



**LEASE**  
**735 Plaza Blvd**

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Coppell, TX 75019

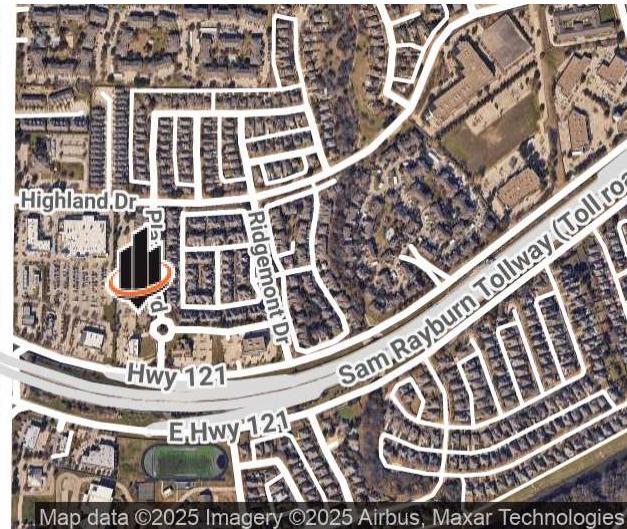
**PRESENTED BY:**

**BRAD TYNDALL**

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## PROPERTY SUMMARY



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

## 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

## BRAD TYNDALL

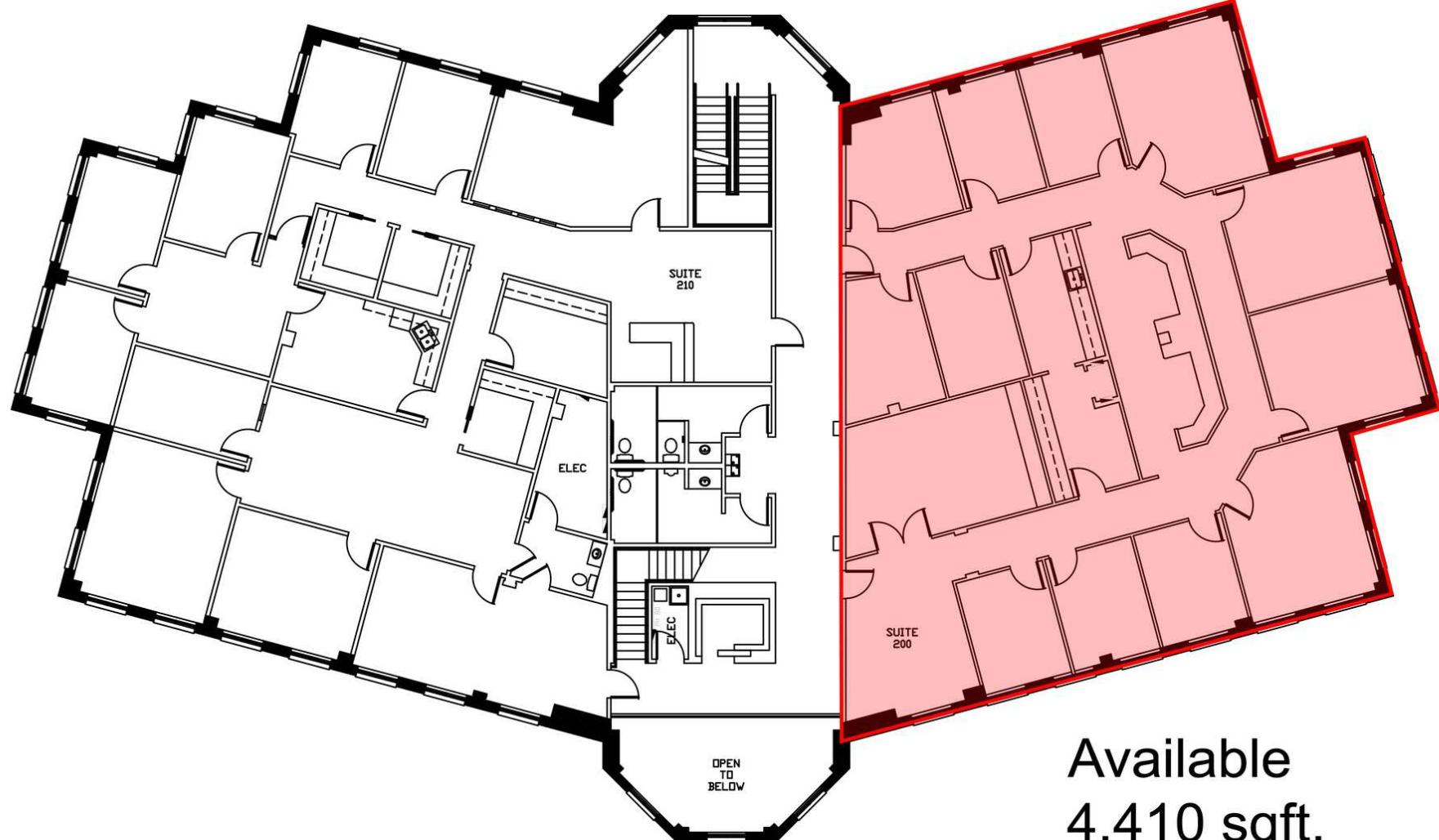
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## LOCATION DESCRIPTION

