



LEASE

5260 Valley View Lane

5260 VALLEY VIEW LANE

Irving, TX 75038

PRESENTED BY:

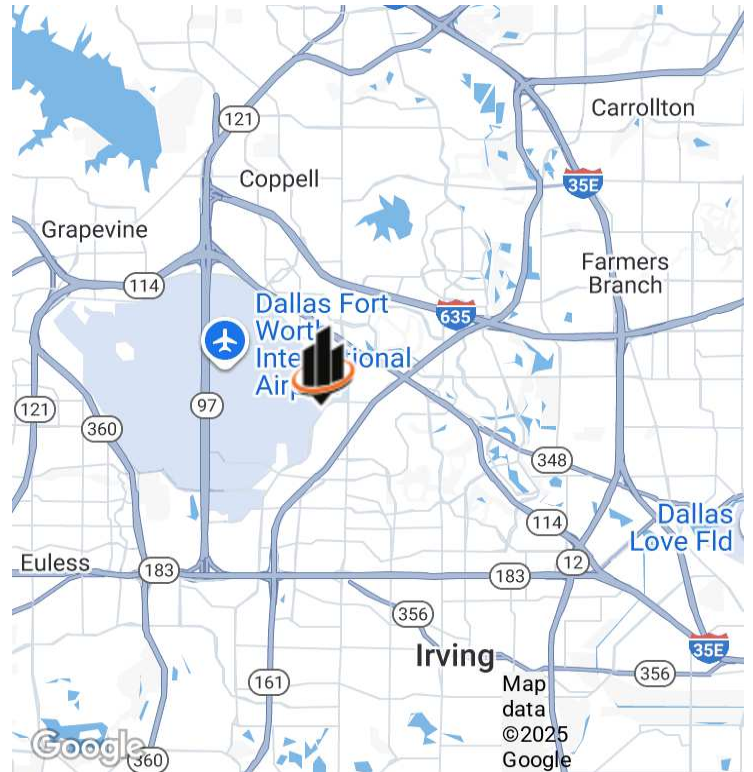
COURTNEY STANFORD, CCIM

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TX #704141

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$21.50 SF/yr (NNN)
BUILDING SIZE:	20,000 SF
AVAILABLE SF:	2,714 SF
LOT SIZE:	4.74 Acres
YEAR BUILT:	2017
ZONING:	Z113
MARKET:	Dallas
TRAFFIC COUNT:	8,276
VIDEO:	View Here

PROPERTY OVERVIEW

This stunning commercial office space is perfectly located at 5260 Valley View Ln, Irving TX. The property boasts a generous 2,714 square feet of space, offering an abundance of room for businesses of all sizes.

The office features a modern design with ample natural light and high ceilings, creating a bright and welcoming atmosphere. With multiple private offices, a spacious conference room, and a large open floor plan, this property provides ample opportunities for businesses to grow and thrive.

Additionally, the location of this commercial space is unbeatable. Situated just minutes from major highways and numerous businesses, it offers excellent accessibility and visibility for your company.

