

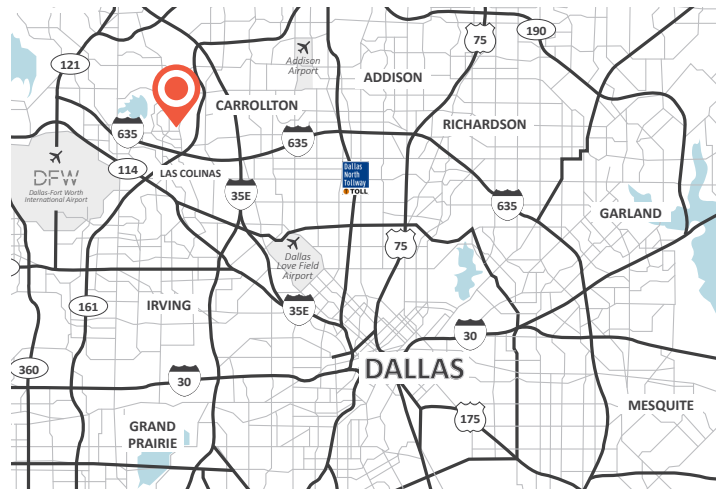
## OFFICES AT CIMARRON TRAIL

305 CIMARRON TRAIL | IRVING, TX 75063



### OVERVIEW

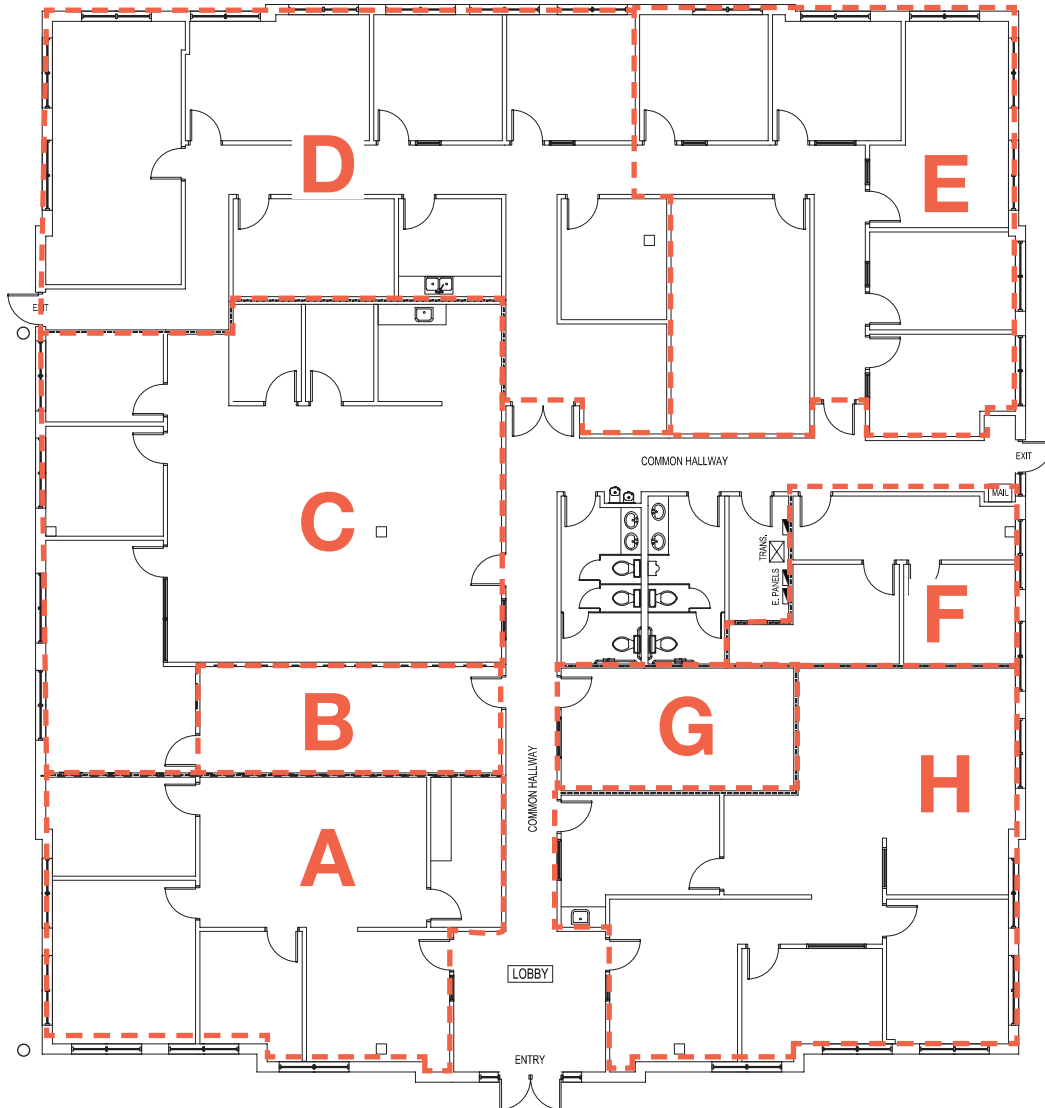
- Entire single-story building, comprising a total of 10,580 square feet, is available for lease
- \$13.00 PSF + NNN expenses
- Suites D and E are available as executive or co-working spaces, each 150-300 SF
- Located at the NEQ of N MacArthur Boulevard and Cimarron Trail
- Building Signage
- Parking - 4:1,000, some covered
- Valley Ranch location/lifestyle
- Professional landscaping, setbacks and parkways
- Easy access to LBJ Freeway (I-635), PGBT (SH 190), Stemmons Freeway (I-35)



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SUITES D AND E ARE AVAILABLE AS EXECUTIVE OR CO-WORKING SPACES, EACH 150-300 SF



A	Suite 150	1,371 SF*	E	Suite 105	150-4,000 SF
B	Suite 165	500 SF	F	Suite 110	1,000 SF
C	Suite 160	1,968 SF	G	Suite 130	500 SF
D	Suite 100	150-4,000 SF	H	Suite 140	1,600 SF

\* Suite 150 is leased; can be available for a single tenant building

