

FOR LEASE

Spring Valley Business I, II, III
Office/Flex/Retail Suites Available
FARMERS BRANCH TEXAS, 75244

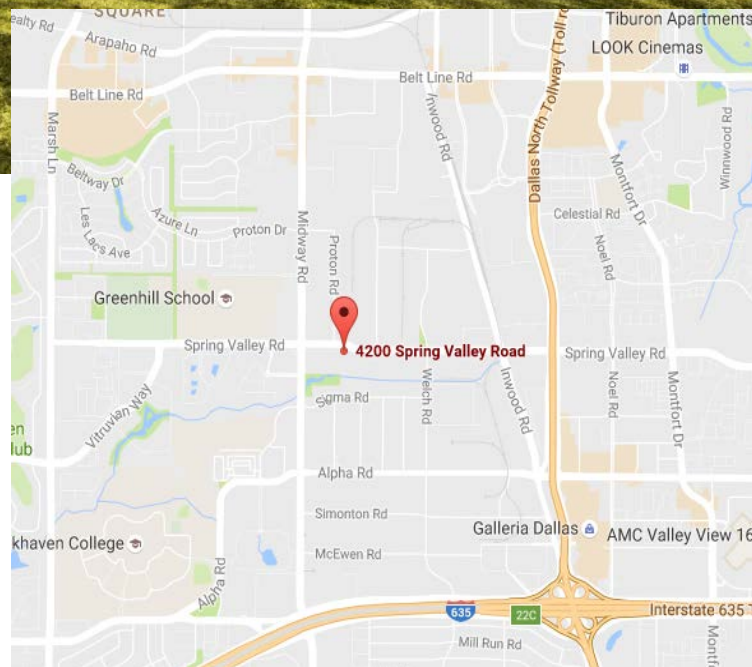


4200-4488 Spring Valley Road

Farmers Branch, Texas 75244

Property Features

- New facade, landscaping, and signage completed in Q3, 2019
- Well established business park
- Diversified tenant mix
- 24/7 Tenant controlled HVAC
- Expansion flexibility from current landlord
- Dock high & grade level loading available
- Easy access to 635 & Dallas North Tollway
- Great ingress/egress from Spring Valley Road
- Part of the new Farmers Branch Eastside Business District!



Available Suites

Suite 4440	11,204 SF
Suite 4200	6,921 SF
Suite 4244	6,333 SF
Suite 4378	3,089 SF
Suite 4240	3,000 SF
Suite 4310	2,132 SF

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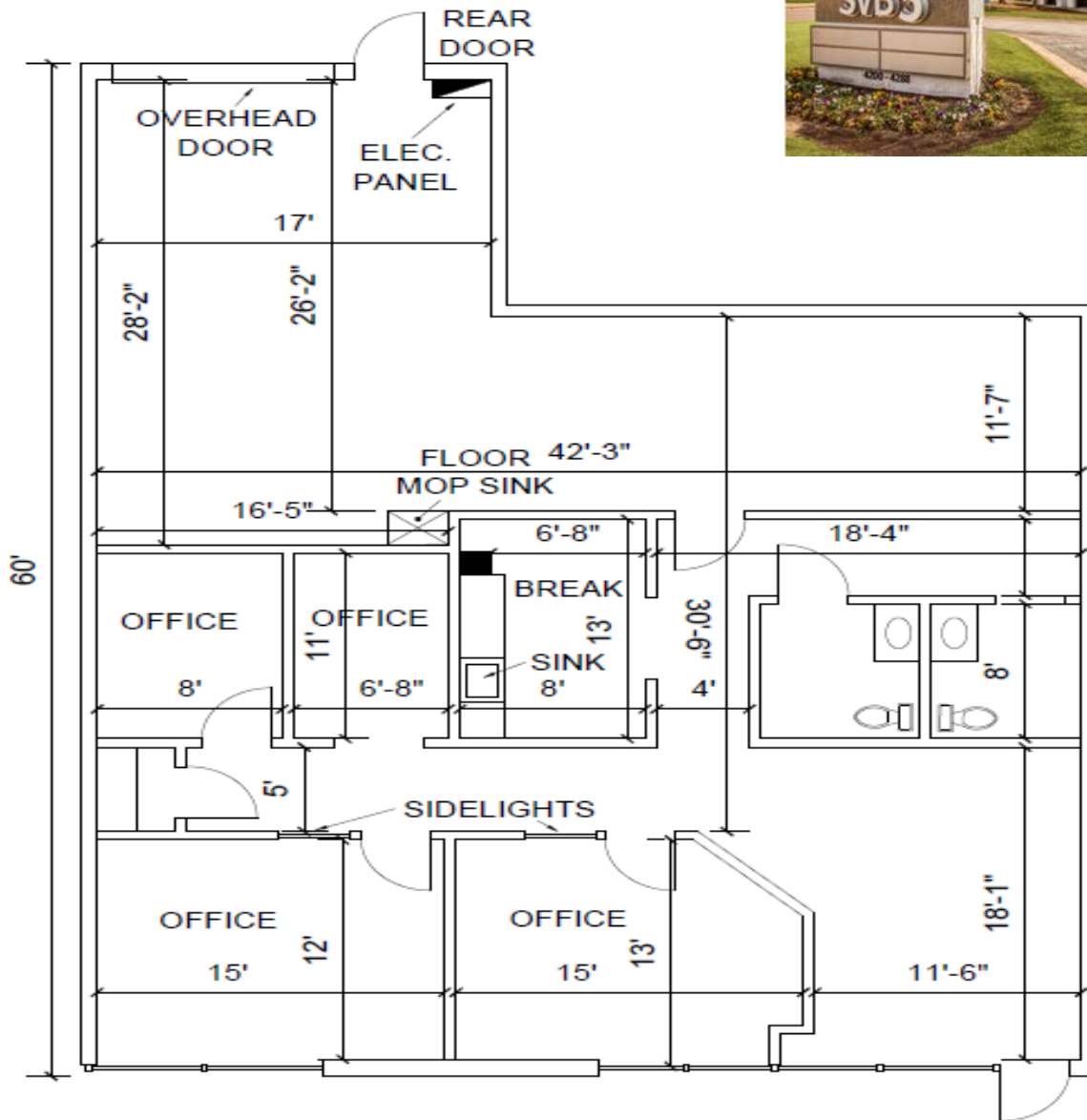