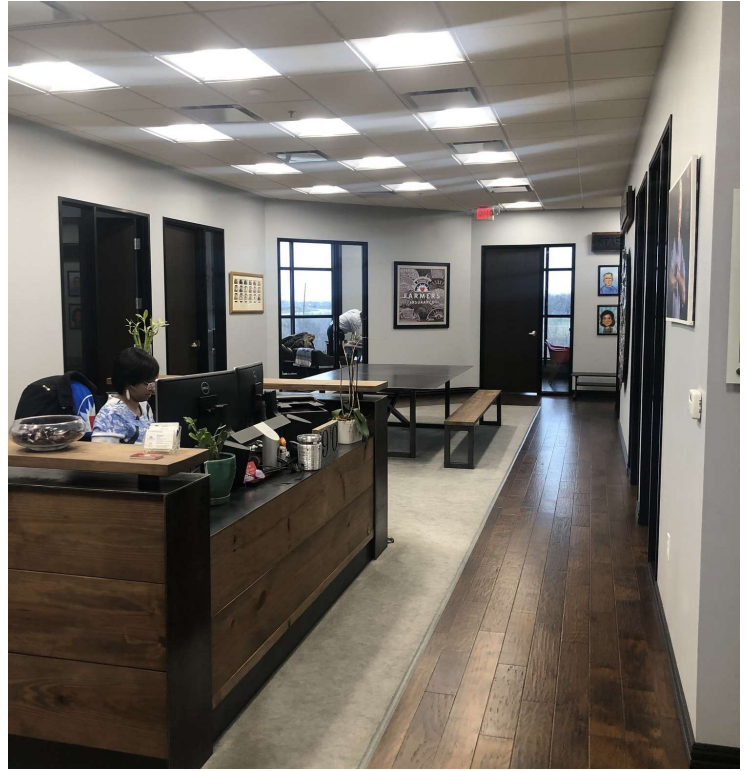
PROPERTY HIGHLIGHTS

- Newly Constructed Class A
- Offices filled with natural light
- High speed internet provided
- LED light fixtures
- Video monitoring in place for added security
- Abundant parking
- Flexible Terms
- Move-In ready suite

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ADDITIONAL PHOTOS



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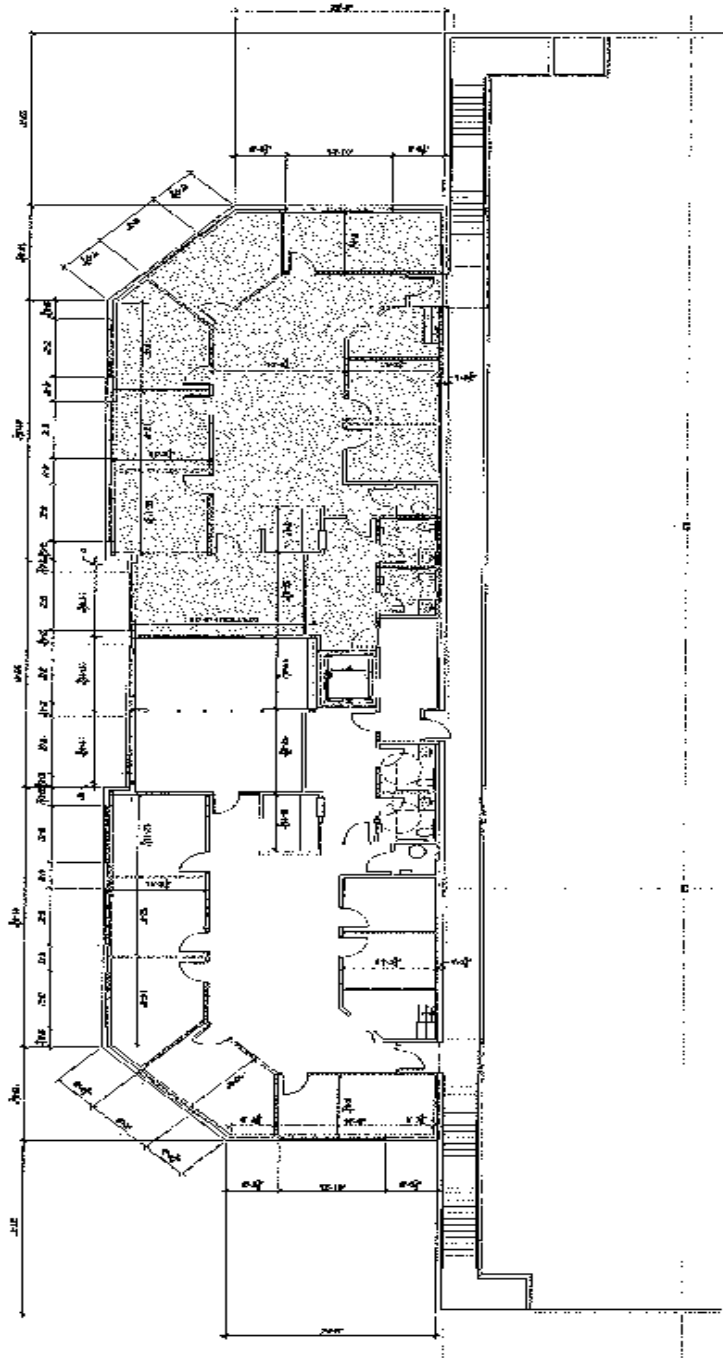
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FLOORPLAN

