

FOR LEASE
Professional
Office Building



2245 Keller Way, Carrollton, Texas 75006



PROPERTY HIGHLIGHTS

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- Move in Ready! Available Now!
- Great Mix of Professional Tenants in the Heart of DFW
- Variety of Uses – Flexible Spaces and Configurations
- Phenomenal Visibility on High Traffic, Consistently Travelled Keller Springs & Marsh Lane
- Surrounded by Vibrant Commercial Business, Booming Residential, and a Wide Variety of Restaurants

2245

PROPERTY HIGHLIGHTS

Address	2245 Keller Way, Carrollton, Texas 75006
Space For Lease	Suite 150: Executive Offices Suite 160: 1,733 RSF Suite 200: 2,353 RSF Suite 210: 2,687 RSF Suite 220: 2,269 RSF Suite 230: 2,307 SF Suite 320: 905 RSF
Year Renovated	Renovated 2023
Zoning	Commercial Medical/Office Zoning
Building Size	32, 202 SF
Great Location	Centrally Located Between North Dallas Tollway & Pres. George Bush Turnpike (both minutes away)
Rent Rate	\$15-\$16/SF plus Electric
Site Highlights	<ul style="list-style-type: none">• Move in Ready!• This beautifully-designed office spaces suit any size of team• Centrally Located Office Building in Prime Location• Easy Ingress/Egress to Major Roads
Excellent Parking	Plenty Surface Parking Spaces and Covered Parking Available

