# **GARLAND OFFICE FOR LEASE**



201 S. INTERNATIONAL ROAD Garland, TX 75042



201 S. International is located in the heart of NE Dallas on Forest Lane between S. Jupiter and N. Shiloh Road.

This property features close accessibility to surrounding thoroughfares, LBJ, President George Bush Turnpike (190), I-30 and the cities of Richardson, Rockwall, Plano and Downtown Dallas.

It is a short distance from City Center Garland with high traffic volume and excellent visibility.

# **OFFICE SIZE**

±7,000 SF

#### **YEAR BUILT**

1995 - Renovated 2007

## **LEASE RATE - OFFICE**

\$4,900 Per Month Gross

## **FEATURES**

- Brand New Office
- Ample Outside Parking
- Close Proximity to DART Blue Line Station
- Perfect for Small Business or Start up Company



CONTACT

**SCOTT AXELROD, VP** Office/Industrial Division





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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles	TRAFFIC	
Estimated Population	14,703	155,482	386,580	N. International Rd @ Site	1,848
Estimated Households	4,291	55,933	145,191	N. International Rd @ W. Walnut St	19,848
Average HH Income	\$50,390	\$63,408	\$77,149	N. International Rd @ Forest Ln	14,800
Total Businesses	822	6,045	15,146	Jupiter Rd @ Forest Ln	15,026
Total Employees	7,262	57,054	151,383	N Shiloh Rd @ W Walnut St	11,200

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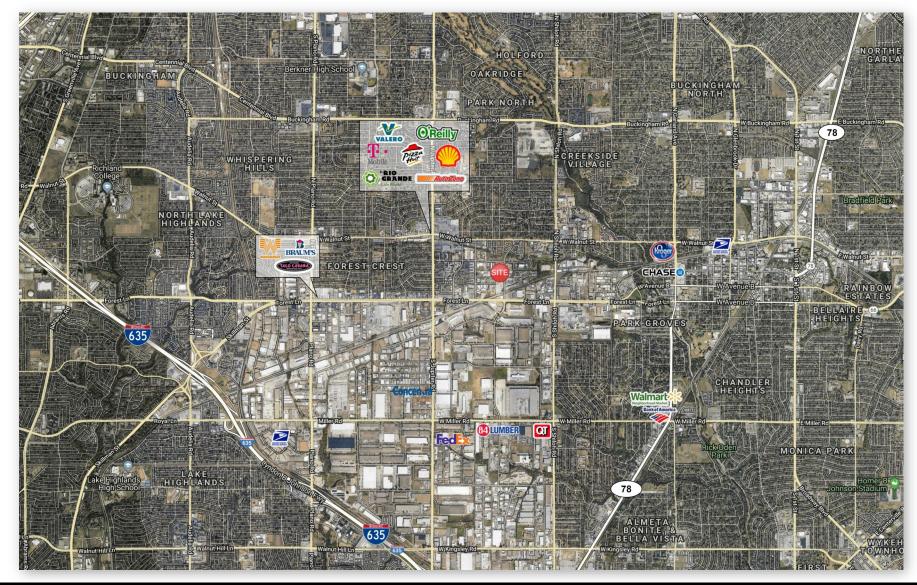
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