

FOR LEASE | OFFICE

DALLAS/FORT WORTH OFFICE SPACE AVAILABLE AT BURGUNDY TOWER IN EULESS, TX

1001 W. Euless Blvd., Euless, TX 76040



LEASE OVERVIEW

AVAILABLE SF:	963 - 2,540 SF
LEASE RATE:	Negotiable
LOT SIZE:	2.97 Acres
BUILDING SIZE:	61,806 SF
CEILING HEIGHT:	12.0 FT
YEAR BUILT:	1973
RENOVATED:	1973
ZONING:	F1 Commercial
MARKET:	Dallas/Fort Worth
SUB MARKET:	HEB/Midcities
CROSS STREETS:	W Euless Blvd./Del Paso St.
TRAFFIC COUNT:	30,237

PROPERTY DESCRIPTION

Burgundy Tower presents multiple unit sizes and unique office layouts available for lease at a Mid-Cities mainstay.

Burgundy Tower provides on-site management, a conferencing center available to tenants, 48 covered parking spaces on a first come, first serve basis, along with an abundant amount of free surface parking spaces on a sprawling, well-maintained 2.97 acres of land.

PROPERTY HIGHLIGHTS

- Renovations Underway
- Market Competitive Rents
- On-Site Management
- Conferencing Center Available to Tenants
- Free Covered Parking Garage
- Main Artery Access
- Minutes from Hwy-183, St. Hwy-360, Interstate-30, and Dallas/Fort Worth International Airport

For More Information: Anjum Varshney
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Email: anjumvarshney@hotmail.com

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PROPERTY NAME:	Burgundy Tower
PROPERTY ADDRESS:	1001 W. Euless Blvd. Euless, TX 76040
PROPERTY TYPE:	Office
APN:	04653963
BUILDING CLASS:	B
LOT SIZE:	2.97 AC
ZONING:	F1 Commercial
PARKING SPACES:	181
PARKING RATIO:	3.87
CROSS STREETS:	W Euless Blvd./Del Paso St.
YEAR BUILT:	1973
CONSTRUCTION TYPE:	Existing
NUMBER OF STORIES:	4
AVERAGE FLOOR SIZE:	15,451.5
FOUNDATION:	Concrete Slab
WALLS:	Painted Sheetrock Wall Coverings
ROOF:	Built-Up



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Lease Rate:	NEGOTIABLE	Total Space:	13,008 SF
Lease Type:	MG	Lease Term:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Burgundy Tower #206	Office Building	NEGOTIABLE	Modified Gross	1,560 - 2,523 SF	Negotiable	Second Floor Office Suite Three Offices or Two Offices and a Conference Room Break Area with Sink Reception/Open Work Area Can Be Combined with Suite 208
Burgundy Tower #214	Office Building	NEGOTIABLE	Modified Gross	1,276 - 2,484 SF	Negotiable	Five Offices Wet Bar with Sink Large Storage Closet Reception Can Be Combined with Suite 215
Burgundy Tower #208	Office Building	NEGOTIABLE	Modified Gross	963 - 2,523 SF	Negotiable	Three Offices Reception Work/Break Area Can Be Combined with Suite 206
Burgundy Tower #318	Office Building	NEGOTIABLE	Modified Gross	1600 SF	Negotiable	Three Offices Reception Work/Break Area/ Conference Room/ Storage
Burgundy Tower #407	Office Building	NEGOTIABLE	Modified Gross	2,161 SF	Negotiable	Spec Option: Three-Four Offices Open Work Area Break Area with Sink and Suite Entrance Two Suite Entrances Dedicated Reception with Glass Reception Window Foyer/Smaller Work Area

