

**3401**  
**GARDEN BROOK DRIVE**  
**FARMERS BRANCH, TEXAS 75234**

**133,200 SF**  
**FOR SUBLEASE**  
**CHEAP!**



**RICH YOUNG JR. | SIOR**  
**972-236-7645**  
**RICHJR@RICHYOUNGCOMPANY.COM**



**5710 LBJ FREEWAY | SUITE 150**  
**DALLAS, TEXAS 75240**  
**972-236-7645**

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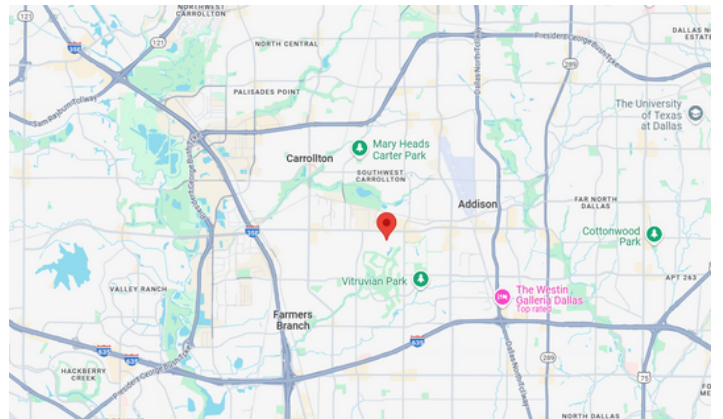
**CHEAP!**

## AVAILABILITY HIGHLIGHTS

- Great loading: Cross Dock - 19 dock doors, 1 ramp
- Heavy Power: 9,600 A | 480V
- Heavy Parking: 160 spaces
- High-end Office: +/- 5,500 SF
- +/- 19' Clear Height

Sublease through 9/30/2028

Cheap Rate: \$4.65 + NNN



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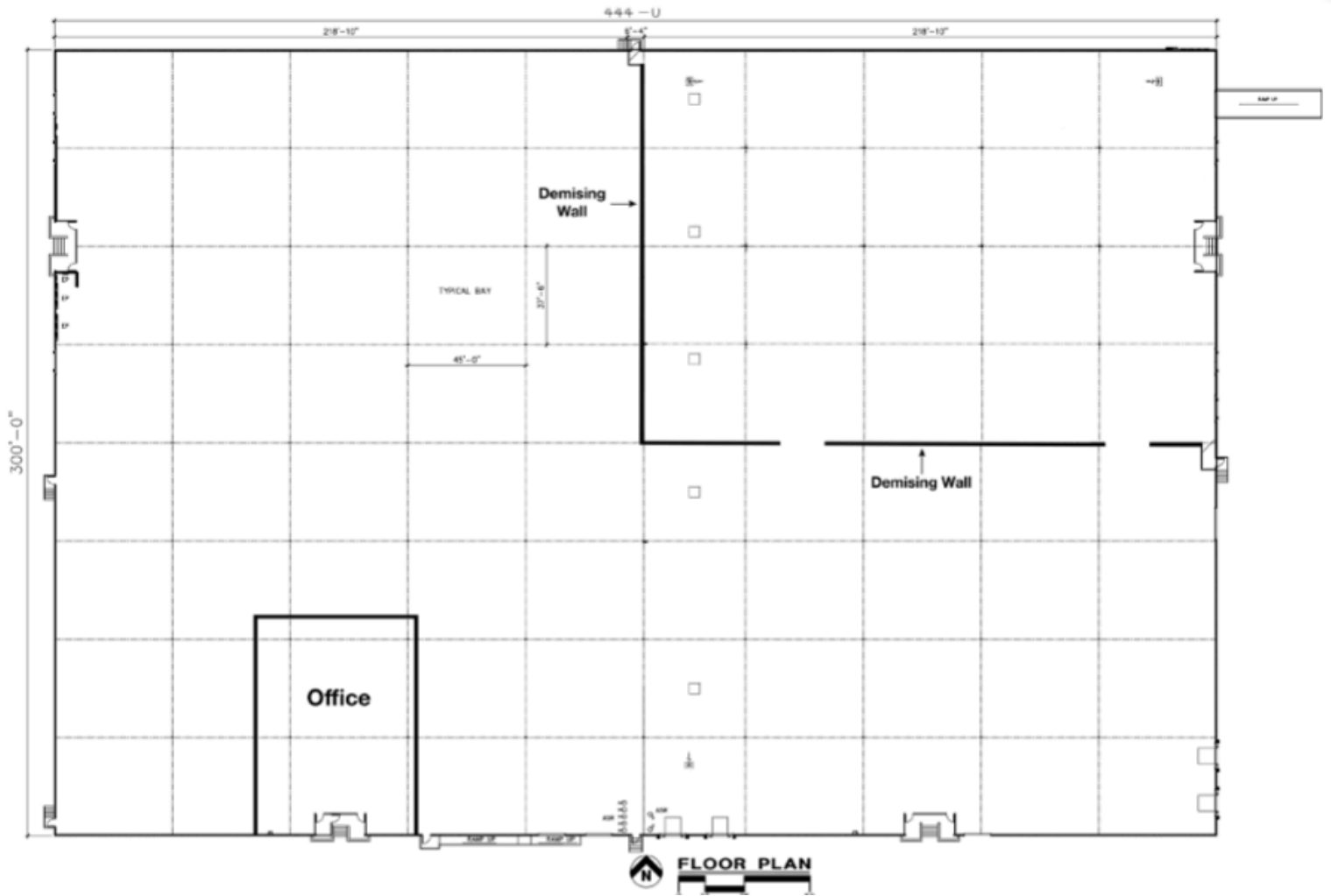
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