

ROYAL 35 BUSINESS PARK



RENOVATIONS UNDERWAY

11048-11056 SHADY TRAIL, DALLAS, TEXAS 75229

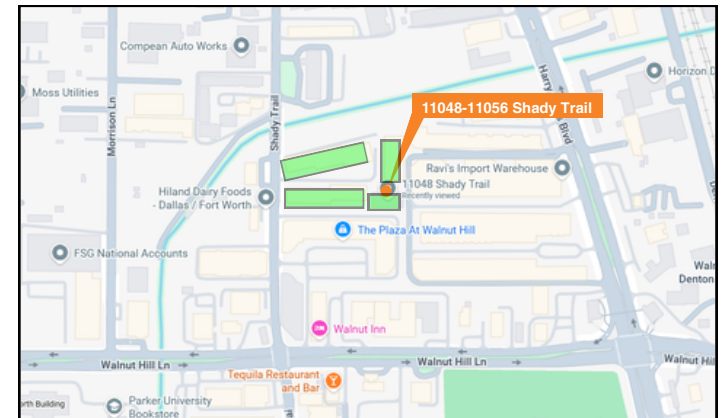
FOR MORE INFORMATION:

ALEX BRYAN
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214.364.0674
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PROPERTY FEATURES

- Well established business park
- Diversified tenant mix
- +/- 16' Clear Height
- Grade Level Loading
- 100% Fenced Property
- 24/7 Tenant controlled HVAC
- Strategic access to I-35, 635, and Loop 12



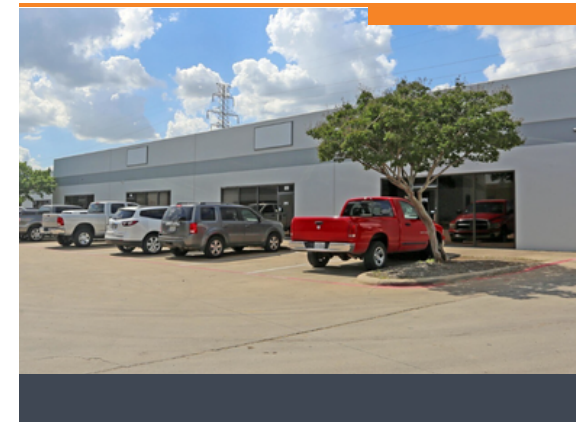
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



11048-11056 Shady Trail

SITE PLAN

UNDER NEW OWNERSHIP



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PLAZA II ON WALNUT HILL
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AVAILABILITIES

■ AVAILABLE ■ OCCUPIED

| SUITE | TOTAL SF | OFFICE SF | ASKING RATE | AVAILABLE |
|-------|----------|-----------|-------------|-----------|
| 221 | 1,260 | 1,260 | \$11.50 | yes |
| 305 | 4,060 | 1,657 | \$11.00 | yes |

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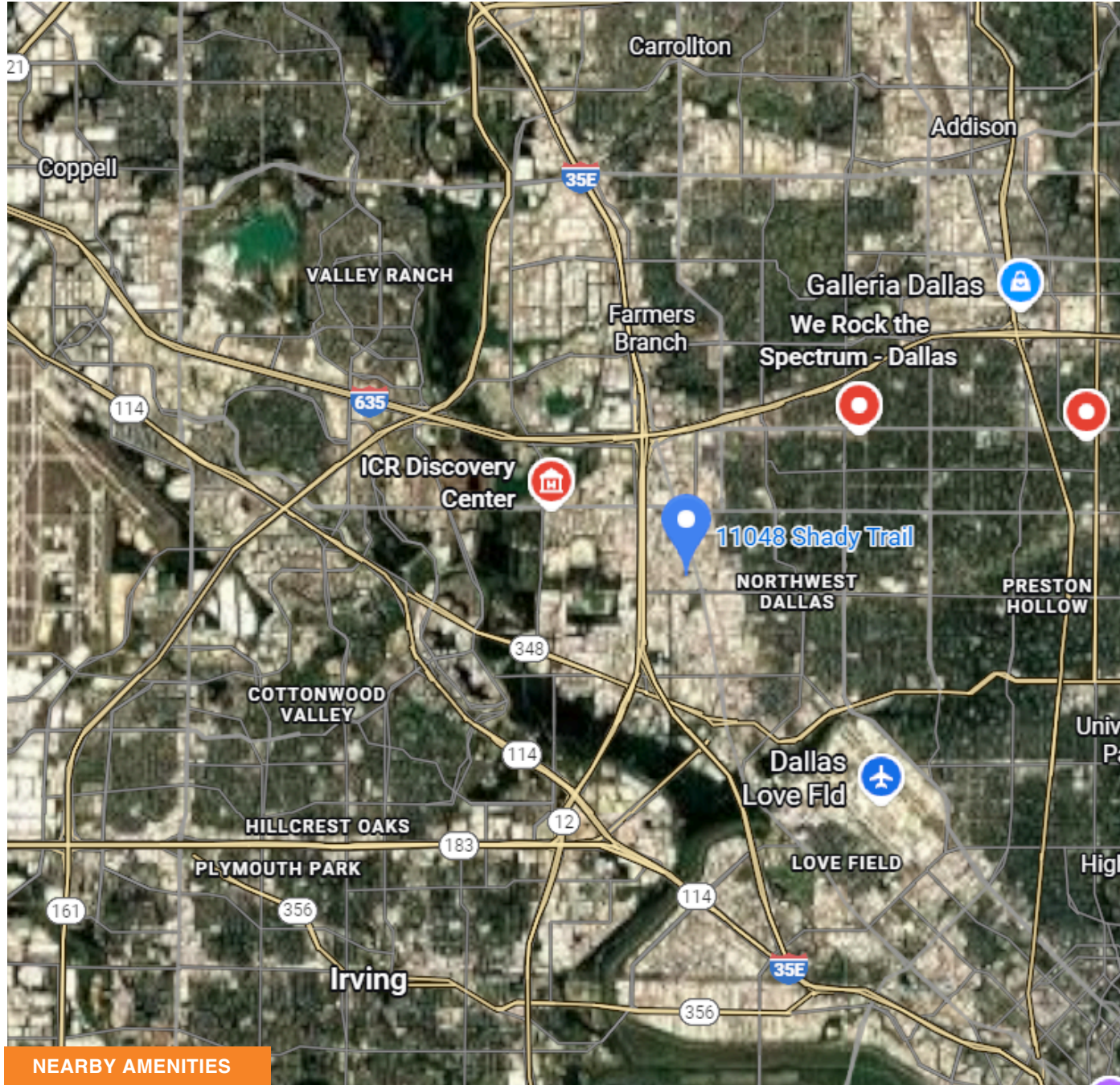
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11048-11056 Shady Trail

AMENITIES & IMPROVEMENTS

UNDER NEW OWNERSHIP



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NEARBY AMENITIES