



For Lease

3,360 SF -  
24,270 SF

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# 2508 Highlander Way Carrollton, TX

Office Space for Lease

**Property Highlights**

- Total Available Square Footage: 24,270
- Lower Level Suite: 3,360 SF
  - Move in Ready with Furniture
- Main Office Suite 13,264 SF
  - Lower Level: 1,830 SF
  - Main Level: 11,434 SF
  - Move in Ready with Furniture
- Main Level Southeast Suite: 7,646 SF
  - Creative Space with Grade Level Door and Small Warehouse
- Year Built: 2001

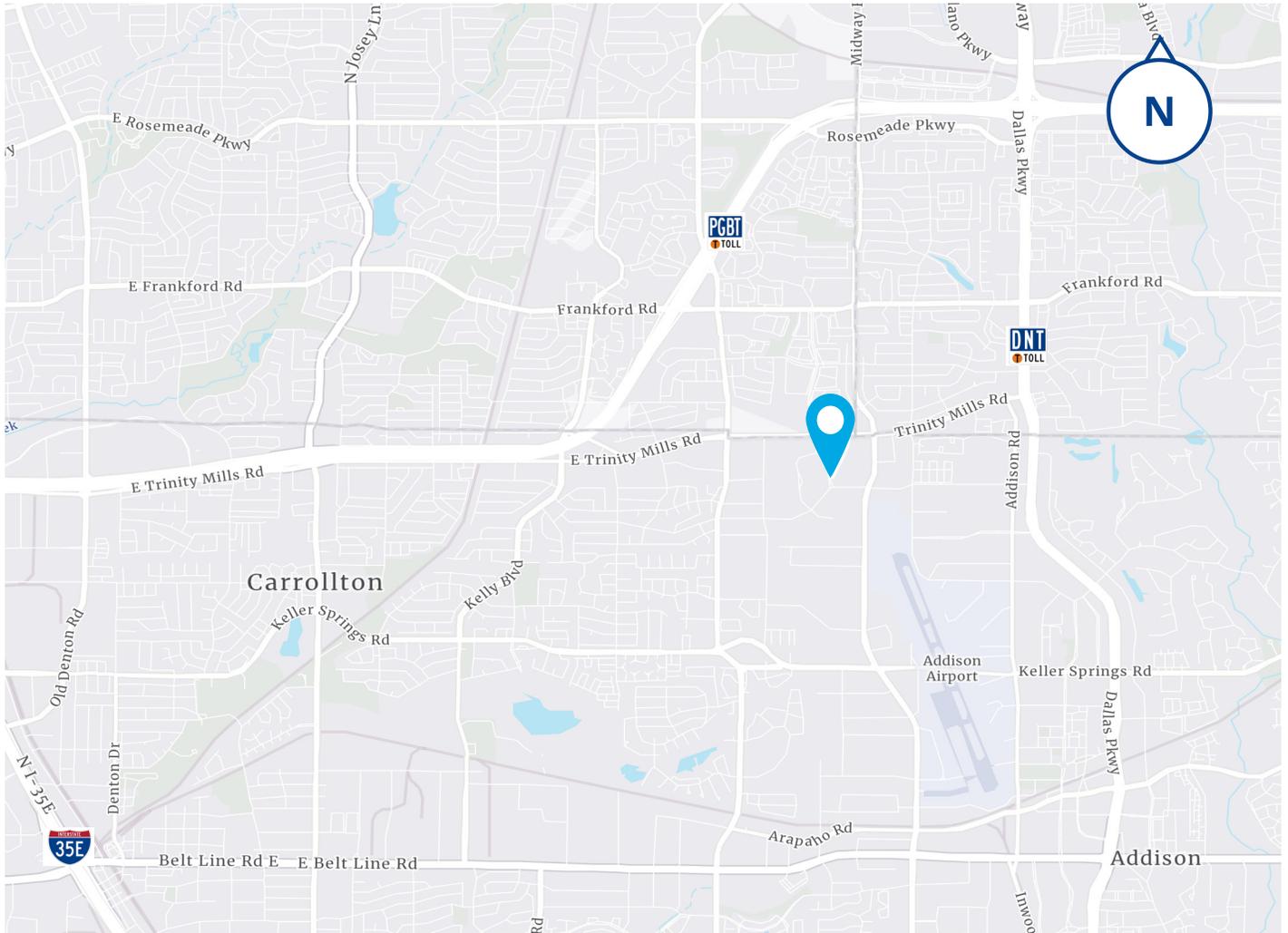
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1717 McKinney Ave, Suite 900  
Dallas, TX 75202

