

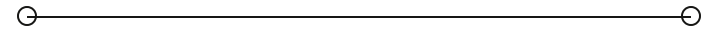


LEASE

735 Plaza Blvd

735 PLAZA BLVD

Coppell, TX 75019



PRESENTED BY:

BRYSON HUDGENS

Phone: 940.381.2220

bryson.hudgens@svn.com



PROPERTY SUMMARY



PROPERTY DESCRIPTION

The available suite is located on the 2nd floor of this true Class A Office Building. The suite includes 12 private offices, with 4 of those being oversized executive style office spaces. In addition to the ample office space, the suite also includes a reception area, conference room, break room, work room and administrative desk area. The common restrooms are located just outside the suite, along with elevator and two stairwells.

OFFERING SUMMARY

LEASE RATE:	\$22 SF/yr (NNN)
AVAILABLE SF:	4,410 SF
BUILDING SIZE:	20,041 SF

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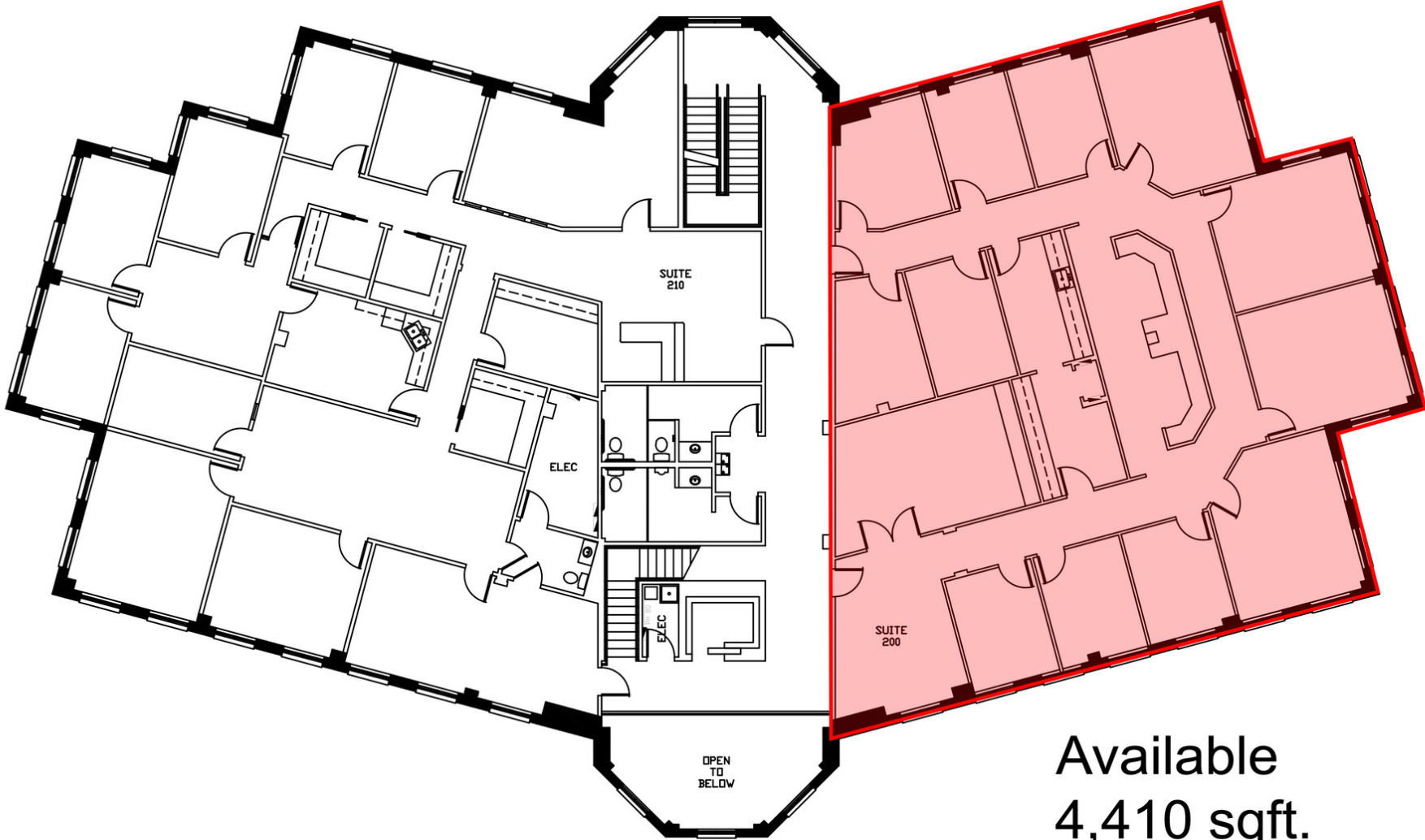
LOCATION DESCRIPTION

This Class A Office Building is conveniently located in the heart of the DFW Metroplex. The property is easily accessible from State Highway 121/Sam Rayburn Tollway. This is a great location for professional office users and within 10 minutes of DFW Airport.