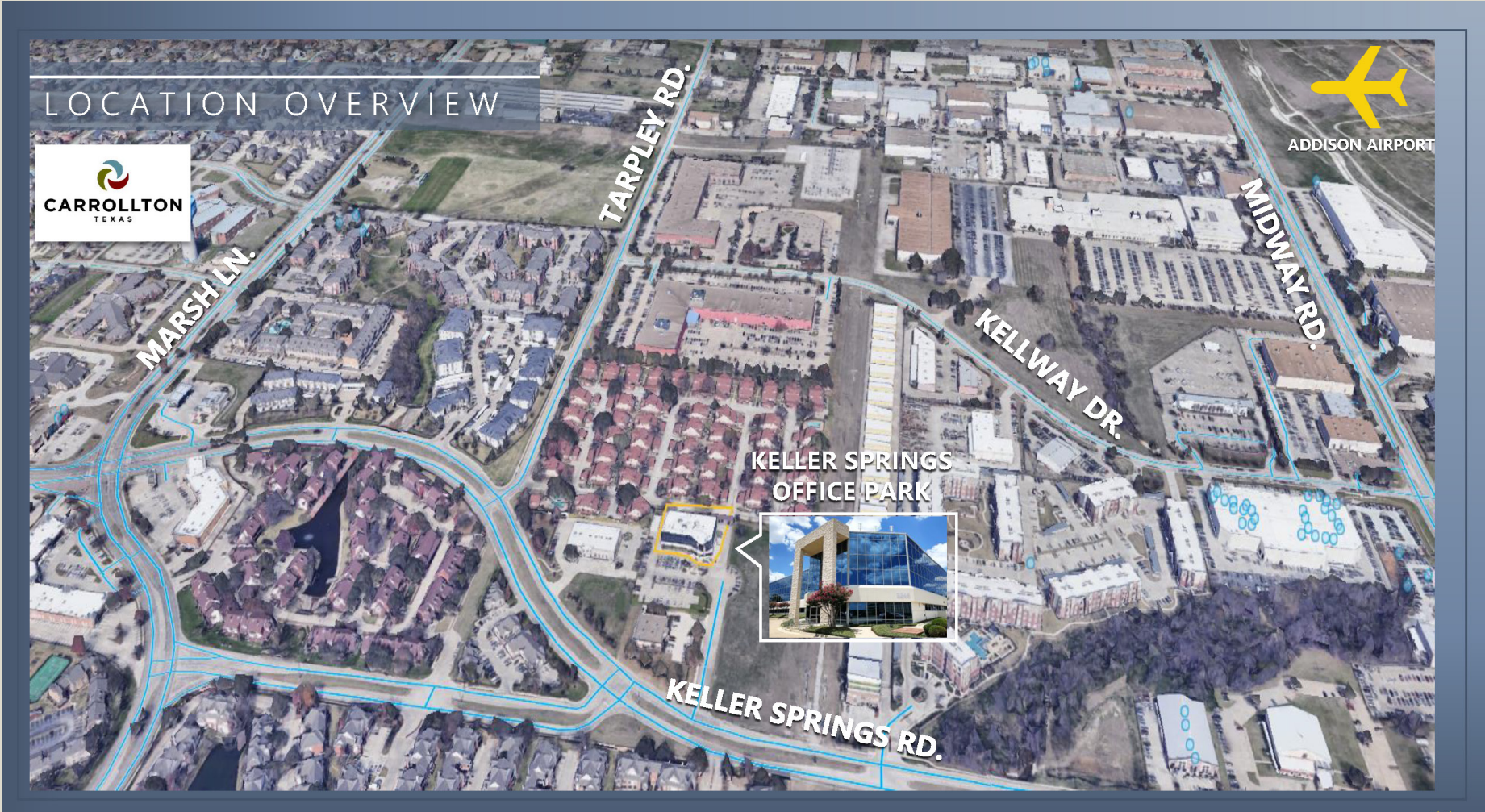




- Minutes to:
- 2 Restaurants
 - 6 North Dallas Tollway
 - 8 President George Bush Turnpike
 - 8 Interstate 635
 - 10 Interstate 35
 - 10 Shopping @ Dallas Galleria
 - 20 DFW Int'l Airport
 - 20 Downtown Dallas