1,200 SF - 11,204 SF
Office/Flex/Retail
Space Available

Spring Valley Business Center I, II, III

Farmers Branch, Texas 75244

Suite 4310
2,132 SF



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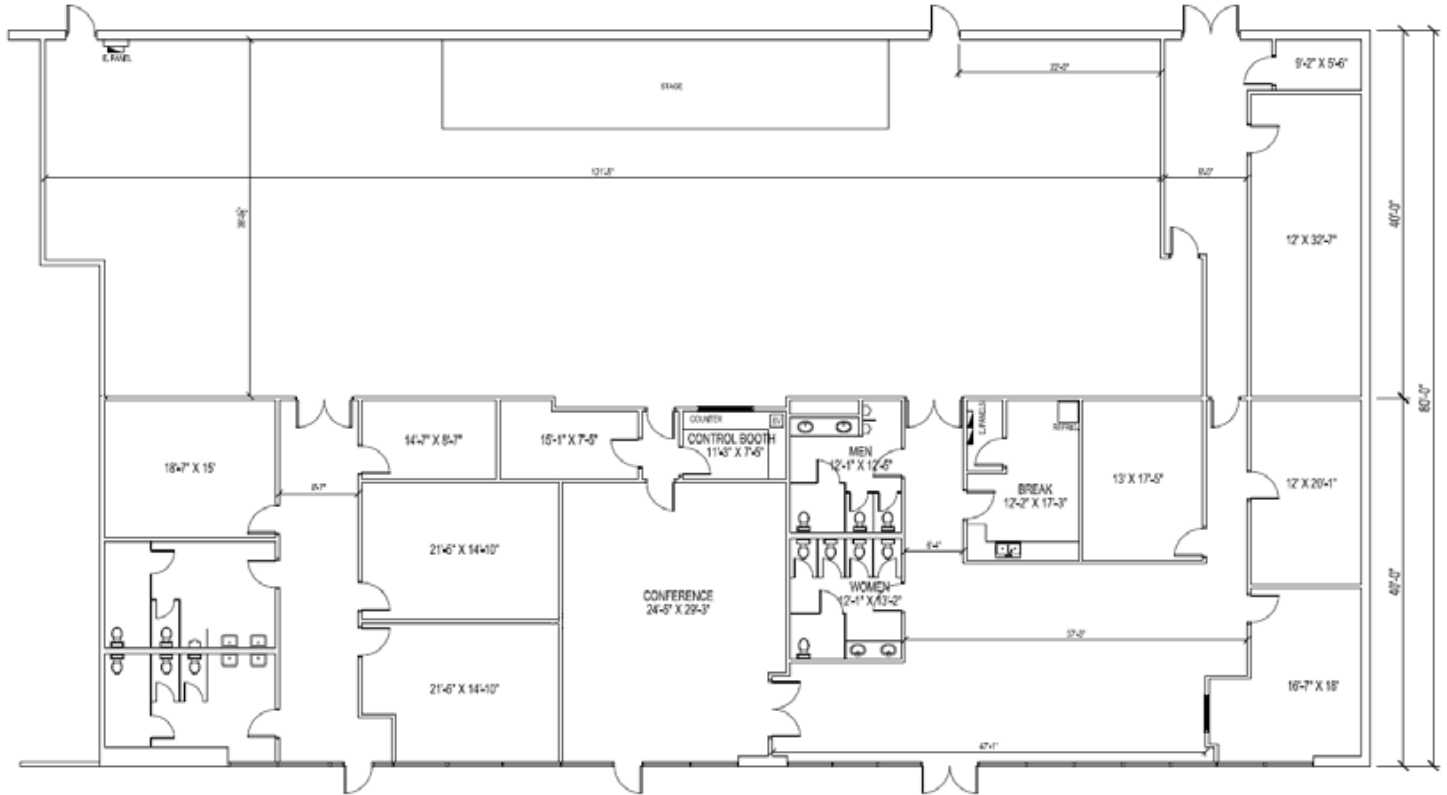
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Suite 4440
11,204 SF

