

Royal Creek Professional Park

8604 GREENVILLE AVE STE 102, DALLAS, TX 75243

FOR SALE

Office Condo



PROPERTY DESCRIPTION

Sperry is pleased to present this impeccably maintained property at 8604 Greenville Ave Ste 102, a spacious 6,062 SF office condo unit. Built in 2005, the unit is zoned NO(A), offering an attractive proposition for office building users/investors. With its desirable location and strong rental market, this property presents a secure and lucrative investment in a high-demand area. Has access to major thoroughfares and a dynamic mix of commercial and residential developments, the area offers a compelling blend of business and lifestyle amenities, making it an ideal location. Take advantage of this turnkey opportunity to add a valuable asset to your portfolio in the thriving Dallas real estate market.

PROPERTY HIGHLIGHTS

- Prime location in high-demand area
- Floor to ceiling windows
- High traffic counts

OFFERING SUMMARY

Sale Price:	\$1,818,600
Number of Units:	1
Suite Size:	6,062 SF

LOCATION DESCRIPTION

Located in the dynamic North Dallas corridor, offering prime access to major thoroughfares including US-75 and I-635. In close proximity to a variety of amenities such as the acclaimed NorthPark Center, as well as a number of restaurants and business facilities. The North Central Expressway submarket has a heavy concentration of financial services, telecom, and tech firms. The most dominant occupiers are AT&T, Dallas ISD, the American Heart Association, and Sunoco.



Mark Haynie

BROKER

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TX #644160

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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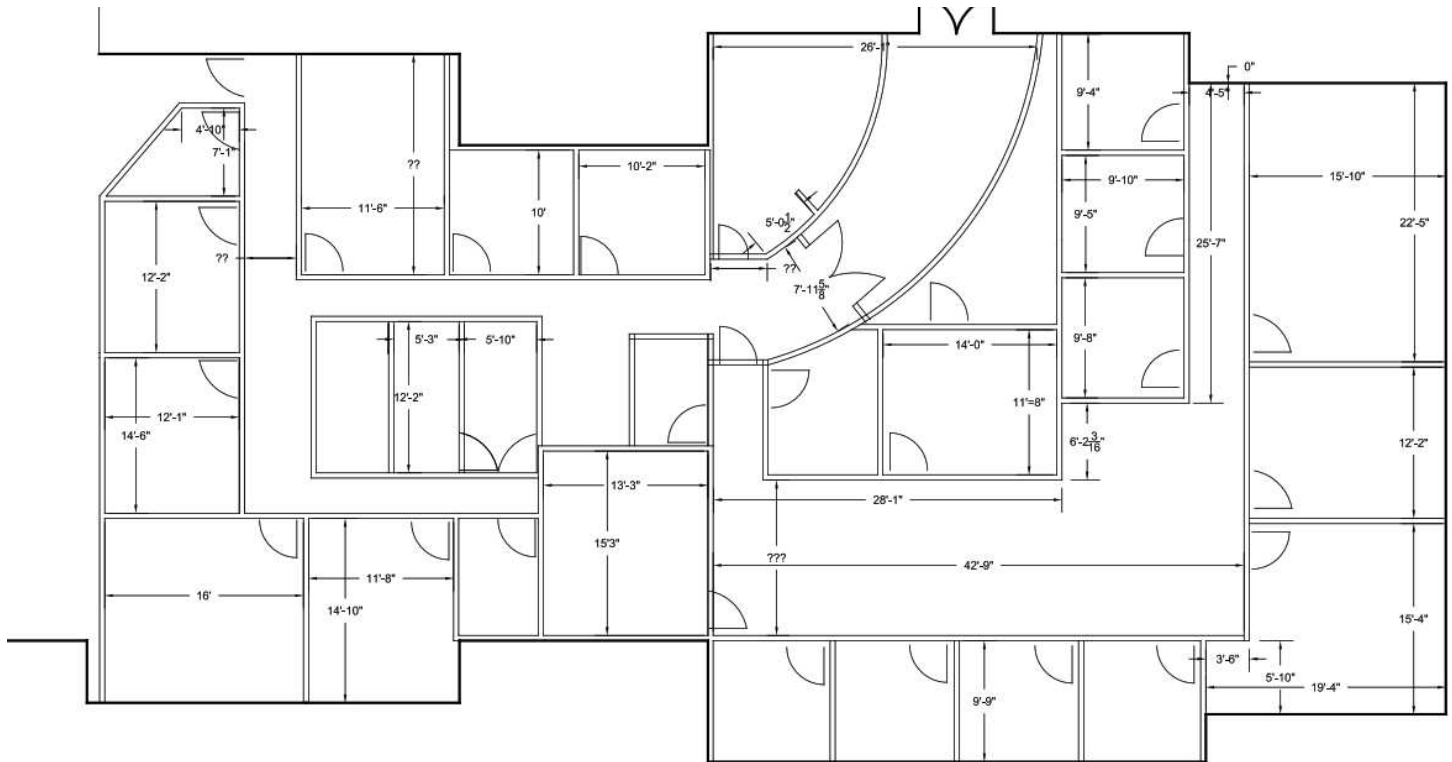
www.SperryCGA.com

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