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# Location & Access



## Travel Distances

Dallas North Tollway 1.4 miles | 4 Mins

PGBT Turnpike 1.5 miles | 4 Mins

Addison Airport 1.8 miles | 5 Mins

Interstate 35E 5.2 miles | 8 Mins

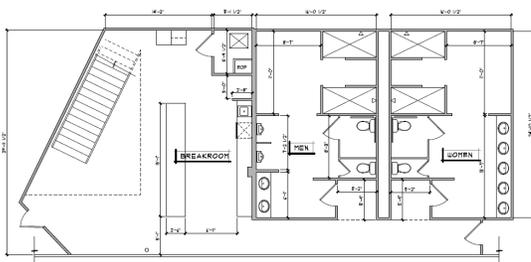


# Property Layout - Main Office

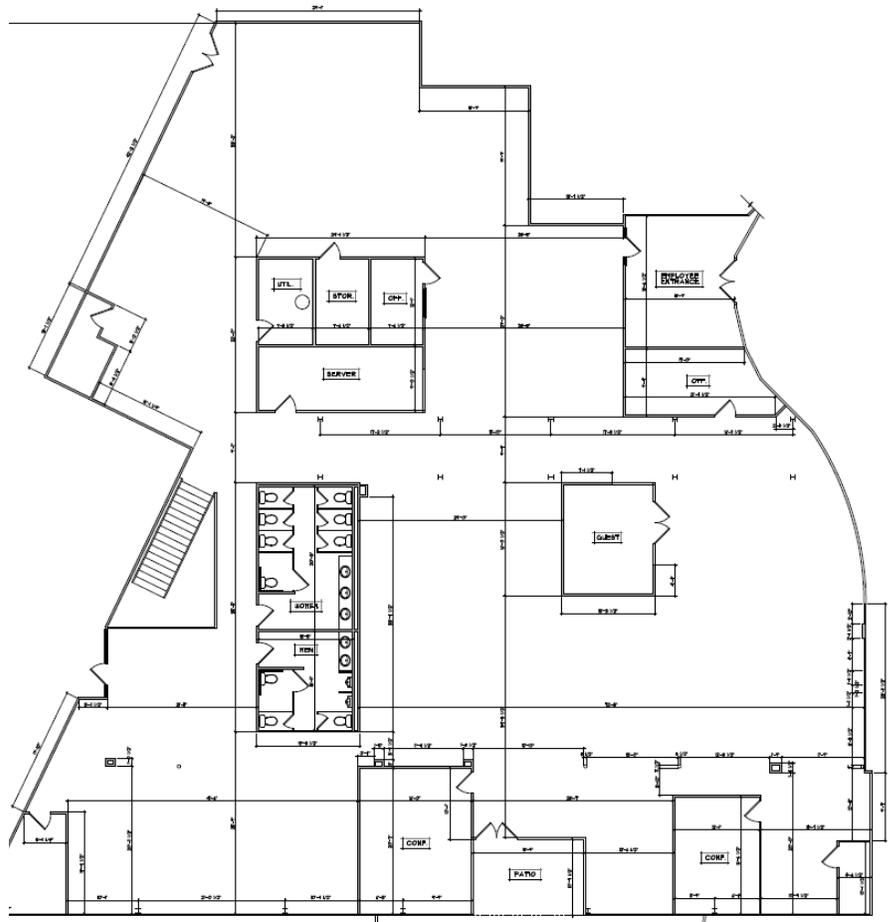
## Suite Highlights

- Plug & Play
- Direct Acces to Suite from Parking Lot
- Lower and Main Level Suites Combined Together

Main Level Suite: 11,434 SF



Lower Level Suite: 1,830 SF



# Property Layout - Southwest



Main Level Southeast Suite: 7,646 SF

## Suite Highlights

- Exposed Ceilings
- Creative Space
- Roll Up Door with Warehouse Component
- Direct Access from Parking Lot

