FOR LEASE: 6,326 SF 4350 Sigma Road #100, **Farmers Branch, TX**



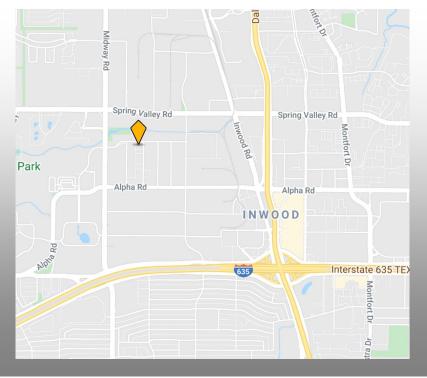
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DETAILS

AVAILABLE FOR LEASE

♦ TOTAL SF: 6,326

♦ GRADE LEVEL DOOR: 1

♦ PARKING: 5.75 SPACES PER 1,000 SF

♦ 10 PRIVATE OFFICES & 2 LARGE OPEN
OFFICE AREAS OF 505 SF & 1,355 SF

♦ CONFERENCE AREA

♦ KITCHEN/BREAKROOM AREA

♦ RECEPTION AREA

◆ CLOSE PROXIMITY TO MAJOR THOROUGHFARES

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INDUSTRIAL REAL ESTATE BROKERAGE WWW.MERCER-COMPANY.COM MERCER COMPANY **NEUTRON ROAD SUITE 100** GRADE LEVEL DOOR 17 STOR. 266 SF ± SIGMA ROAD 16 OFFICE 10:-0" x 16'-0"± 18 17/STOR. 6-3" x 22'-4"± 15 BREAK OPEN OFFICE 131 SF ± 1355 SF ± 19 STOR. 147 SF ± CONFERENCE 644 \$F ± OFFICE OFFICE 107 SF ± 101 SF ± COFFEE COPY OPEN OFFICE 505 SF ± OFFICE OFFICE 107 SF ± 85 SF ± 0 0 OFFICE 01 RECEPTION OS OFFICE 123 SF ± OS OFFICE 123 SF ± OFFICE OFFICE 342 SF ± OFFICE 175 SF ± 123 SF ± 123 SF ± 257 SF ±

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before purchase or lease.