

WILEY BROS.



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
MARCH 2025.

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 - \$9,700.00 (\$11.75/SF) based on a 3 year lease.

Very truly yours,

WILEY BROS. MANAGEMENT CORP.

By:

A handwritten signature in blue ink that reads "J. Christopher Wiley". The signature is fluid and cursive, with "J. Christopher" on the top line and "Wiley" on the bottom line.

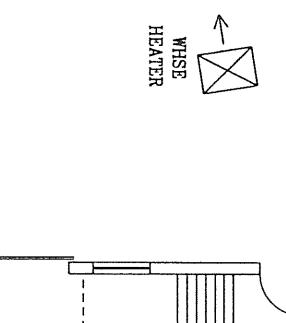
GAR330-7425

127'-0"

78'-0"

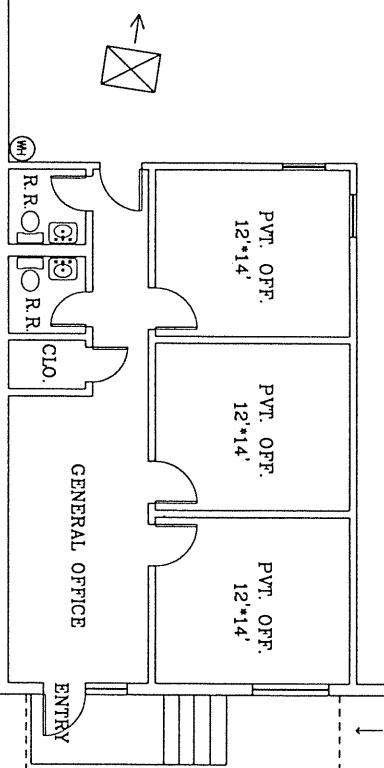
WAREHOUSE

2 8'x10' OVERHEAD DOORS
TRUCK
LOADING
DOCK HIGH



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

3330 GARDEN BROOK DRIVE



PROJECT: OFFICE-WAREHOUSE SPACE
AT
3330 GARDEN BROOK DRIVE

WILEY BROS.
CONTRACTORS & INVESTMENT BUILDERS
9990 MONROE DRIVE DALLAS, TEXAS 75220
SUITE #122 351-5397

8-1
8-2

8-3
8-4
8-5
8-6
8-7
8-8