



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

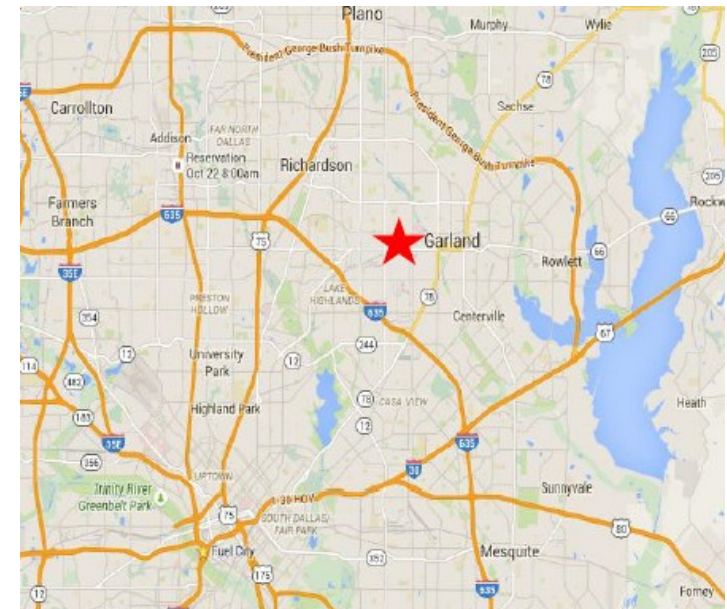
1995 - Renovated 2007

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

Broker for more information

SCOTT AXELROD, VP Office/Industrial Division

p 972.419.4034 m 214.674.9814 e saxelrod@henrysmiller.com



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Estimated Population	14,703	155,482	386,580
Estimated Households	4,291	55,933	145,191
Average HH Income	\$50,390	\$63,408	\$77,149
Total Businesses	822	6,045	15,146
Total Employees	7,262	57,054	151,383

TRAFFIC

N. International Rd @ Site	1,848
N. International Rd @ W. Walnut St	19,848
N. International Rd @ Forest Ln	14,800
Jupiter Rd @ Forest Ln	15,026
N Shiloh Rd @ W Walnut St	11,200