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



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## 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

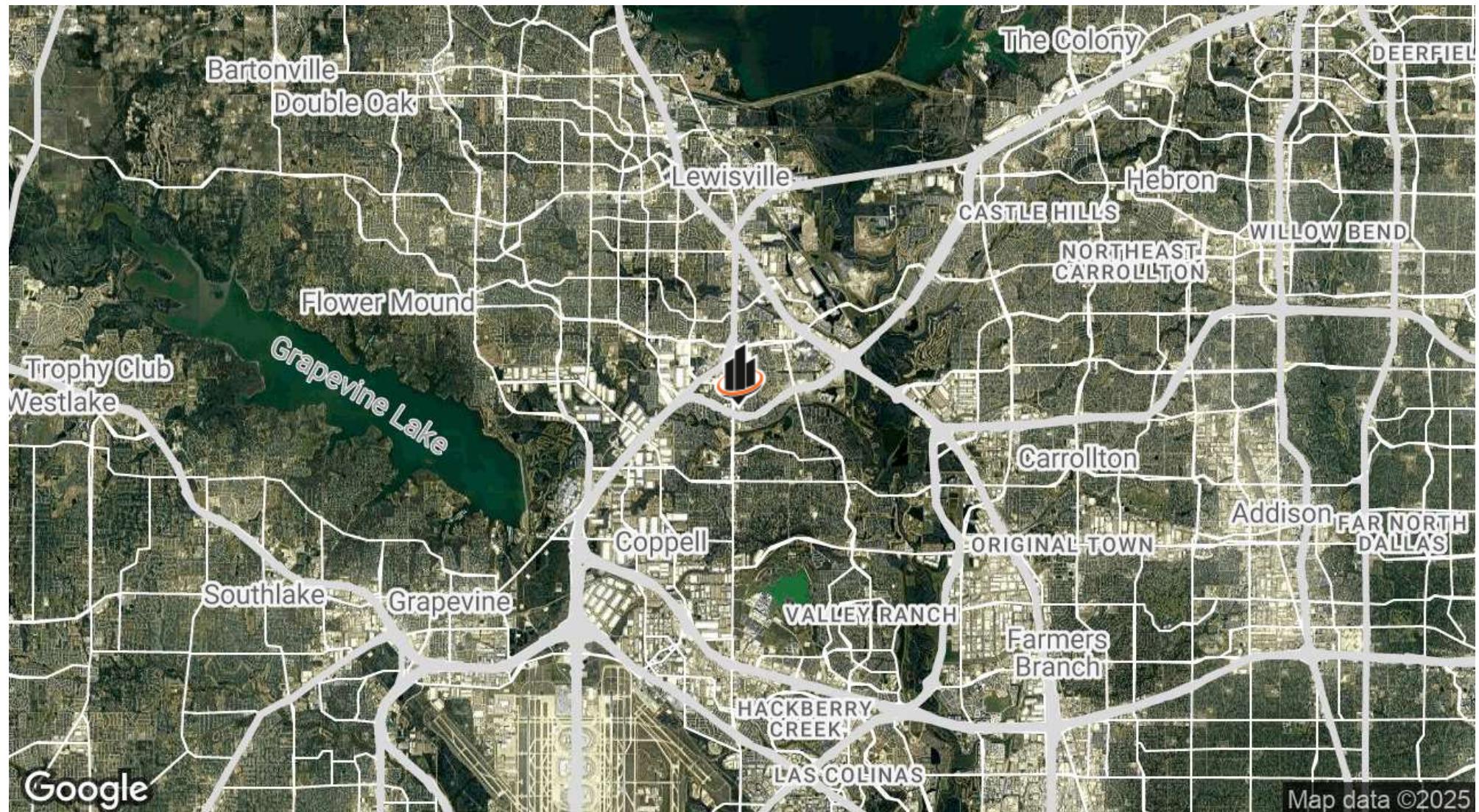


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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

