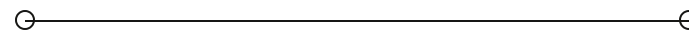


LEASE

735 Plaza Blvd

735 PLAZA BLVD

Coppell, TX 75019



PRESENTED BY:

BRAD TYNDALL

O: 940.381.2220

brad.tyndall@svn.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The available suite is located on the 2nd floor of this true Class A Office Building. The suite includes 12 private offices, with 4 of those being oversized executive style office spaces. In addition to the ample office space, the suite also includes a reception area, conference room, break room, work room and administrative desk area. The common restrooms are located just outside the suite, along with elevator and two stairwells.

OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN)
AVAILABLE SF:	4,410 SF
BUILDING SIZE:	20,041 SF

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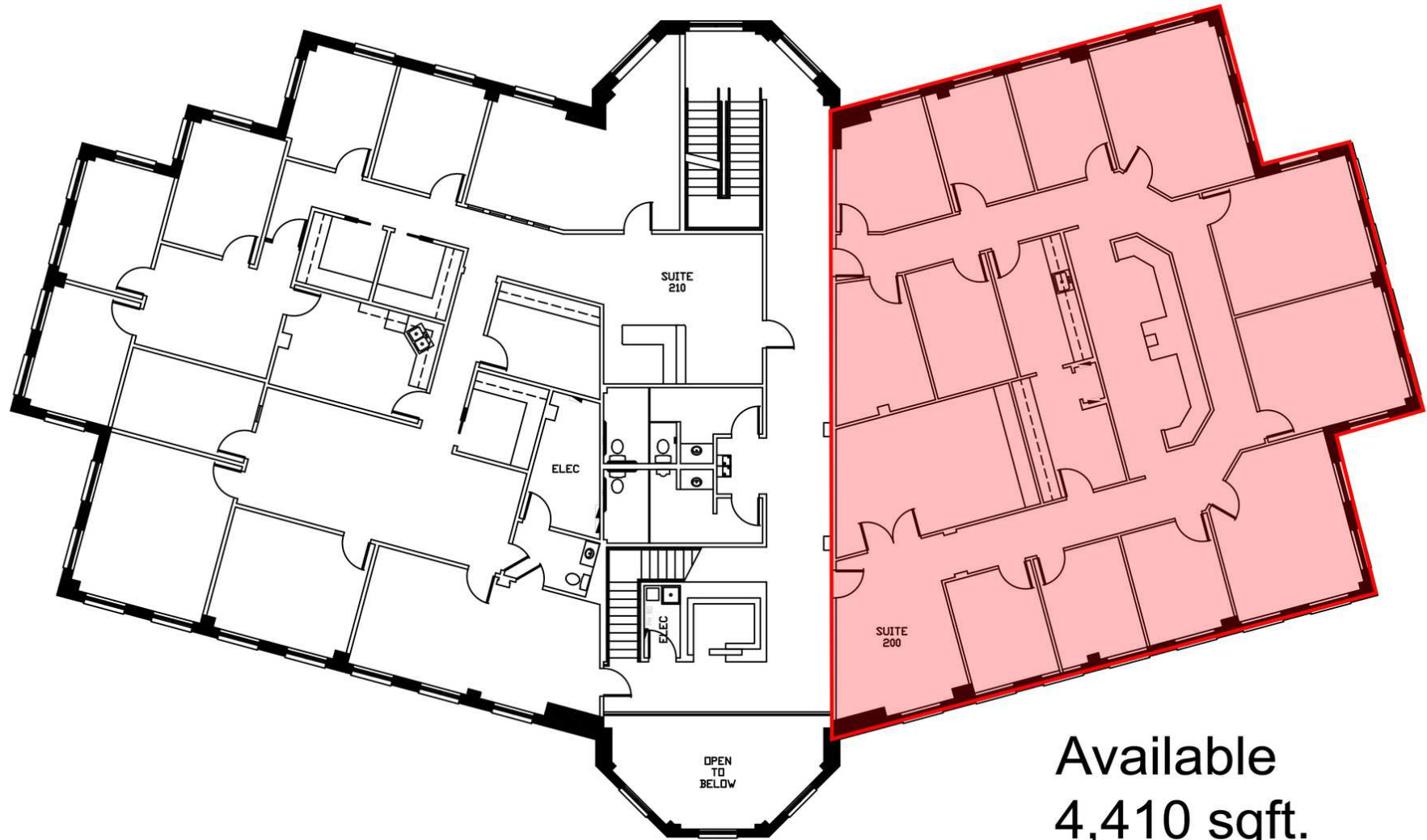
735 PLAZA BLVD | Coppell, TX 75019



LOCATION DESCRIPTION

This Class A Office Building is conveniently located in the heart of the DFW Metroplex. The property is easily accessible from State Highway 121/Sam Rayburn Tollway. This is a great location for professional office users and within 10 minutes of DFW Airport.

