

# 13154

Coit Road  
Dallas, TX 75240

NORTH DALLAS / RICHARDSON



# PROPERTY SUMMARY



## CAMBRIDGE OFFICE PARK 13154 COIT ROAD DALLAS, TX 75240

### BUILDING AMENITIES

- On-site maintenance, management and leasing
- Recently renovated common areas
- Break room with vending area
- 24-hour key card access
- Overnight Fed-Ex & mail drop boxes
- Marquee signage available
- Courtyard with seating area

### AREA AMENITIES

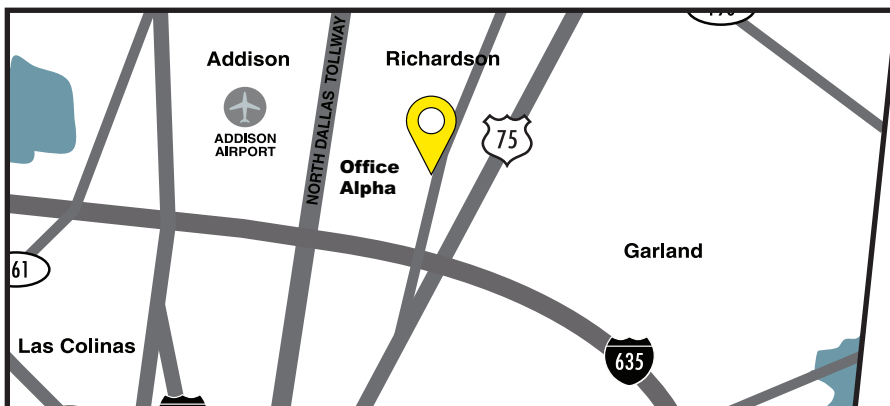
- 4 miles to the Dallas Galleria Shopping Center
- 4 miles to the Northpark Shopping Center
- Located minutes from the Dallas "High Five"
- Easy access to I-635 and U.S. Highway 75
- (Central Expressway)
- 30 restaurants within a 2 mile radius

### DIRECTIONS

From 635 exit Coit Rd. Head North on Coit Road and the building is located on the right past Alpha Rd.

### THE BOXER ADVANTAGE

- Janitorial service & maintenance included in rent
- Competitive rental rates
- Flexible lease terms
- Short & simple lease
- Move-in ready space options
- Free in-house space planning services
- Flexible expansion opportunities
- Tenant tools available via website & mobile app



### SCHEDULE A TOUR TODAY

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