Typical Floor Plan



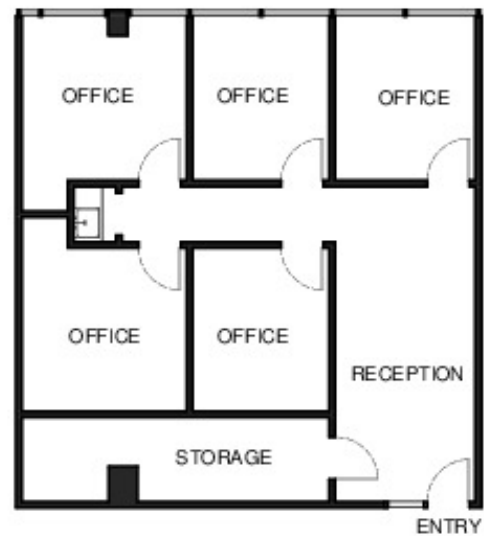
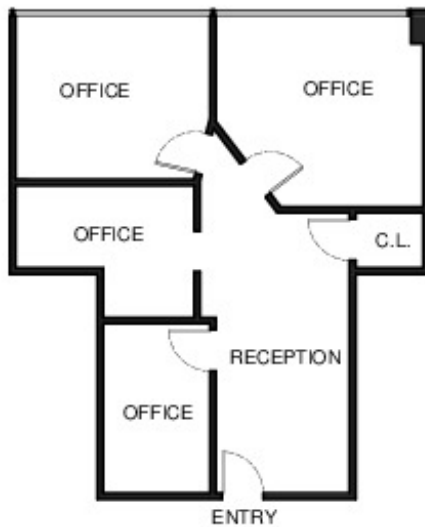
1 TYPICAL BUILDING FLOOR DIMENSIONS
Actual Third Floor [Current Suite Layouts May Vary]

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Suites 111, 206, 208, 214

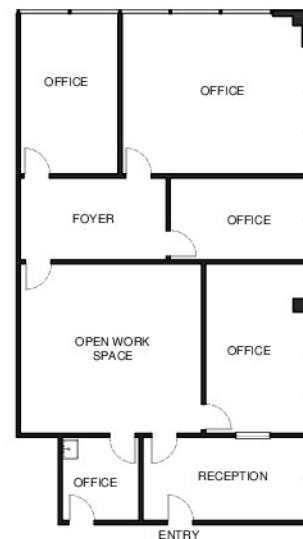
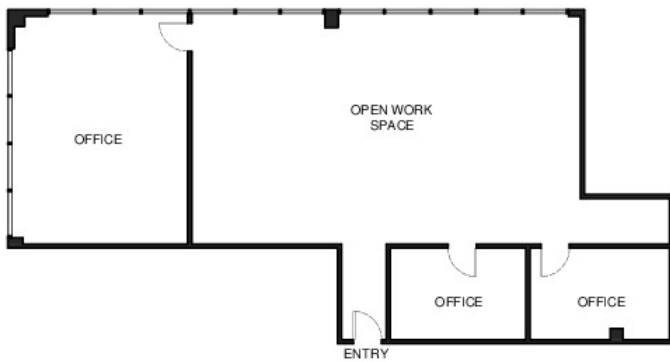
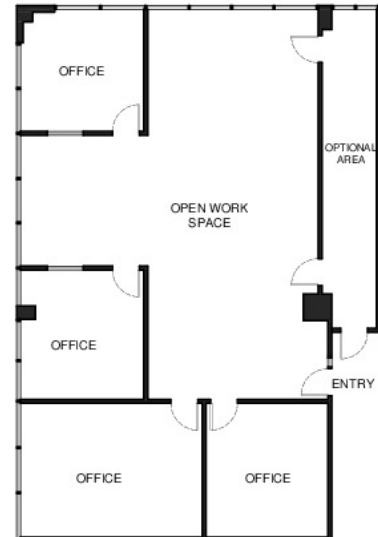
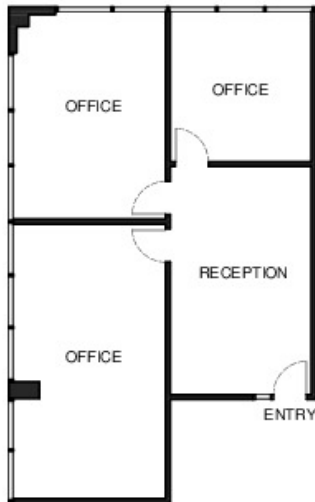


