

435 SOUTHWESTERN BLVD

Coppell, TX 75019

Industrial Building Space For Sublease



PROPERTY DESCRIPTION

Discover the prime opportunity awaiting your business at this exceptional property in Coppell, TX. Boasting modern architecture and versatile floor plans, this space is perfect for a wide range of office needs. The property offers ample parking, lush landscaping, and attractive common areas, providing a professional and inviting environment for employees and clients alike. With customizable spaces, state-of-the-art amenities, and a prime location, this property is the ideal setting for success. Take advantage of this lease opportunity to elevate your business in a prestigious, well-equipped, and strategically positioned office space.

PROPERTY HIGHLIGHTS

- Modern architecture and design
- Versatile floor plans to suit various needs
- Ample parking for employees and visitors
- Current lease expiration date 3/31/2026

OFFERING SUMMARY

| | |
|----------------|------------|
| Lease Rate: | \$8.25+NNN |
| Available SF: | 37,620 SF |
| Lot Size: | 37,620 SF |
| Building Size: | 37,620 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 70 | 303 | 1,212 |
| Total Population | 235 | 1,000 | 3,693 |
| Average HH Income | \$218,040 | \$217,677 | \$217,730 |

Presented By:

TRACY LI, CCIM, SIOR (MEMBER ASSOCIATE)

President

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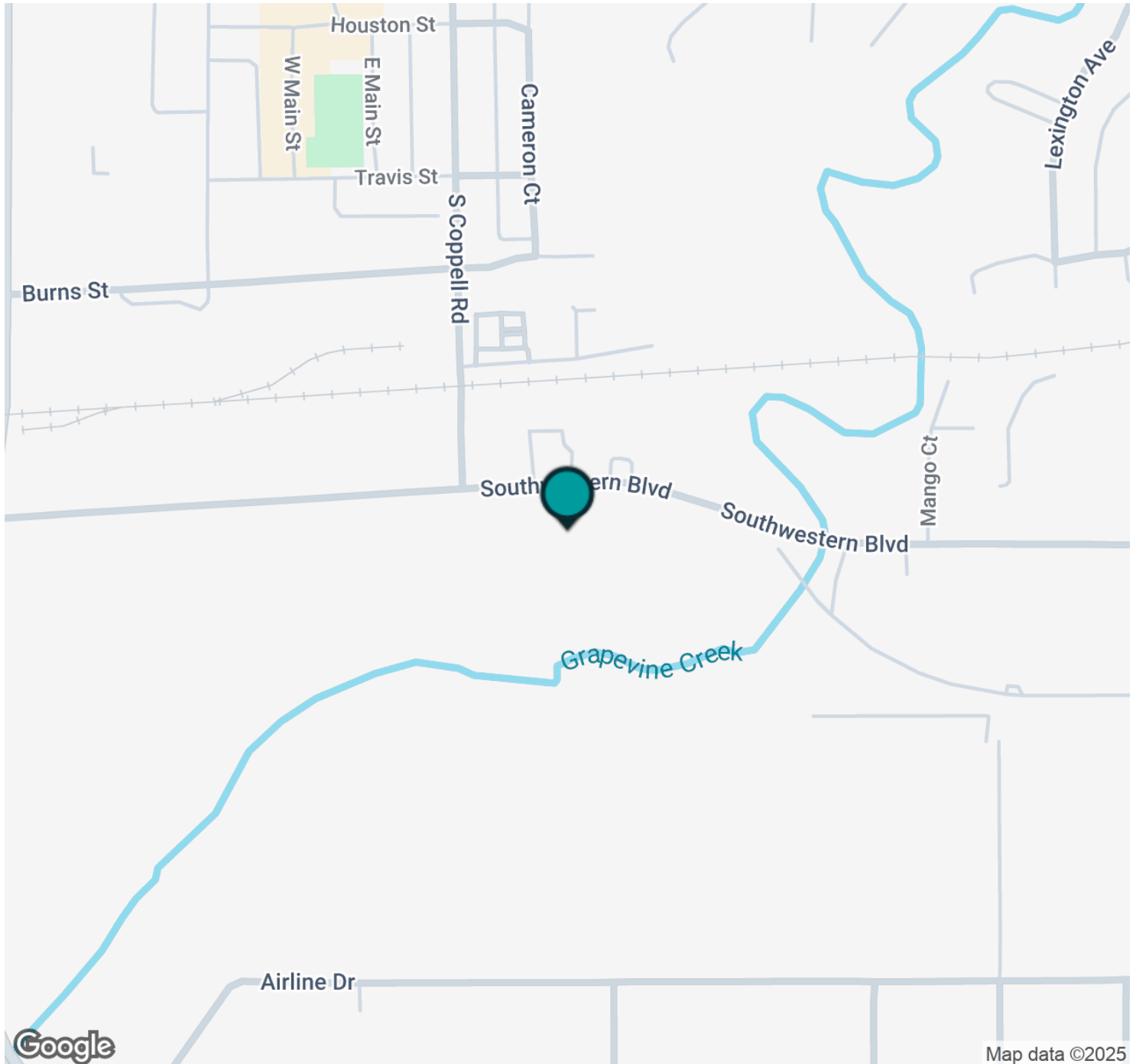