3 dock high doors; 100% HVAC



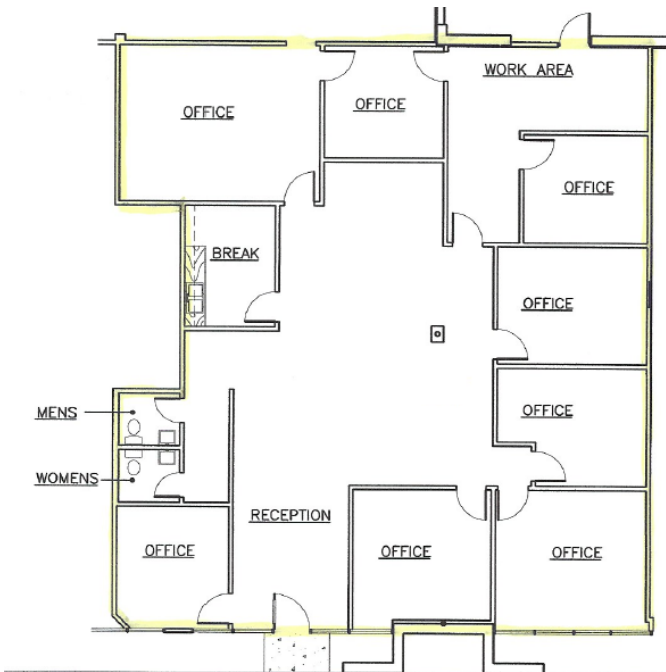
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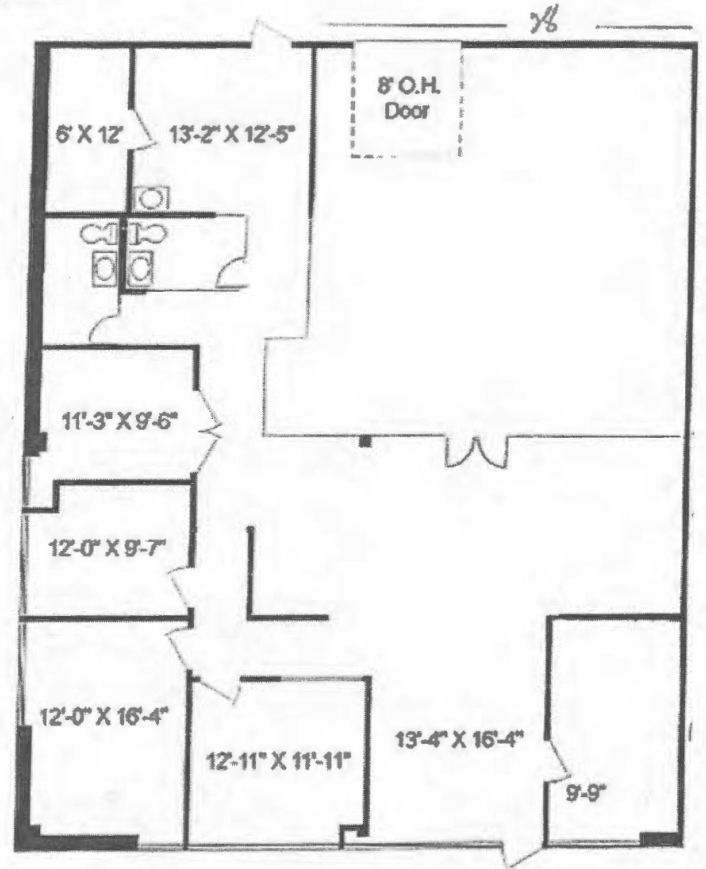
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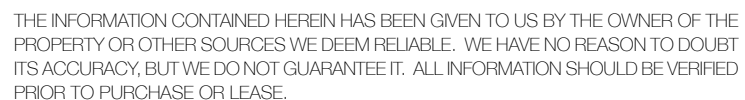
Suite 4378
3,089 SF



