

FOR LEASE — SUBLEASE



FOR LEASE

739 Justin Road

LEASE RATE

\$2,500/mo

Gross (±\$13.80/SF FS)

AVAILABLE SF

2,174

Square Feet

PROPERTY TYPE

Office

Class B

AVAILABILITY

Immediate

Sublease

YEAR BUILT

2005

Rockwall Co.

LAND AREA

0.94

Acres



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PROPERTY OVERVIEW

About This Property

Move-in-ready office sublease at Justin Road Professional Park, a well-kept single-story Class B building in the heart of Rockwall. The ±2,174 SF suite — currently a Farmers Insurance agency — offers a turnkey professional layout in a multi-tenant building with reception, on-site property management, kitchen, and ample surface parking (3.45/1,000 SF).

At \$2,500/month gross (±\$13.80/SF full-service), it leases well below the building's ±\$28/SF market rate, and is available immediately through the master lease term ending November 30, 2027. Direct or extended term may be possible subject to master landlord approval.

Ideal tenant: professional office users — insurance, financial/advisory, accounting, legal, real estate, and counseling/medical practices.

Below-Market Sublease

\$2,500/mo gross (± \$13.80/SF FS) vs. the building's ±\$28/SF full-service asking rate.

Turnkey Move-In Ready

±2,174 SF professional suite with reception, kitchen, full carpet, and on-site property management.

Central Rockwall Location

Off S. Goliad St (±33,200 VPD), 3.45/1,000 parking, ~2.5 mi to I-30, ±24 mi to downtown Dallas.

PROPERTY SPECS

739 Justin Road
Rockwall, TX 75087

PROPERTY TYPE	Office
LISTING TYPE	For Lease (Sublease)
AVAILABLE SF	±2,174 SF
LEASE RATE	\$2,500/mo Gross
LEASE STRUCTURE	Gross
YEAR BUILT	2005
BUILDING CLASS	B
LAND AREA	0.94 Acres
PARKING	30 Spaces
CONDITION	Move-In Ready
AVAILABILITY	Immediate
COUNTY	Rockwall

PROPERTY OVERVIEW

Available Space & Suite Details

Suite — Office / Reception

±2,174 SF

Description: ±2,174 SF office suite — current Farmers Insurance office, Justin Road Professional Park

Lease Rate: \$2,500/month gross (±\$13.80/SF FS)

Condition: Move-In Ready

Features: Reception area, break room/kitchen, restrooms, full carpet

Current Use: Farmers Insurance agency (sublandlord: Collin Edmonds Insurance Agency Corp.)

Term: Through master lease expiration 11/30/2027 (±17 mos. remaining)



RECEPTION / WAITING AREA



BREAK ROOM / KITCHEN



PRIVATE OFFICE



CONFERENCE ROOM

WHY THIS SPACE

Property Features & Highlights

Justin Road Professional Park is a single-story Class B office building built in 2005, offering a well-maintained multi-tenant environment with on-site property management, ample surface parking (3.45/1,000 SF — 30 spaces), and central Rockwall visibility off S. Goliad St (SH-205).

This suite is offered as a below-market sublease through the current tenant's master lease term, giving an incoming tenant a fully built-out, move-in-ready professional office at a meaningful discount to the building's asking rate — with the possibility of a direct or extended term subject to master landlord approval.

TRADE AREA

Location & Connectivity

±24 mi

TO DOWNTOWN DALLAS CBD

33,213 VPD

S. GOLIAD ST (SH-205), 0.21 MI

\$98,600

3-MI MEDIAN HH INCOME

3.45/1,000

PARKING RATIO (30 SPACES)

±2.5 mi

TO I-30

3,768 VPD

JUSTIN RD FRONTAGE

±19%

PROJ. POPULATION GROWTH 2025–2030

Zone B/X

FLOOD ZONE — NOT IN SFHA

Nearest Airport: Dallas Love Field — 28.2 mi / 41 min; DFW International ~35 mi

Highway Access: I-30 (~2.5 mi), SH-205 / S. Goliad St, SH-66

Submarket: Rockwall (Office) — East Dallas cluster, Dallas/Ft Worth market

Submarket Vacancy: 3.4% (Rockwall 2–4 Star submarket); subject property 0.0%

Avg. Asking Rate: \$33.17/SF submarket vs. \$27.99/SF subject property

COMPARABLE ACTIVITY

741 Justin Rd (same building)

Comp 1 4,348 SF · \$23.00/SF MG

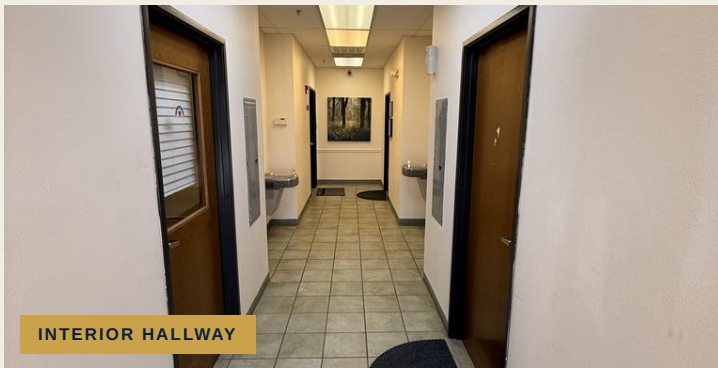
Comp 2 1,300 SF · \$21.00/SF MG

Comp 3 1,200 SF · \$23.00/SF MG

Source CoStar, 2025 asking

PROPERTY GALLERY

Property Photos



SPECIAL NOTES & DISCLOSURES

*** SUBLEASE LISTING. *** Sublandlord: Collin Edmonds Insurance Agency Corp. (dba Farmers Insurance). Master landlord: Daiker Partners, Ltd. / Daiker Properties, 500 Turtle Cove Ste 211, Rockwall, TX 75087, (972) 722-1737. Master lease expires 11/30/2027 (~17 months remaining); direct/extended term subject to master landlord approval. Building is single-story (no elevator). Utilities/electric prorated to subtenant per master lease. No alterations without landlord consent. Building sprinklered (wet). CoStar lists unit at 2,174 SF; building also addressed as 741 Justin Rd, CoStar ID 10930232. TI Allowance: none (as-is sublease).



COVENANT

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