FLOOR PLAN



BRAD TYNDALL

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SVN | VERUS COMMERCIAL

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	4,410 SF	LEASE RATE:	\$22.00 SF/yr

AVAILABLE SPACES					
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	4,410 SF	NNN	\$22.00 SF/yr	Class A Office Space

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ADDITIONAL PHOTOS

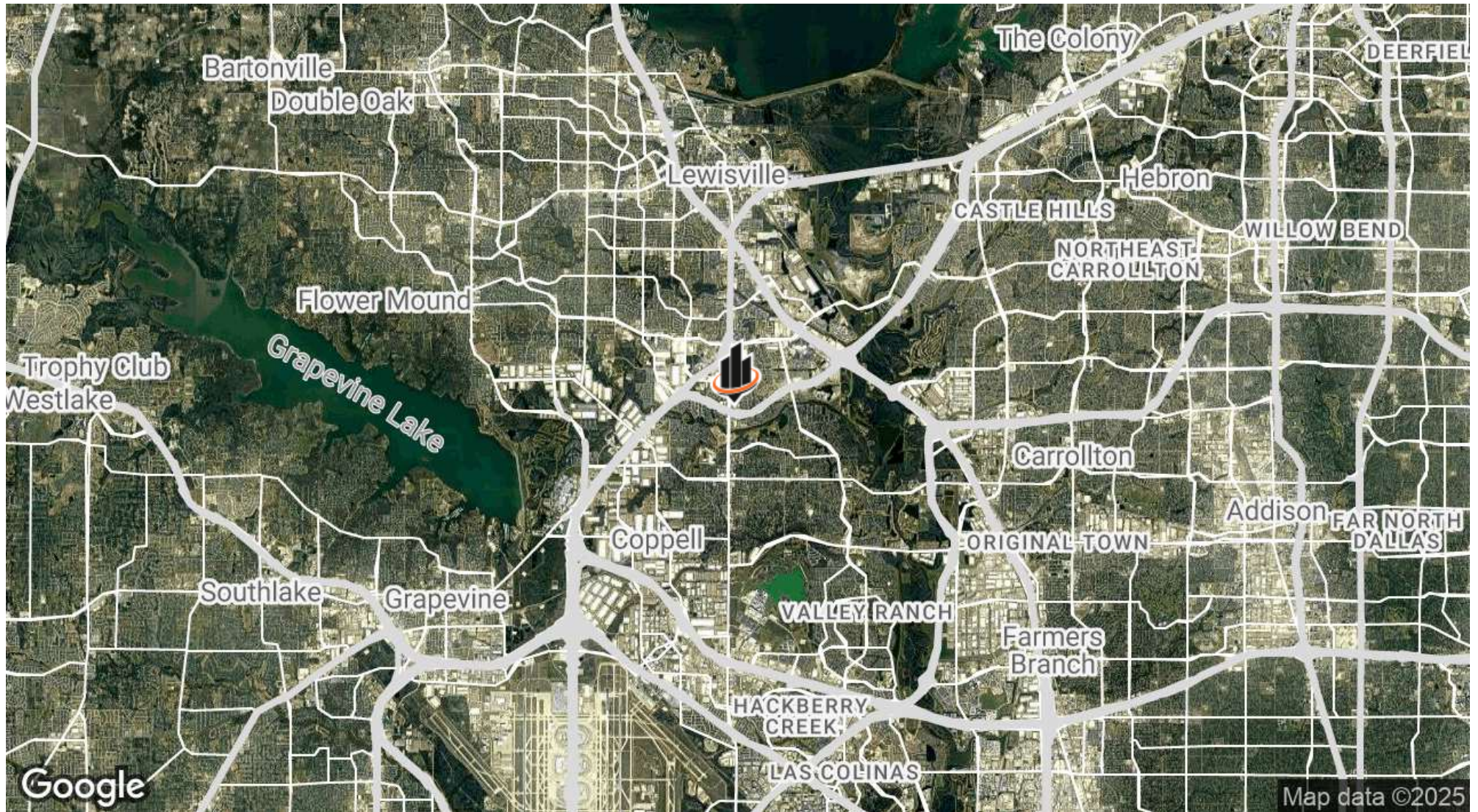


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SVN | VERUS COMMERCIAL 5

LOCATION MAP



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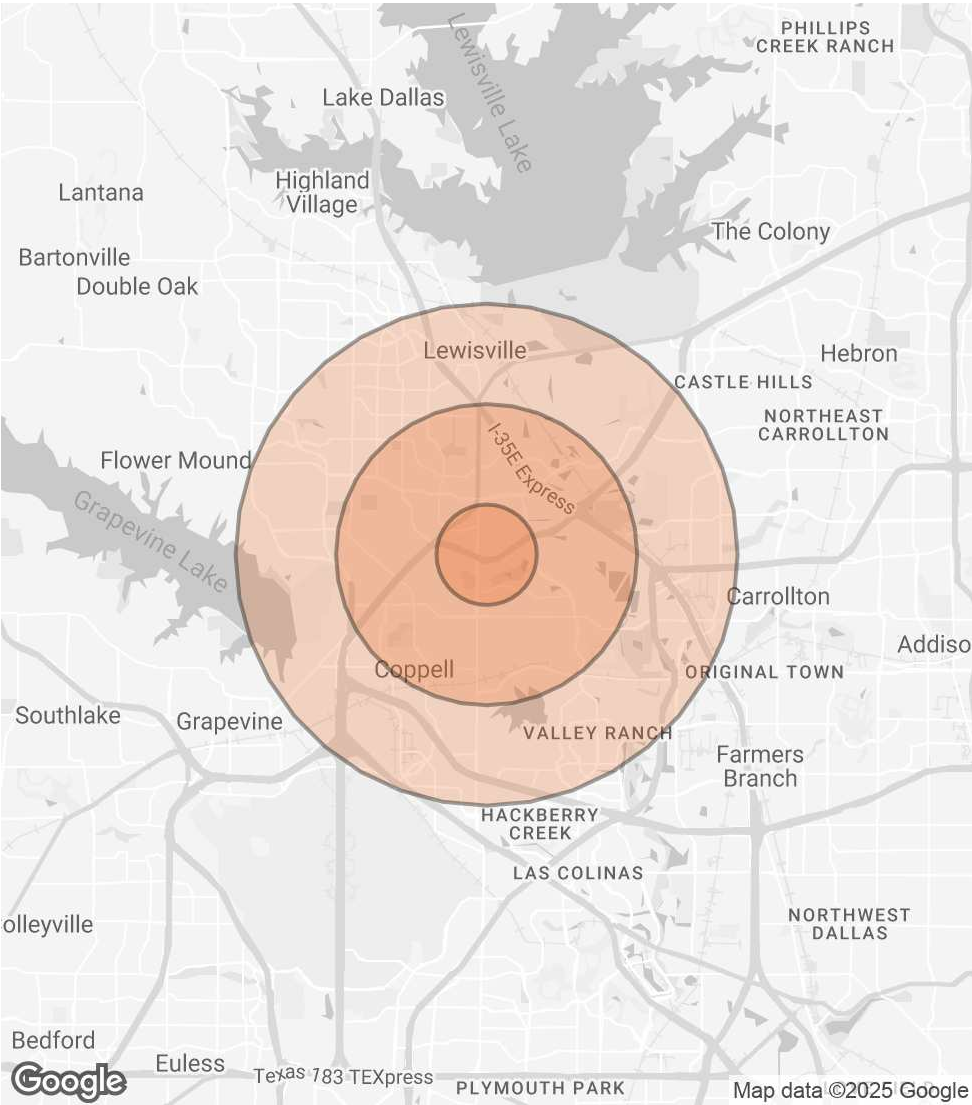
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,026	97,523	221,010
AVERAGE AGE	38	37	37
AVERAGE AGE (MALE)	37	36	37
AVERAGE AGE (FEMALE)	39	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,768	38,787	85,245
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$157,866	\$141,623	\$135,635
AVERAGE HOUSE VALUE	\$534,931	\$439,202	\$434,448

Demographics data derived from AlphaMap



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MEET THE TEAM



BRAD TYNDALL

Senior Advisor

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