EXHIBIT "B"



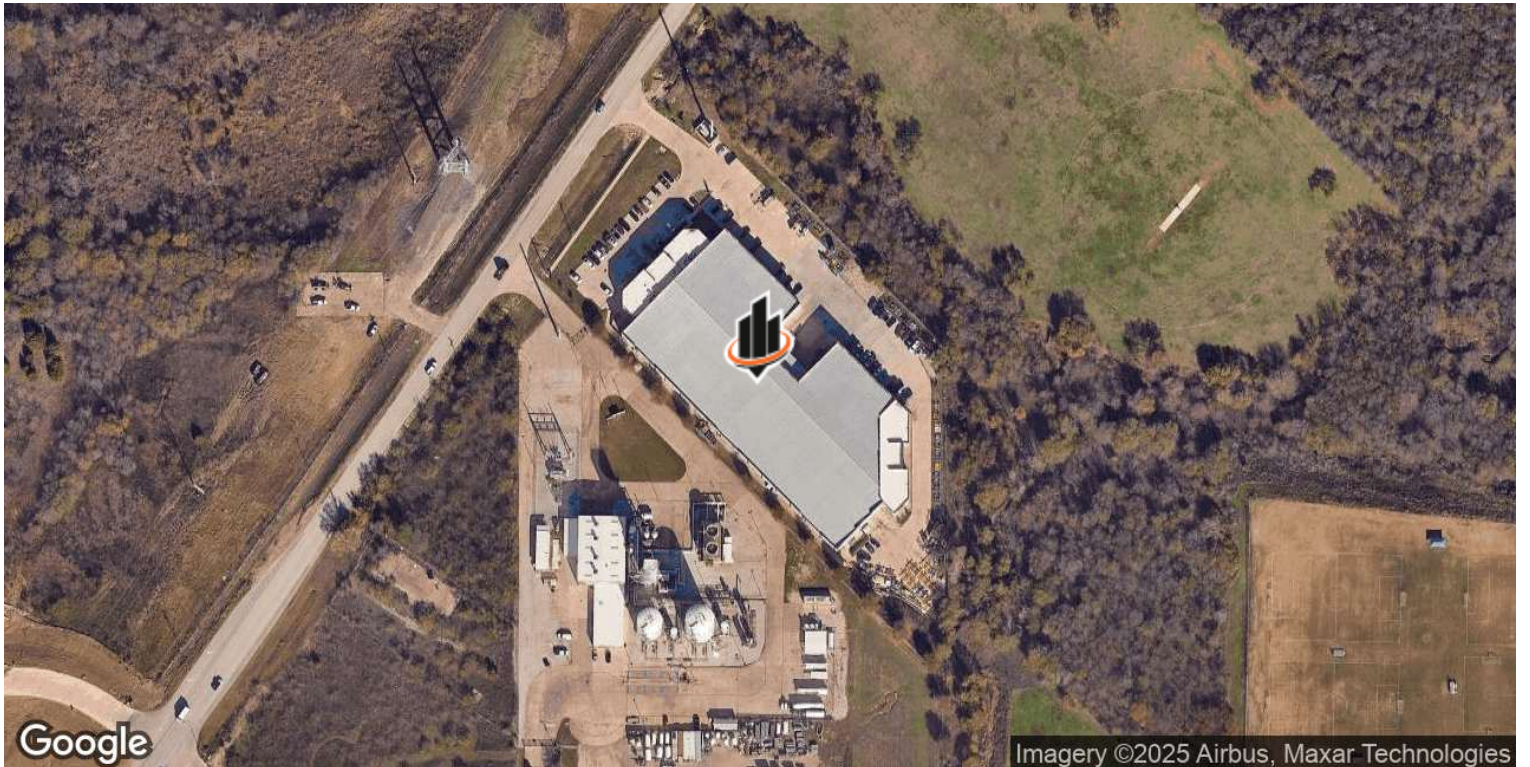
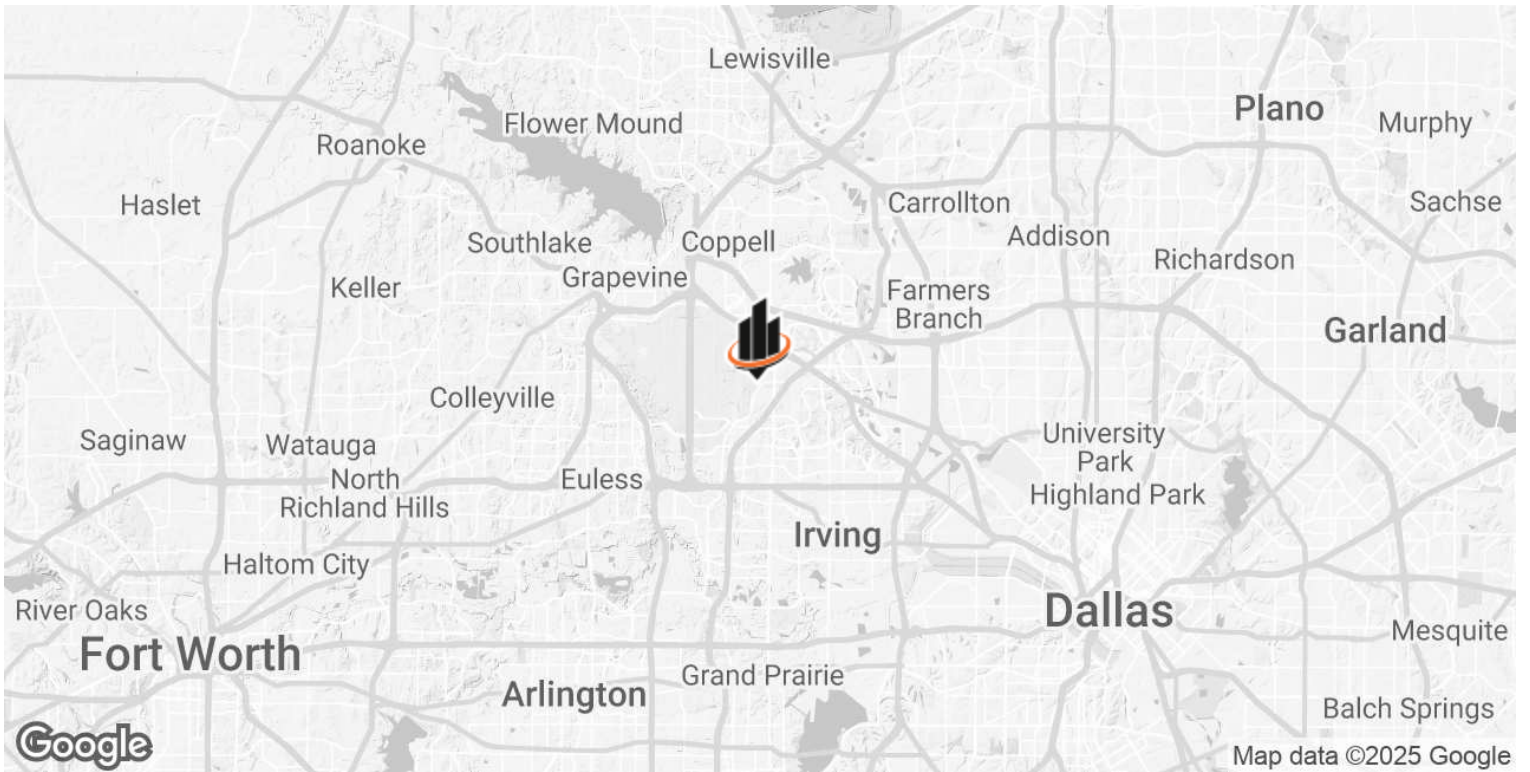
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LOCATION MAP