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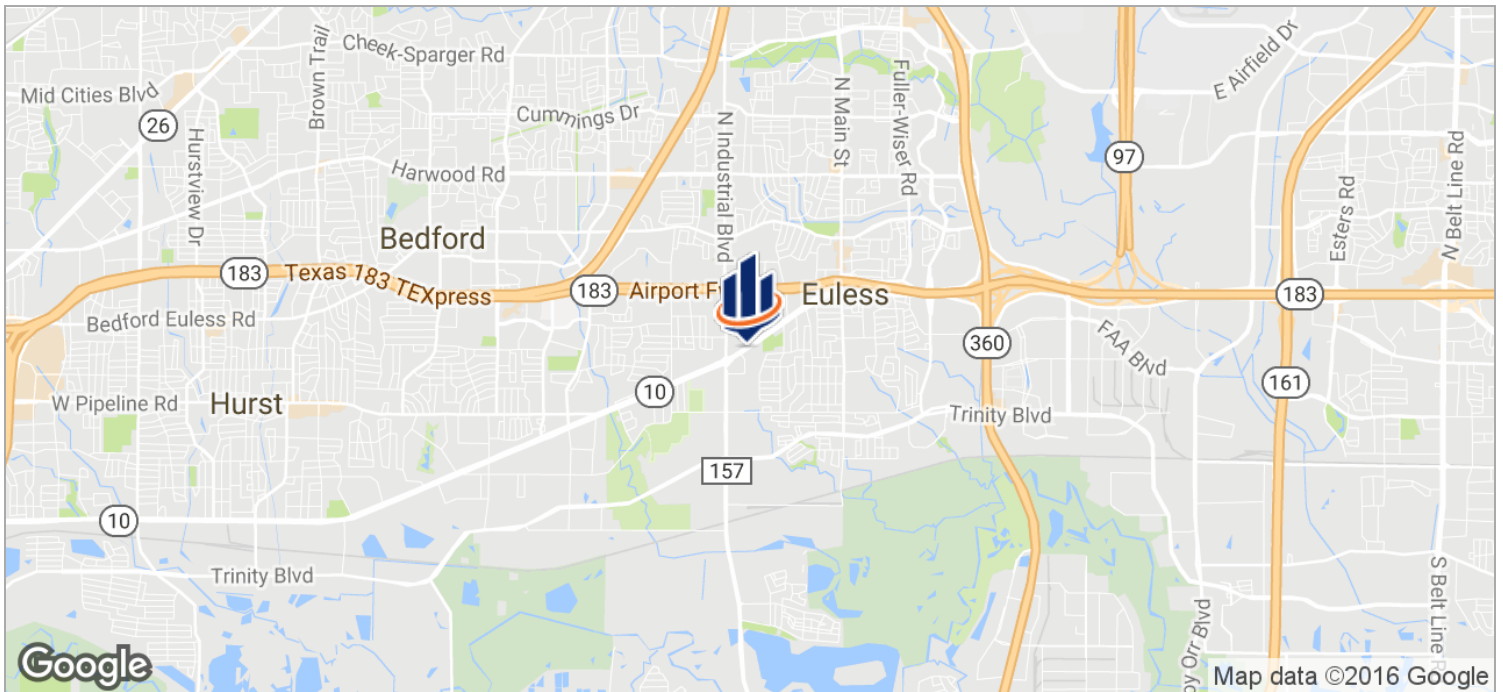
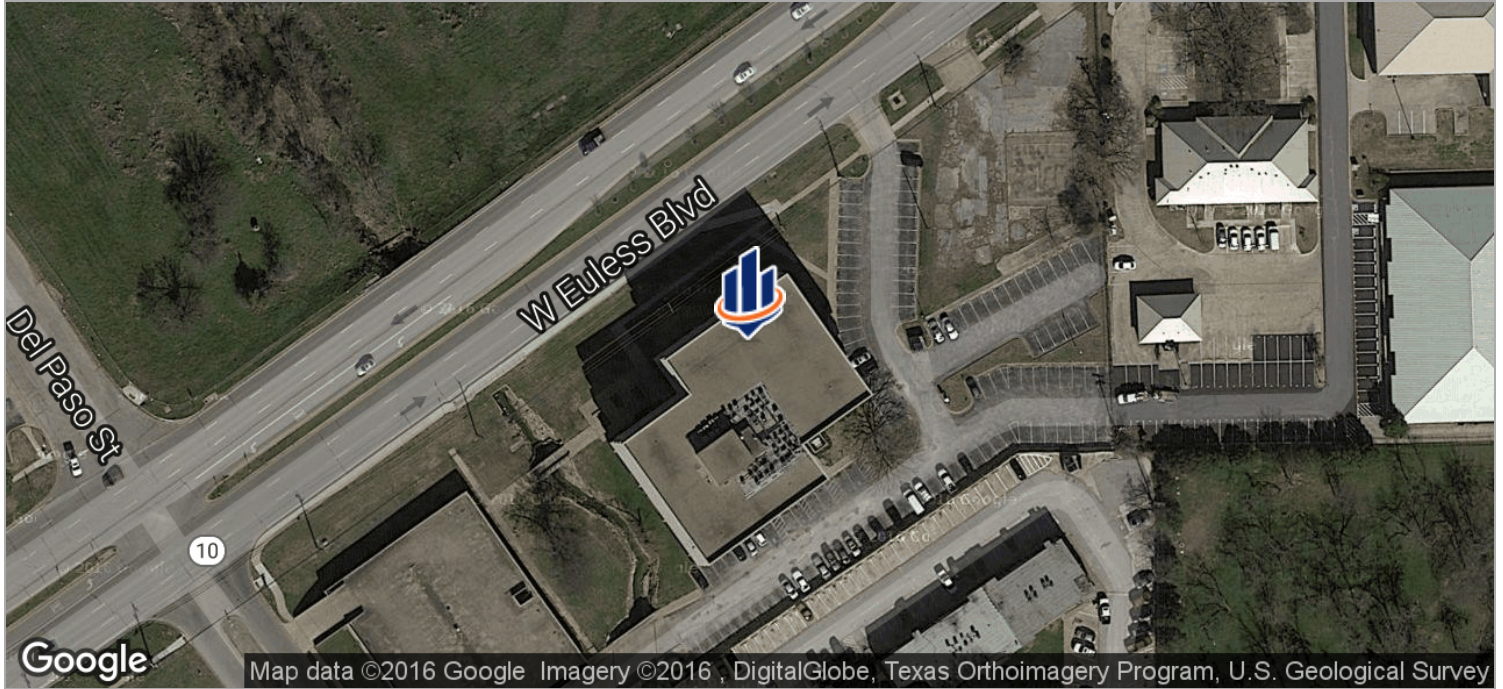
Suites 215, 240, 340, 407