Suite 4240 3,000 SF
100% HVAC - Dock high



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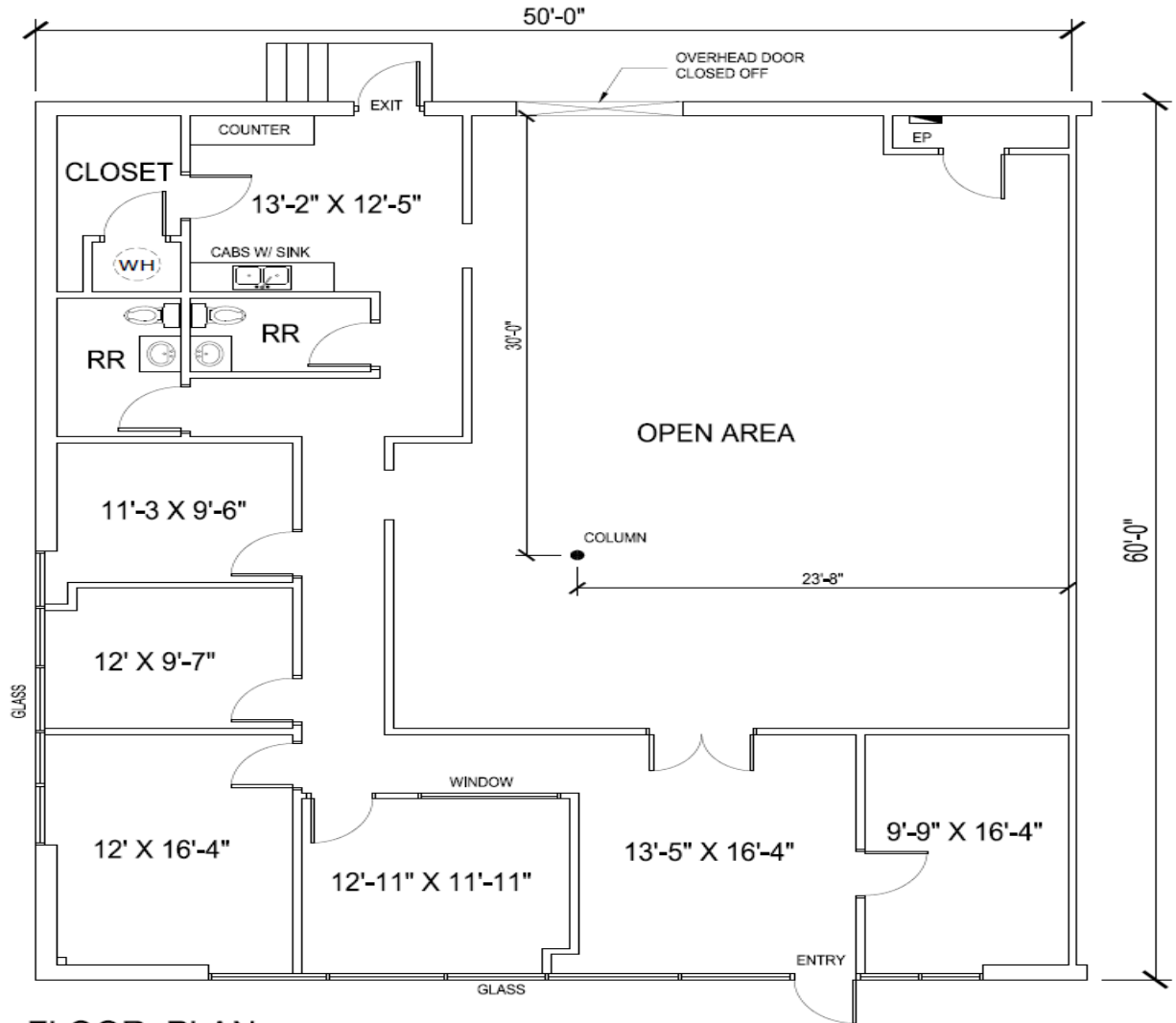
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Suite 4200
6,921 SF