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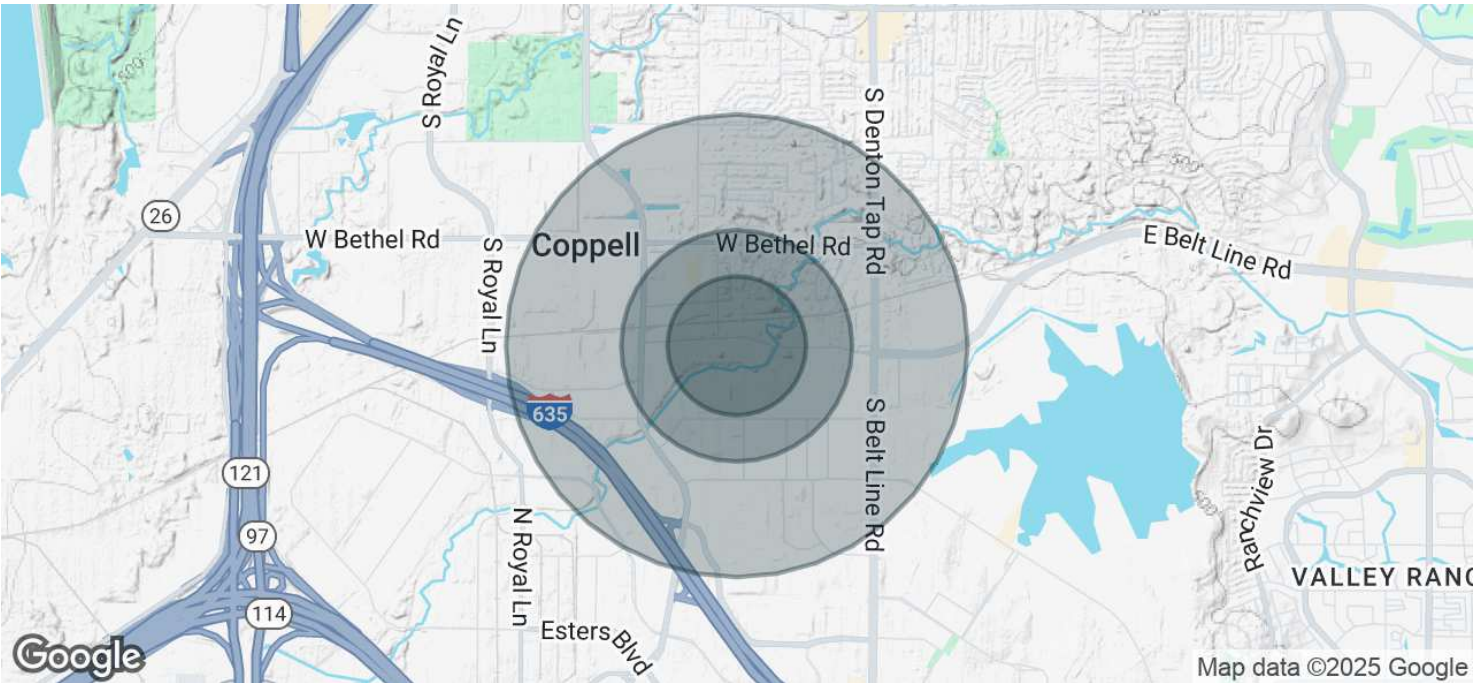


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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 235 | 1,000 | 3,693 |
| Average Age | 35 | 36 | 39 |
| Average Age (Male) | 36 | 36 | 38 |
| Average Age (Female) | 35 | 36 | 40 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 70 | 303 | 1,212 |
| # of Persons per HH | 3.4 | 3.3 | 3 |
| Average HH Income | \$218,040 | \$217,677 | \$217,730 |
| Average House Value | \$631,779 | \$620,818 | \$630,867 |

Demographics data derived from AlphaMap

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