

FOR SALE OR LEASE

9250 Amberton Parkway | Dallas, TX 75243

Starting Rate: \$7/SF NNN

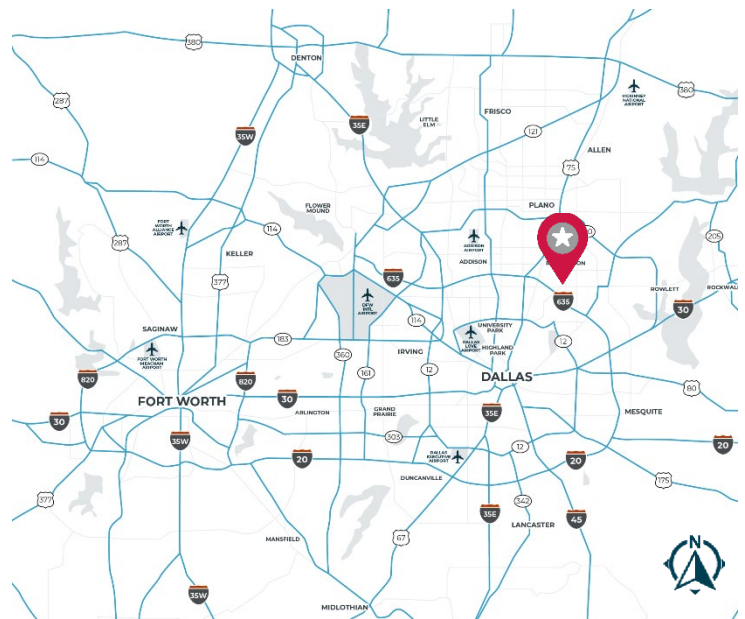
***1st 6 MONTHS FOR QUALIFIED LEASES**



9250 Amberton Parkway
±38,794 SF

PROPERTY OVERVIEW

- ±38,794 SF Available - Divisible to Suit Your Needs
- Flexible Floor Plans - Space Can be Customized for Creative Flex Uses
- Private Interior Courtyard Offering Natural Light and Outdoor Collaboration Space
- Floor-to-Ceiling Glass Lines Providing Excellent Natural Light Throughout
- Freestanding Building with Prominent Identity and Multiple Access Points
- High Power Capacity (1,200 amps) Supporting Dense Office or Specialized Uses
- Convenient Location with Immediate Access to I-635, US-75, and Greenville Avenue



****For qualified leases fully executed by 10/31/2026, rate valid for 1st six months for qualified tenants***

FOR MORE INFORMATION:

JESSICA REINHARDT
972.934.4005
jreinhardt@lee-associates.com

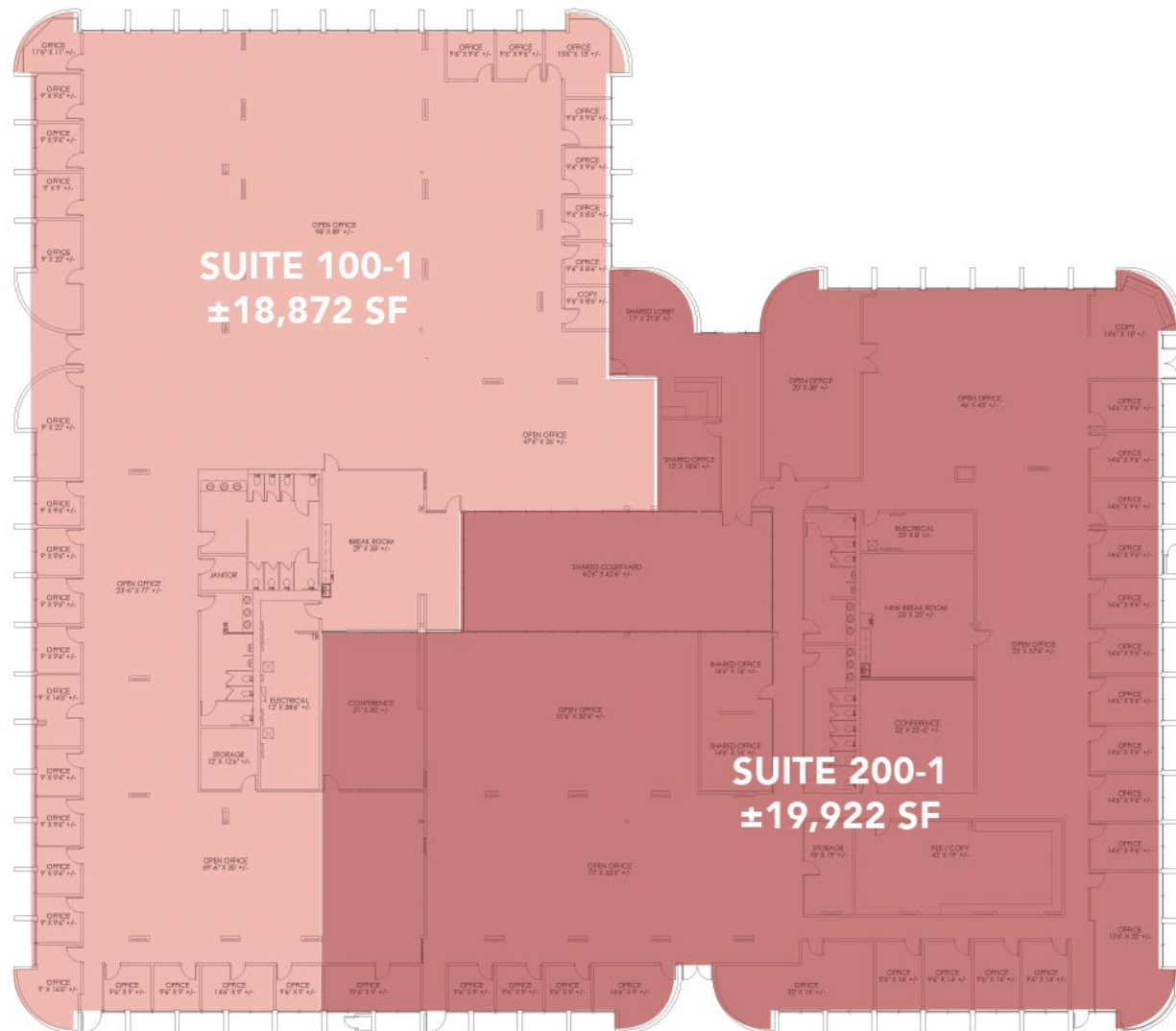
PHIL ROSENFELD
972.934.4040
prosenfeld@lee-associates.com

SUSAN CANCEMI
972.934.4005
scancemi@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leadallas.com

FLOOR PLAN - SUITE 100/200 | $\pm 38,794$ SF

OPTION 1



SPACE DETAILS

- 100% Office (Flex Layout)
- Divisible Into 2 Suites
- Central Courtyard Exposure
- Signage Potential
- On-Site Surface Parking

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR MORE INFORMATION:

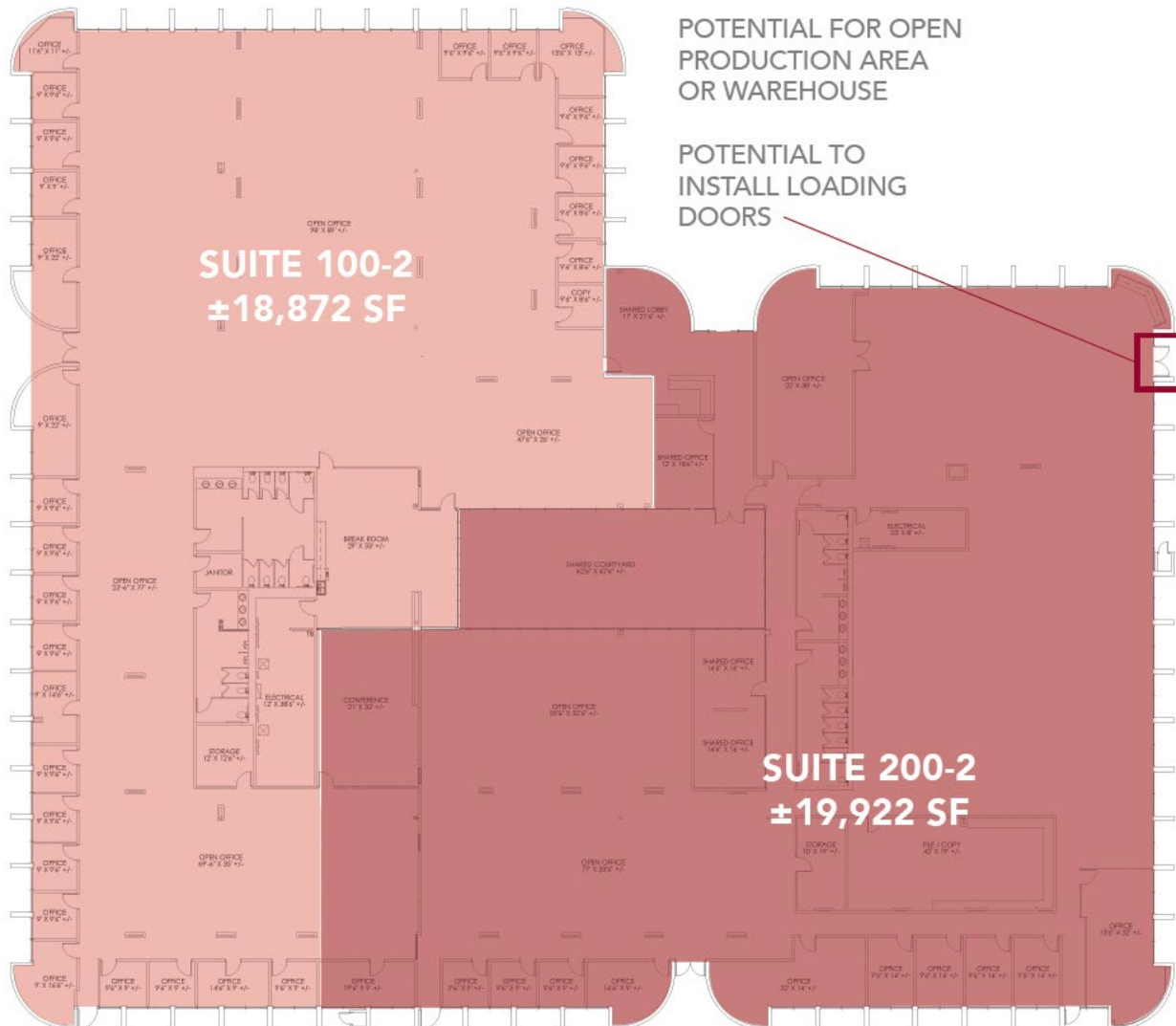
JESSICA REINHARDT
972.934.4005
jreinhardt@lee-associates.com

PHIL ROSENFELD
972.934.4040
prosenfeld@lee-associates.com

SUSAN CANCEMI
972.934.4005
scancemi@lee-associates.com

FLOOR PLAN - SUITE 100/200 | ±38,794 SF

OPTION 2



SPACE DETAILS

- 100% Office (Flex Layout)
- Divisible Into 2 Suites
- Central Courtyard Exposure
- Signage Potential
- On-Site Surface Parking

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR MORE INFORMATION:

JESSICA REINHARDT
972.934.4005
jreinhardt@lee-associates.com

PHIL ROSENFELD
972.934.4040
prosenfeld@lee-associates.com

SUSAN CANCEMI
972.934.4005
scancemi@lee-associates.com

FOR LEASE

9250 AMBERTON PARKWAY DALLAS, TX 75243

DRIVE TIME MAP



DRIVE TIMES



0.32 MILES



2 MILES



10 MILES



19 MILES



13 MILES



22 MILES

DOWNTOWN
DALLAS

12 MILES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR MORE INFORMATION:

JESSICA REINHARDT

972.934.4005

jreinhardt@lee-associates.com

PHIL ROSENFELD

972.934.4040

prosenfeld@lee-associates.com

SUSAN CANCEMI

972.934.4005

scancemi@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leadallas.com