



PROPERTY SUMMARY

PROPERTY:	Norma St Flex Park
ADDRESS:	4807-4819 Norma St., Dallas, TX
TYPE/ZONING:	Commercial / Retail / Office / Light Manufacturing
AVAILABLE:	<u>4807</u> +/- 2,269 SF <u>4809</u> +/- 2,779 SF <u>4811</u> +/- 2,164 SF <u>4815</u> +/- 2,900 SF <u>4817</u> +/- 2,164 SF All suites are 100% HVAC, each suite comes with one (1) OHD. All floor plans are open with the ability to customize finish out, if necessary.
RATE:	\$17 / SF / YR + NNN's (Est. \$5.00/SF)
TERMS:	3-5 years
TI:	Negotiable
UTILITIES:	Tenants Expense - All existing to the site
SIGNAGE:	Available on building facade per city ordinances and Landlords approval.
PARKING:	Ample
AGE:	Built 1985 & 2018
LISTED:	LoopNet, Costar, Crexi, and many other sites
COMMENTS:	Located just off I-35E, the Norma Street Flex Park offers versatile flex space in a prime Dallas location. With quick highway access and proximity to major business corridors, it's ideal for office, showroom, or light production use. Similar properties in this area are in short supply, making this a unique opportunity for businesses seeking flexible, well-located space in the center of Dallas.

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