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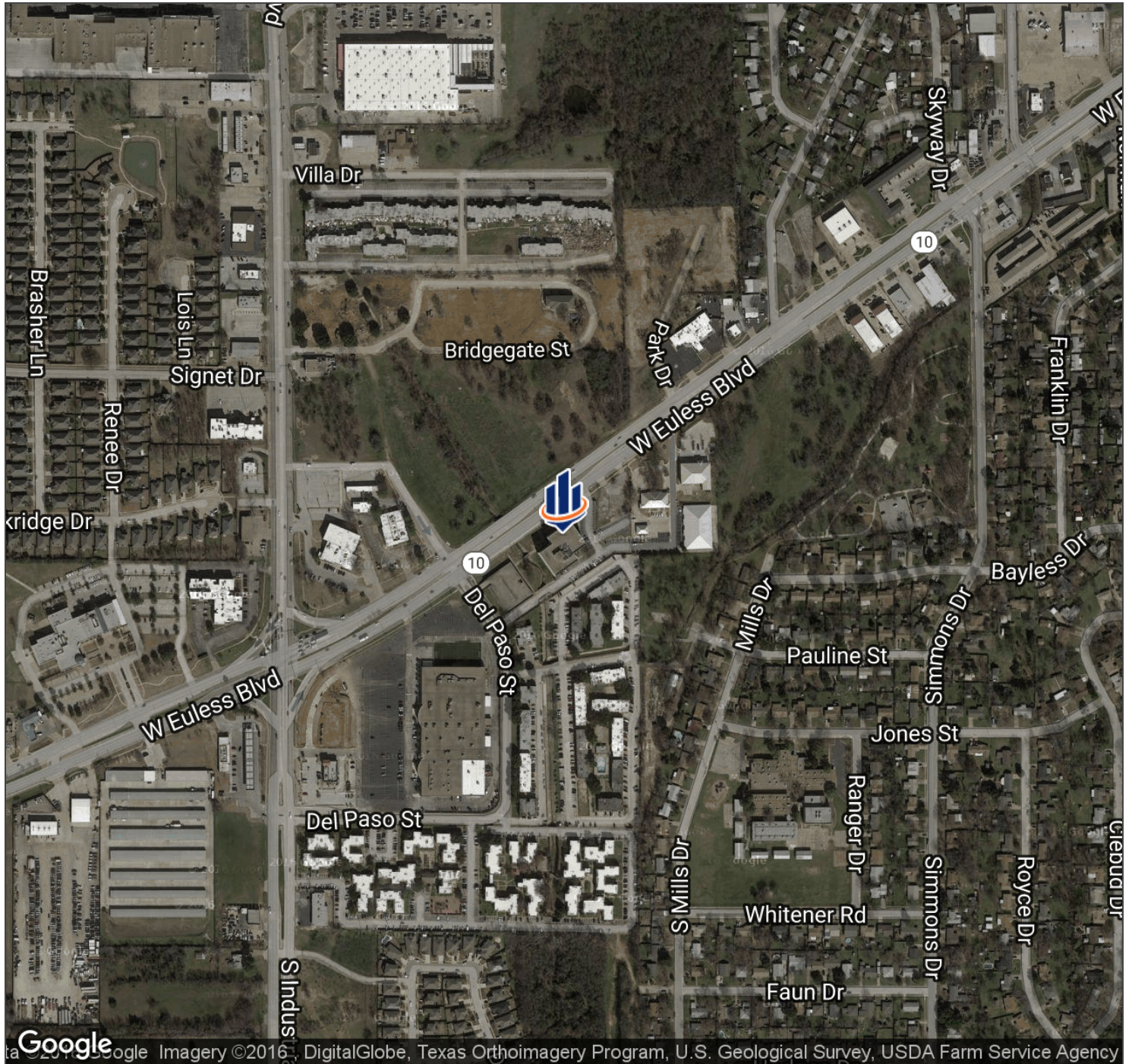
