

# INDEPENDENCE PARK OFFICE BUILDING

**FOR LEASE**  
**Single Offices!**

2302 GUTHRIE ROAD, GARLAND, TEXAS 75043



## Building Features:

- **Excellent Signage** with a pylon sign on Broadway Blvd.
- **Well known property** on the corner of Belt Line Blvd and Guthrie Rd (Traffic Count: 28,000 VPD)
- **Outstanding Location** with immediate access to LBJ & Interstate 30 access to the President George Bush Tollway and close to area restaurants and shopping
- **Great Tenant Base-** Susser Bank as an anchor tenant
- **Active property management on site**

*Call today:*

**1-972-226-0022**

*to schedule a  
showing.*



850 S. Hermitage Rd | Ste. B-1 | Hermitage | PA | 16148  
Phone: 888-792-0308 | Fax: 724-342-4582

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**AVAILABLE**

**NOW!**

**Please Call:**

**972-226-0022**

- Suite 260-G2 - 263 RSF
- \*Suite 250-7 - 161 RSF
- \*Available June 2026  
*(Utilities Included but do not include Wi-Fi nor Phone Service)*

