

**OFFICE SPACE
FOR LEASE**



Campbell Crossing
6210 Campbell Rd. Dallas, TX 75248



PROPERTY HIGHLIGHTS

- Campbell offers office space in the heart of one of D-FW's most affluent submarkets. Benefit from the access and visibility from North Dallas' well-known Preston Road and Campbell Road.
- Within walking distance to big box retail shops and dining.
- The office building has fantastic exposure and an unrivaled presence on Preston and Campbell Road. Both roads seeing a combined 45,000 cars a day.
- 22 miles from DFW Airport / 13.7 miles from Dallas Love Field Airport
- The office is locally managed and owned.

PROPERTY HIGHLIGHTS	
Address	6210 Campbell Rd. Dallas, TX 75248
Suite For Lease (2 Floors)	Suite 100 (3,905 RSF) Suite 128 (120 – 2,163 RSF) Suite 200 (2,490 RSF) Suite 203 (2,996 RSF) Suite 205 (1,049 RSF) Suite 210 (1,020 RSF) Suite 220 (3,317 RSF) Suite 225 (4,192 RSF) Suite 230 (4,958 RSF) TOTAL: 26,090 SF
Year Built	1984
Zoning	NO (A) - Neighborhood Office
Building Size	38,995 SF
Great Location	The office building has superb location and an unrivaled presence on Preston and Campbell Road.
Rent Rate	\$16.50 per SF plus NNN
Site Highlights	<ul style="list-style-type: none"> • Heavy Foot Traffic • Lots of Natural Light • Located in the Heart of North Dallas • Easy Ingress/Egress to Major Roads • 45,000 VPD
Excellent Demographics	Primed to serve the North Dallas area where households within three-mile radius boasting an average income of \$100,280/year
Parking	Plenty Surface Parking Spaces

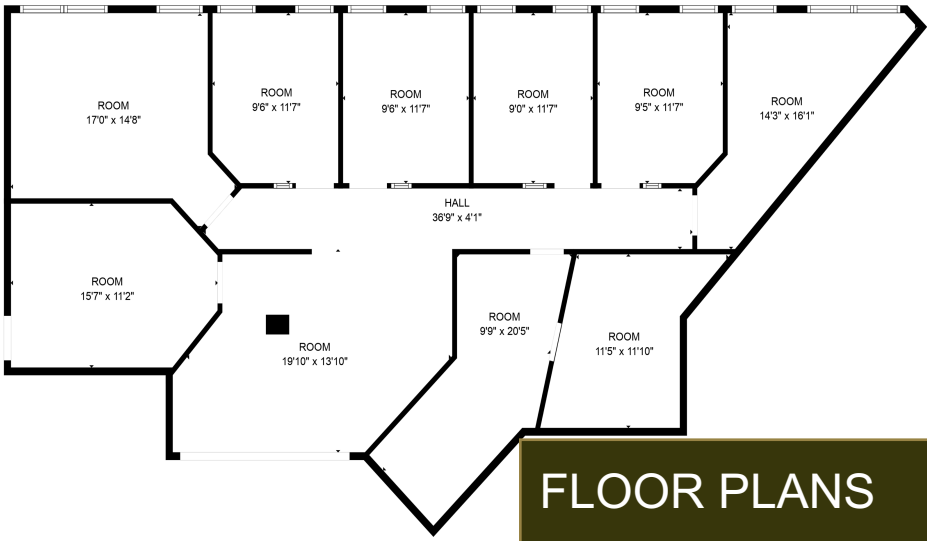


PROPERTY OVERVIEW



INTERIOR
PHOTOS





FLOOR PLANS





CONTACT INFORMATION

JAKE COPELAND

Associate

C: 817.917.9059

O: 214.637.4300

jcopeland@glaciercommercial.com

PAUL BLIGHT

Partner

C: 214.682.7192

O: 214.637.4300

pblight@glaciercommercial.com

STACEY YEARIAN

Vice President

C: 618.530.3550

O: 214.637.4300

yearian@glaciercommercial.com

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glaciercommercial.com

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