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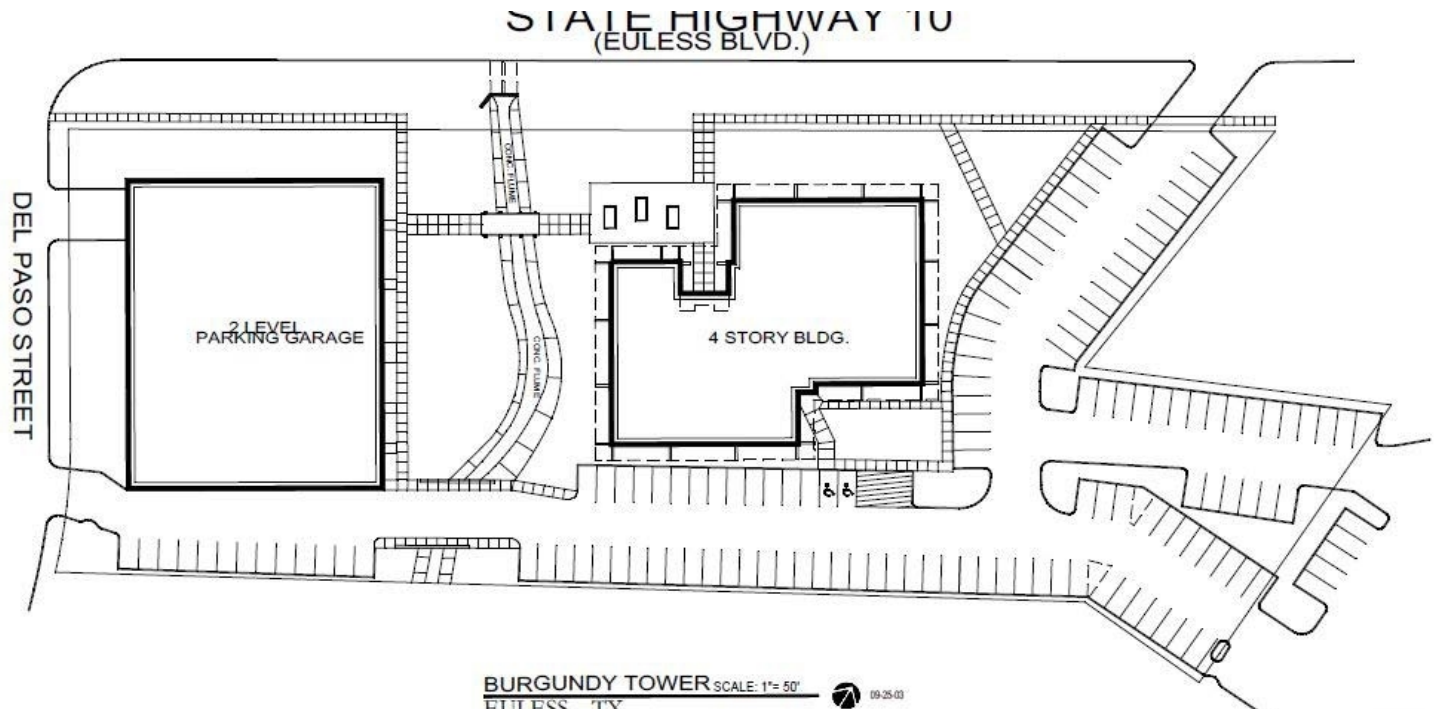
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