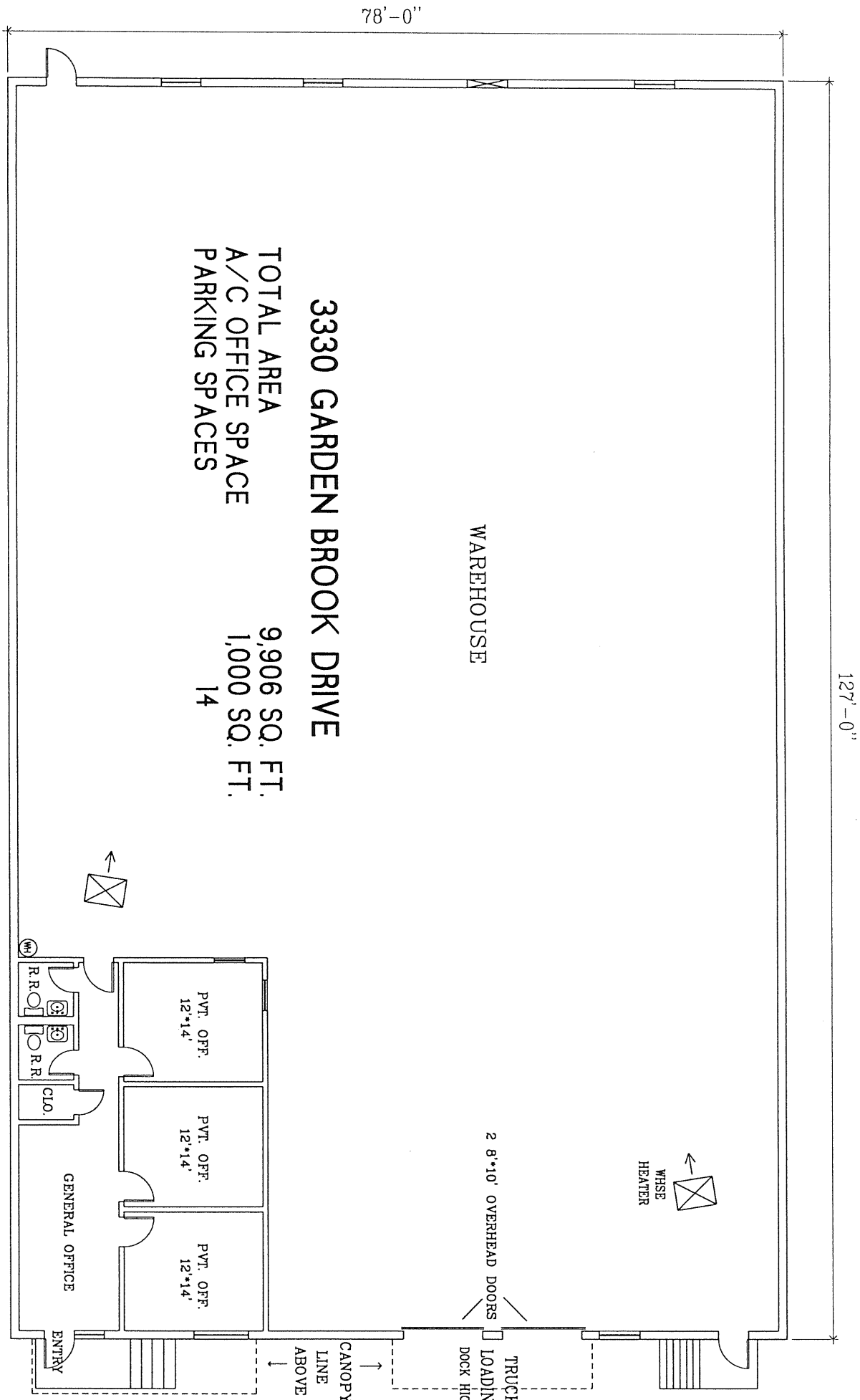
Very truly yours,

WILEY BROS. MANAGEMENT CORP.

By: _____



GAR330-7.425



3330 GARDEN BROOK DRIVE
 TOTAL AREA 9,906 SQ. FT.
 A/C OFFICE SPACE 1,000 SQ. FT.
 PARKING SPACES 14

DATE: _____	DESIGNED BY: _____
SCALE: _____	DRAWN BY: _____
DR. NO. 1	DATE: _____
SHEET	NO. _____
OF 1 SHEETS	

PROJECT: OFFICE-WAREHOUSE SPACE
 AT
 3330 GARDEN BROOK DRIVE

WILEY BROS.
 CONTRACTORS & INVESTMENT BUILDERS
 9900 MONROE DRIVE DALLAS, TEXAS 75220
 SUITE #122 351-5387

REVISION	BY	DATE