

**FOR SUBLEASE - 9,356 SF
1545 CAPTIAL DRIVE, SUITE 100
CARROLLTON, TX 75006**

REDUCED RATE: \$11.00/NNN

LOCATION

COUNTY	Dallas
MARKET	Northwest Dallas
SUBMARKET	N Stemmons/Valwood

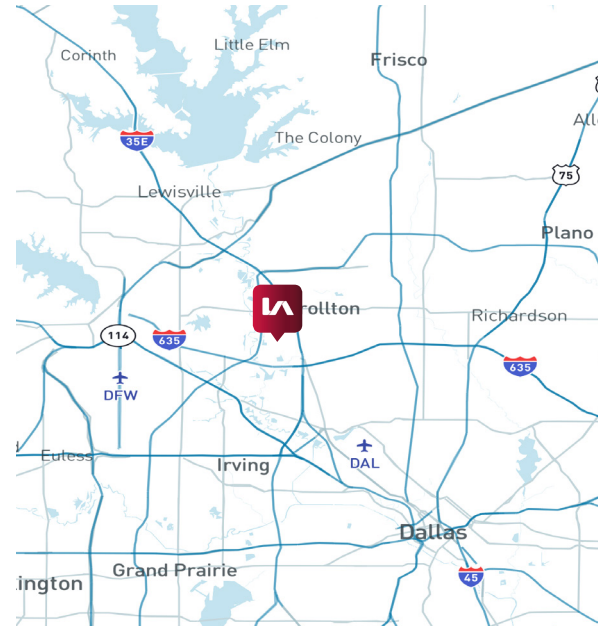
BUILDING HIGHLIGHTS

TOTAL BUILDING SF	37,828 SF
CLEAR HEIGHT	17'

LISTING HIGHLIGHTS

AVAILABLE SF:	± 9,356
OFFICE SF:	± 2,885
WAREHOUSE SF:	± 6,471
LOADING	3 Dock Doors & 1 Ramped Dock Door

COMMENTS	<ul style="list-style-type: none">• Sublease Term through June 30, 2028• Rear Load Configuration• Immediate Access to I-35E, SH-161 and Loop 12• Available with (30) Day Notice
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Floorplan