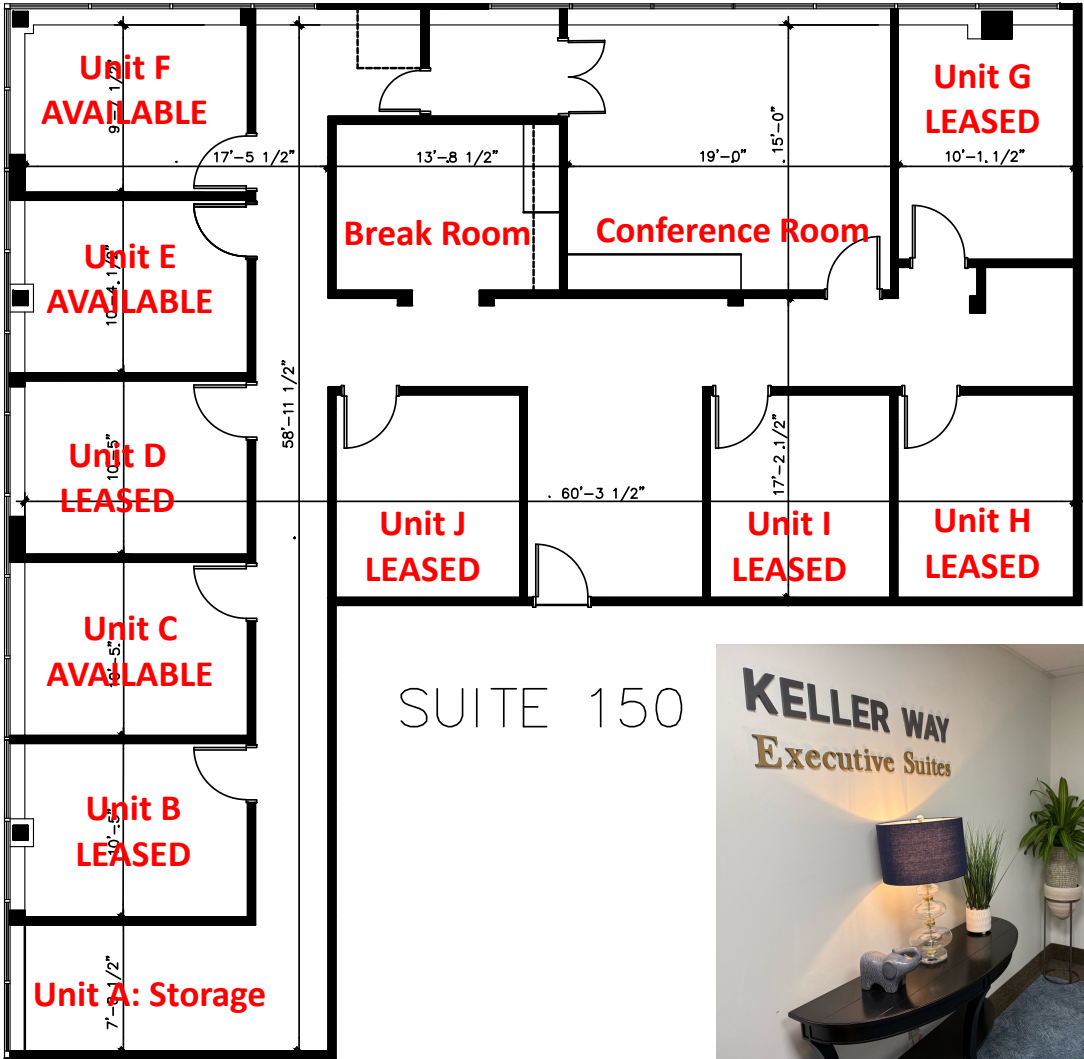
LOCATION OVERVIEW



LOCATION
OVERVIEW

Executive Suites For Lease Suite #150:

FLOOR
PLANS

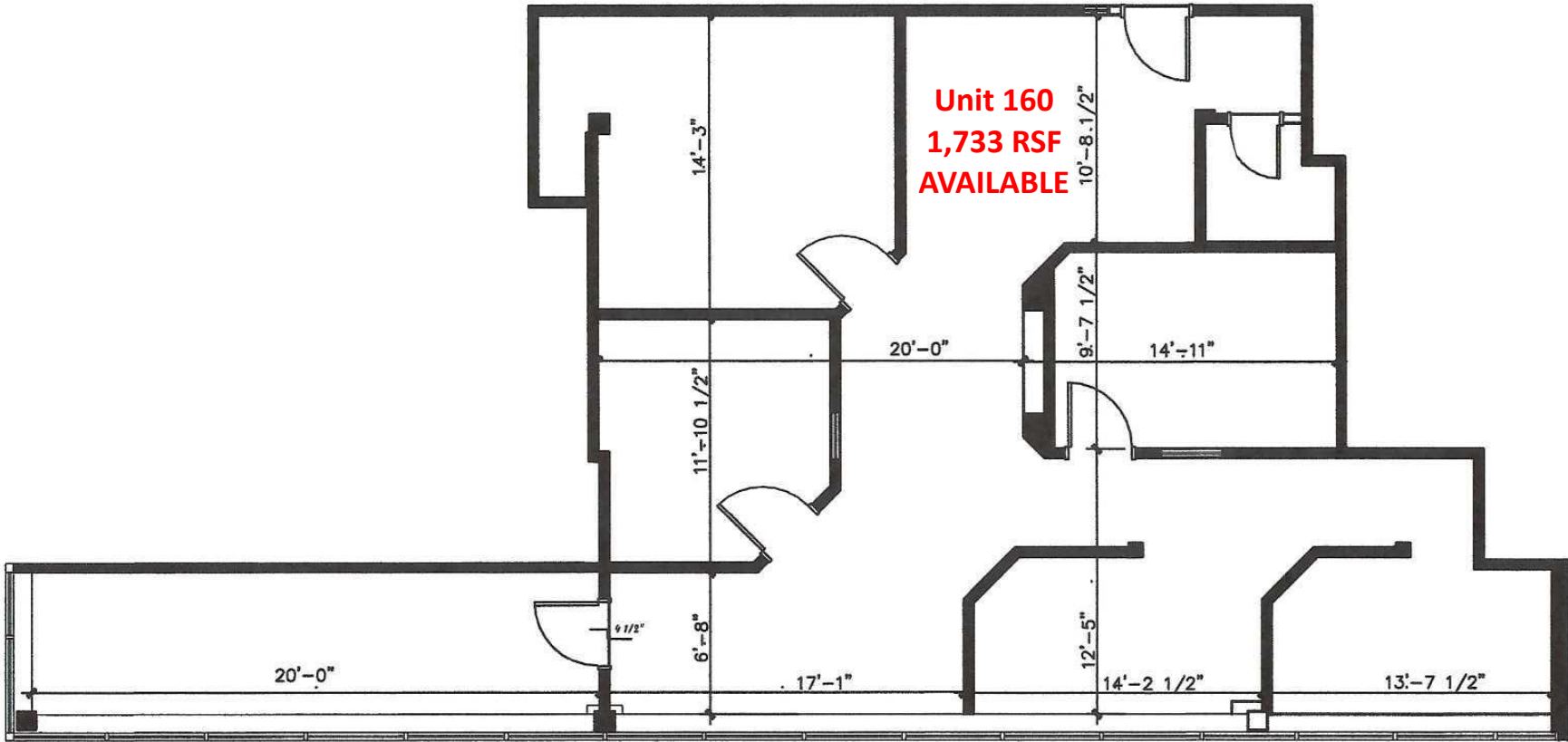


SUITE 150



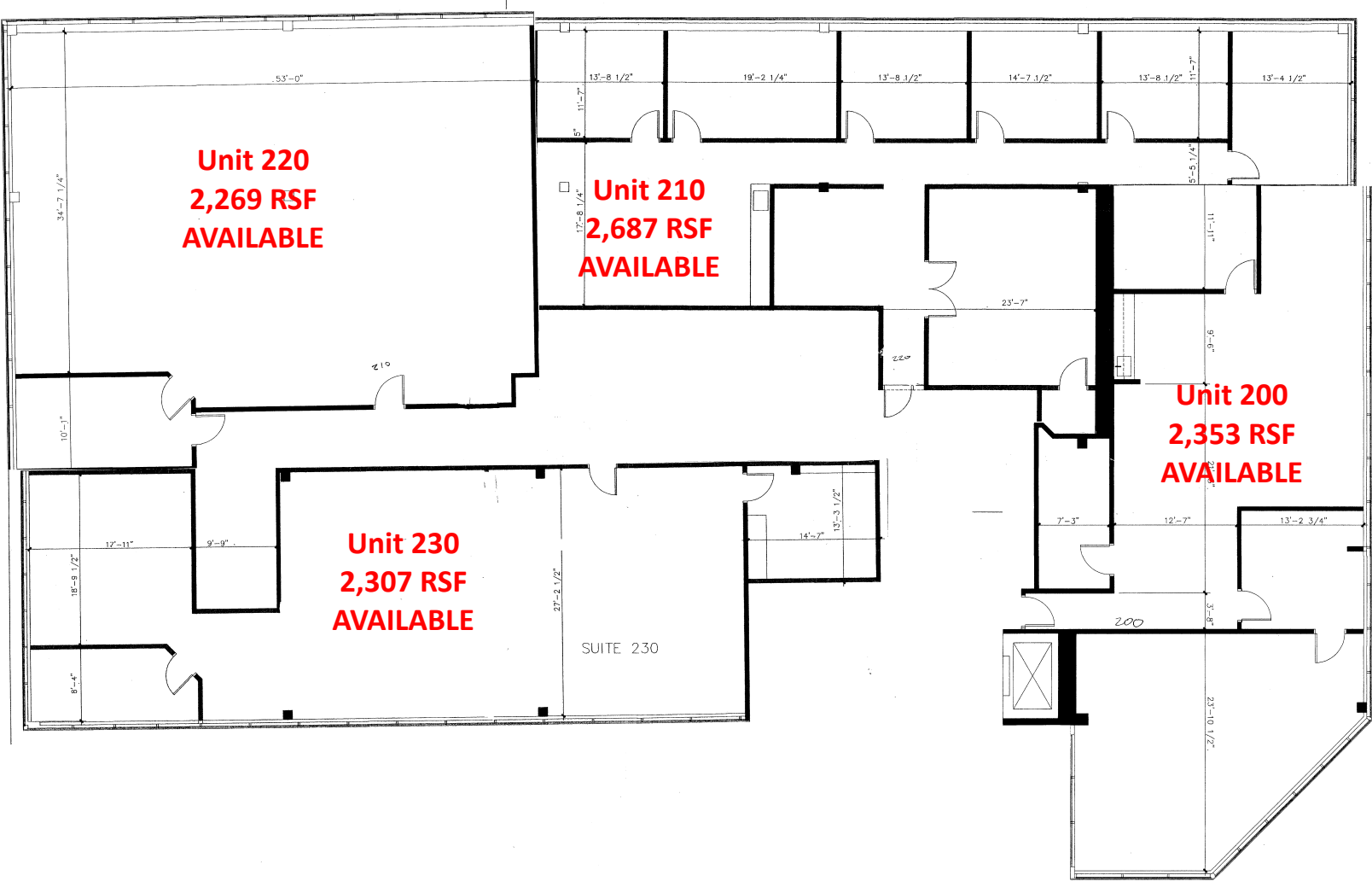
First Floor Space Suite #160: 1,733 RSF

FLOOR
PLANS



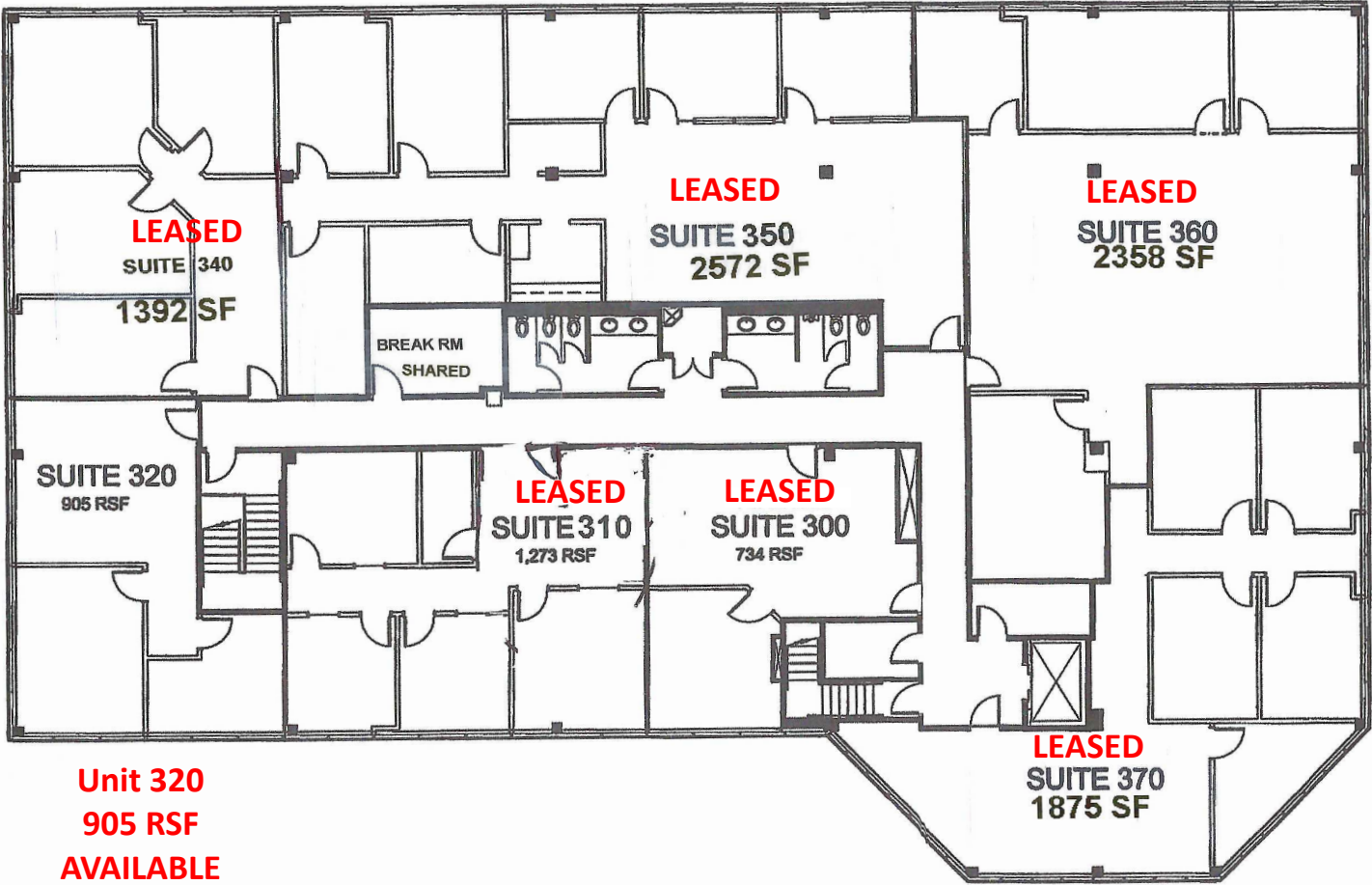
Second Floor Spaces

FLOOR
PLANS



Third Floor Space Suite 320: 905 RSF

FLOOR
PLANS





INTERIOR
PHOTOS



CONTACT INFORMATION



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Newly Renovated Professional Office Suites For Lease



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