FRONTAGE ON SPRING VALLEY



FLOOR PLAN
4240 SPRING VALLEY
FARMERS BRANCH, TEXAS
Revised: 1/21/20

SCALE: 1/8" = 1'-0"
(when printed on 8.5X11 paper)
0 1' 5' 10'
GRAPHIC SCALE

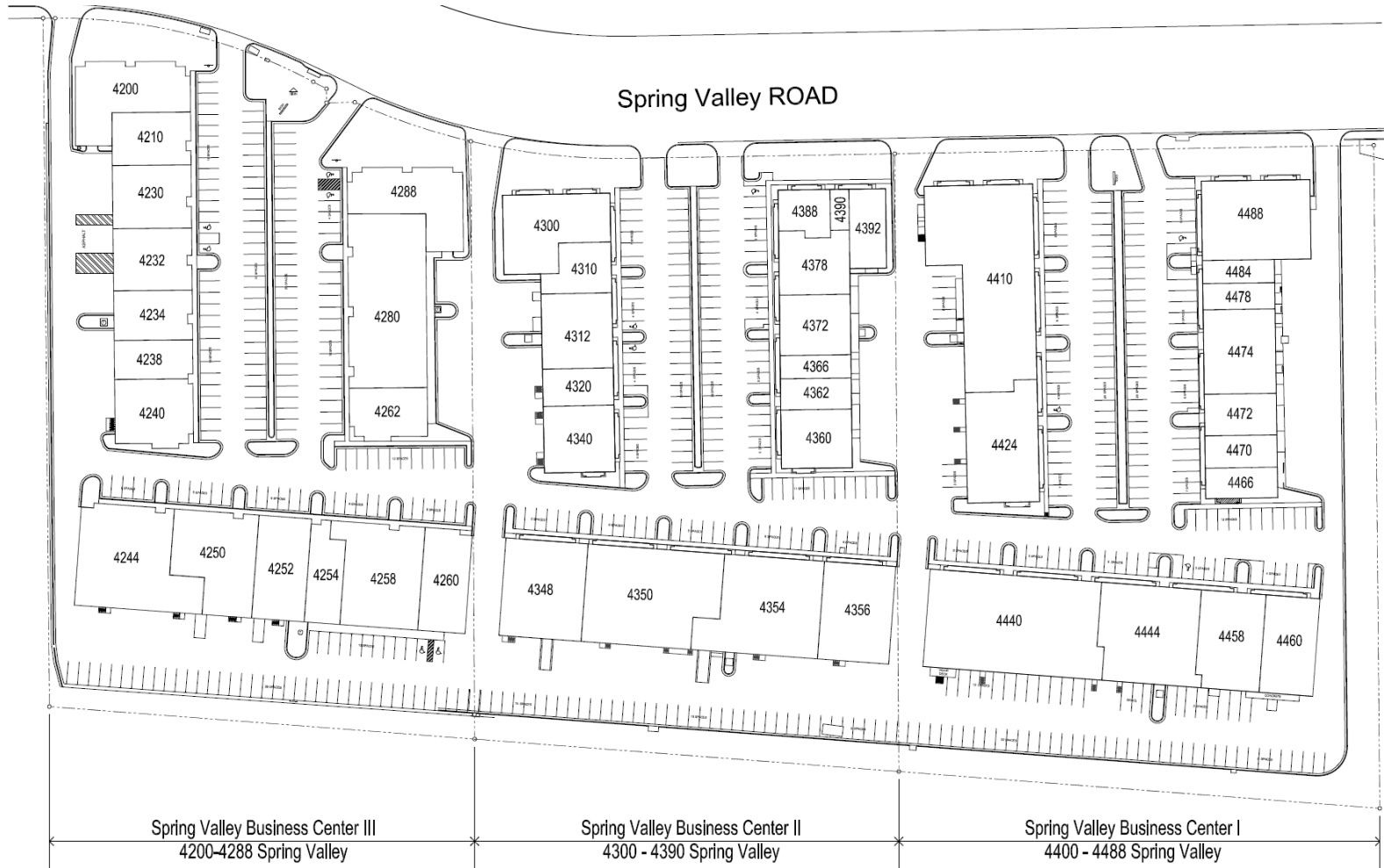


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