PROPERTY HIGHLIGHTS

- Move In Ready with Partial Furnishing
- Free Rent Available
- 1-2 Conference Rooms
- 4 Executive Offices
- 8 Standard Offices
- Reception/Waiting Area
- Large Break Room

FLOOR PLAN



**Available
4,410 sqft.**

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE: NNN

TOTAL SPACE: 4,410 SF

LEASE TERM: Negotiable

LEASE RATE: \$22 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	4,410 SF	NNN	\$22.00 SF/yr	Class A Office Space

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INTERIOR PHOTOS

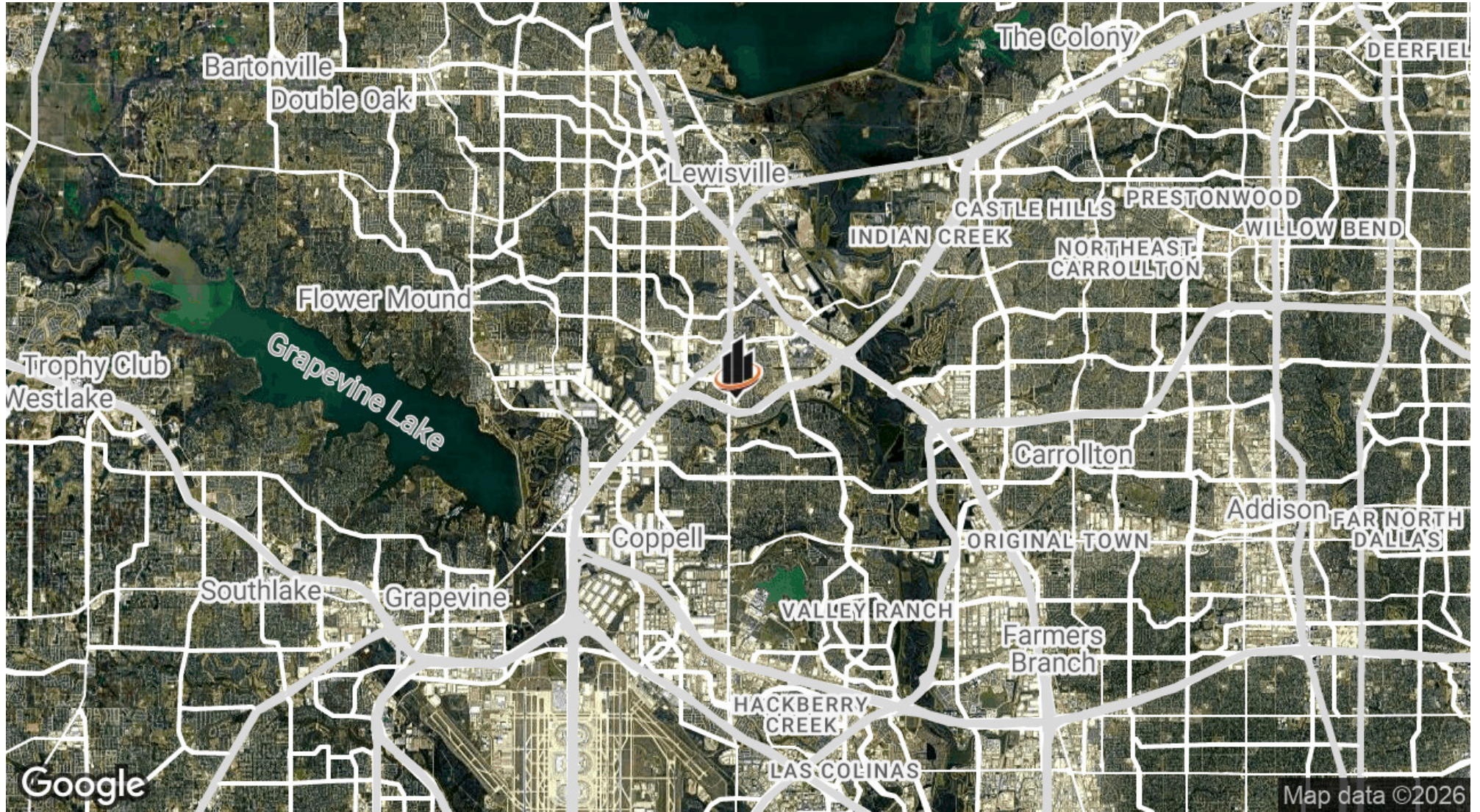


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SVN | VERUS COMMERCIAL 5

LOCATION MAP



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LISTING CONTACTS



BRYSON HUDGENS

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SVN
VERUS COMMERCIAL

The image is an aerial photograph of a city, likely Austin, Texas, featuring the prominent, ornate Texas State Capitol building in the center. The building has a large central dome and several smaller domes. The surrounding area includes various commercial buildings, parking lots, and green spaces. A large, stylized logo is overlaid on the image. The logo consists of three vertical bars of increasing height on the left, followed by a curved orange and white swoosh that loops around the letters 'SVN'. Below the 'SVN' logo, the words 'VERUS COMMERCIAL' are written in a clean, white, sans-serif font. The overall scene is captured during the 'golden hour' of sunset, with warm, soft lighting.