

# FOR SUBLEASE

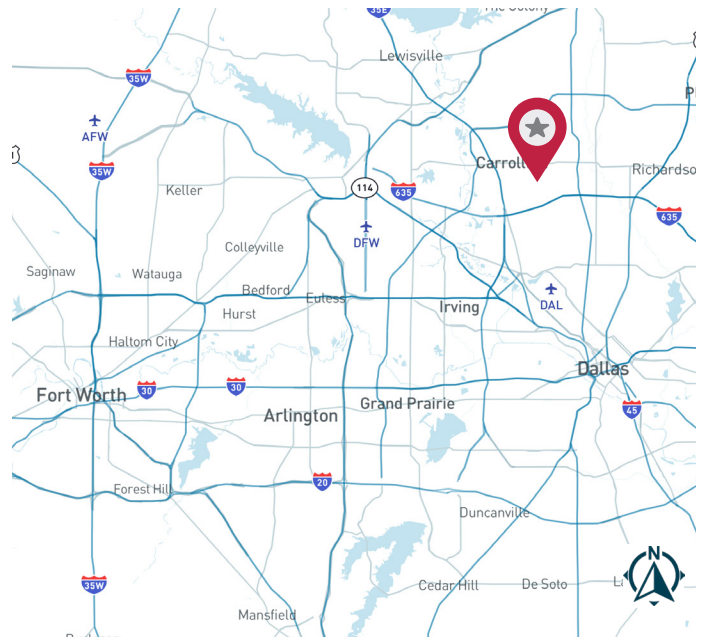
**3246 Garden Brook Drive** | Farmers Branch, TX 75234



**±7,471 SF**

## AVAILABILITY HIGHLIGHTS

- Building Size: 7,471 SF
- Office: 1,904 SF
- Clear Height: 12' (All Drop Ceiling)
- Truck Loading: Two (2) Dock High Doors
- Column Spacing: 31' x 39'
- Truck Court: 90' Truck Court Depth
- 100% HVAC
- Sublease Expires: August 31, 2026



FOR MORE INFORMATION:

**CHRIS BEGGINS**

972.934.4032

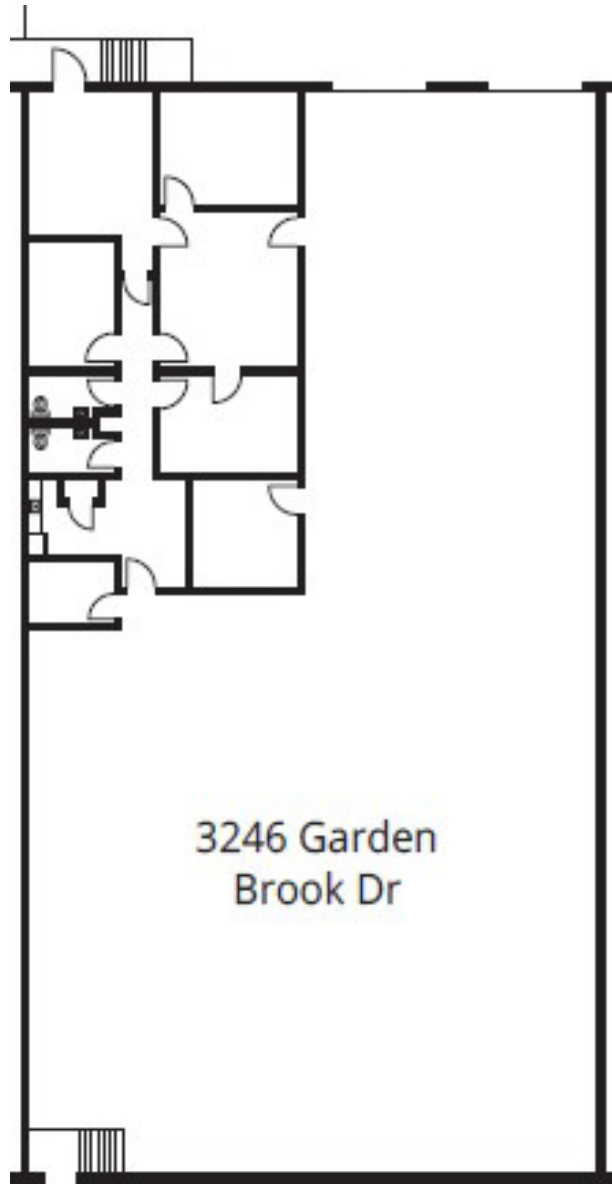
[cbeggins@lee-associates.com](mailto:cbeggins@lee-associates.com)

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## LOCATION FLOOR PLAN

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972.934.4032

[cbeggins@lee-associates.com](mailto:cbeggins@lee-associates.com)