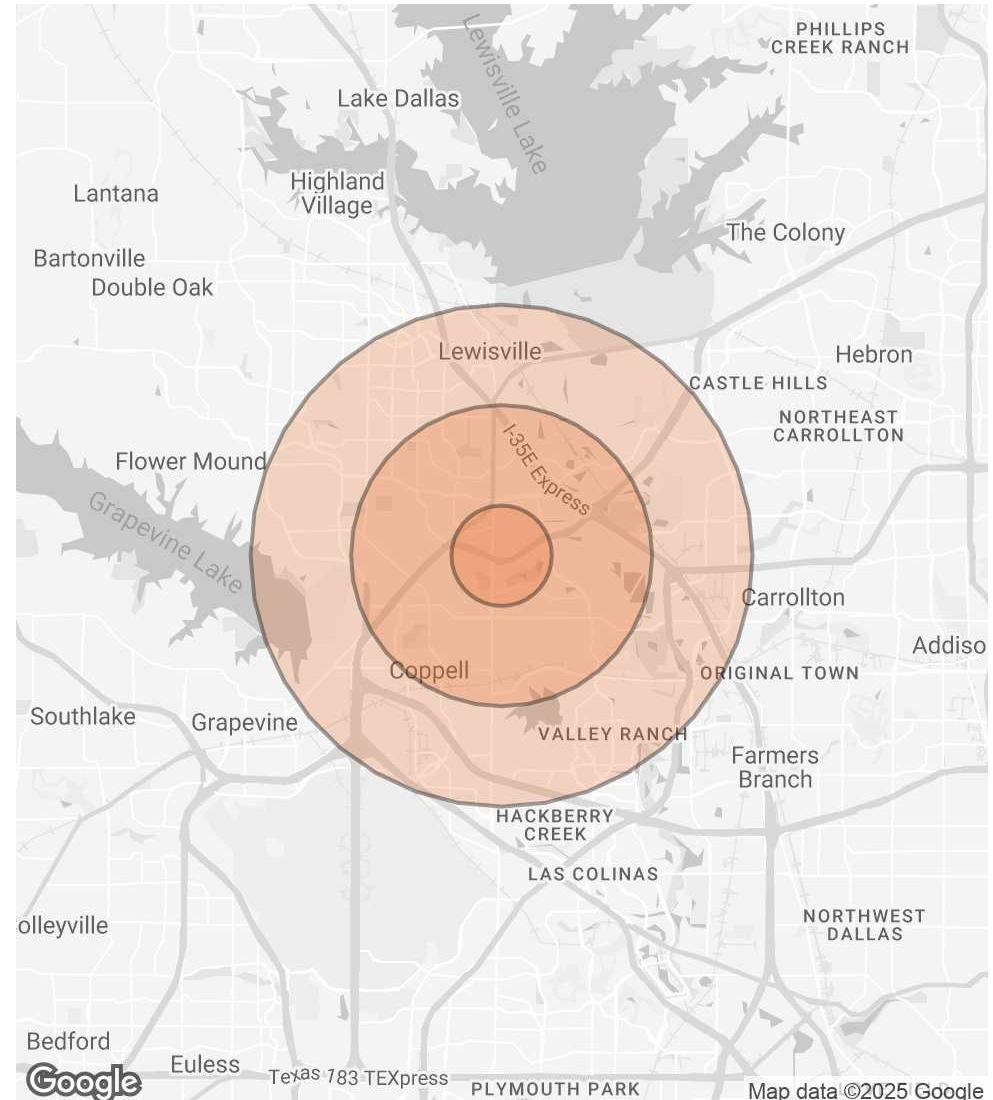
## POPULATION

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

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	5,768	38,787	85,245
<b># OF PERSONS PER HH</b>	2.6	2.5	2.6
<b>AVERAGE HH INCOME</b>	\$157,866	\$141,623	\$135,635
<b>AVERAGE HOUSE VALUE</b>	\$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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