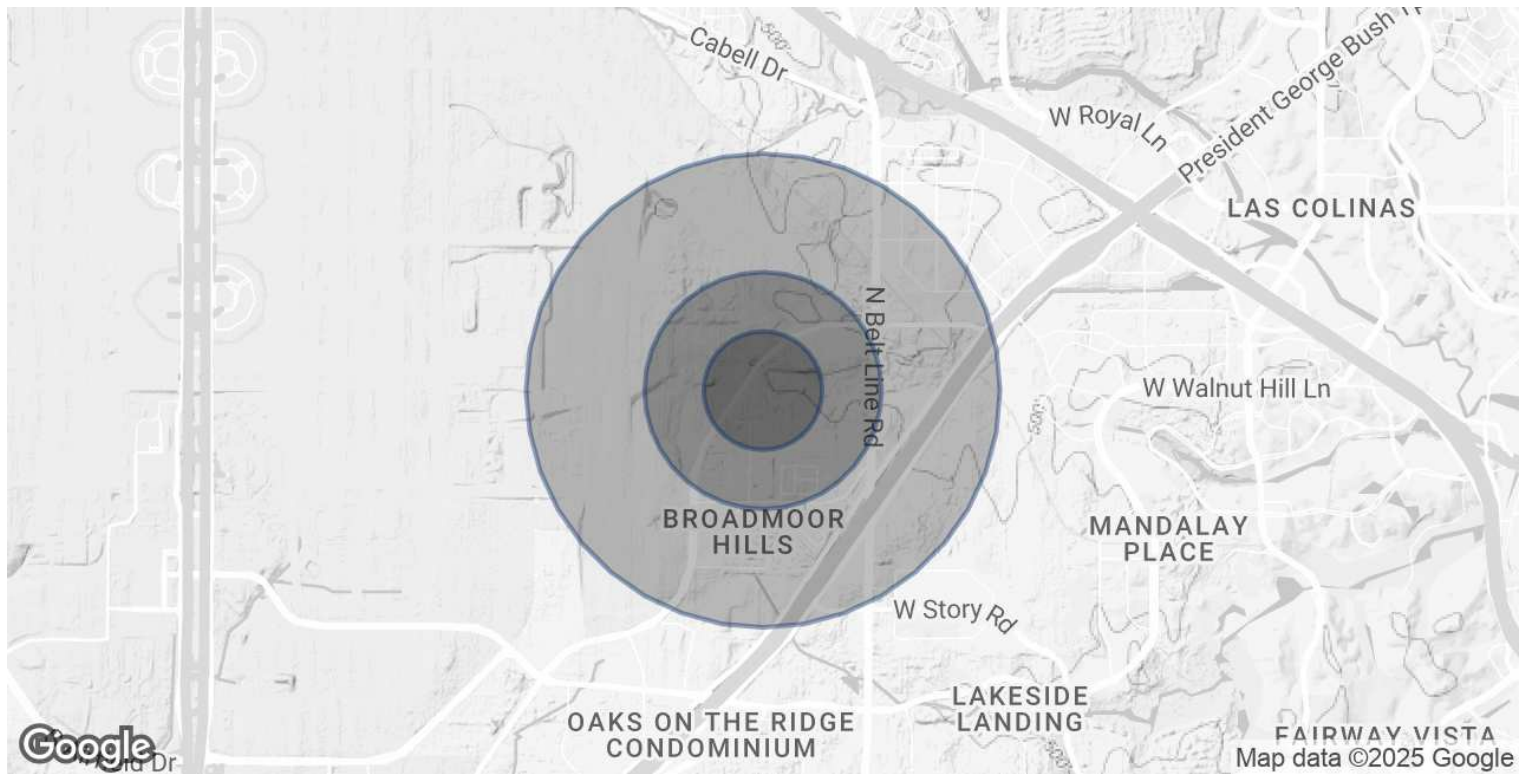
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	276	704	1,960
AVERAGE AGE	36.8	36.7	35.0
AVERAGE AGE (MALE)	41.5	41.5	38.7
AVERAGE AGE (FEMALE)	35.9	35.8	34.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	138	352	934
# OF PERSONS PER HH	2.0	2.0	2.1
AVERAGE HH INCOME	\$92,899	\$92,757	\$90,471
AVERAGE HOUSE VALUE	\$325,169	\$324,907	\$304,624

2020 American Community Survey (ACS)

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