



5260 VALLEY VIEW LANE

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IRVING, TX 75038

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Property Summary



OFFERING SUMMARY

Available SF:	2,714 SF
Lease Rate:	\$23.50 SF/yr (NNN)
Lot Size:	4.74 Acres
Year Built:	2017
Building Size:	20,000 SF
Zoning:	Z113
Traffic Count:	8,276

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.

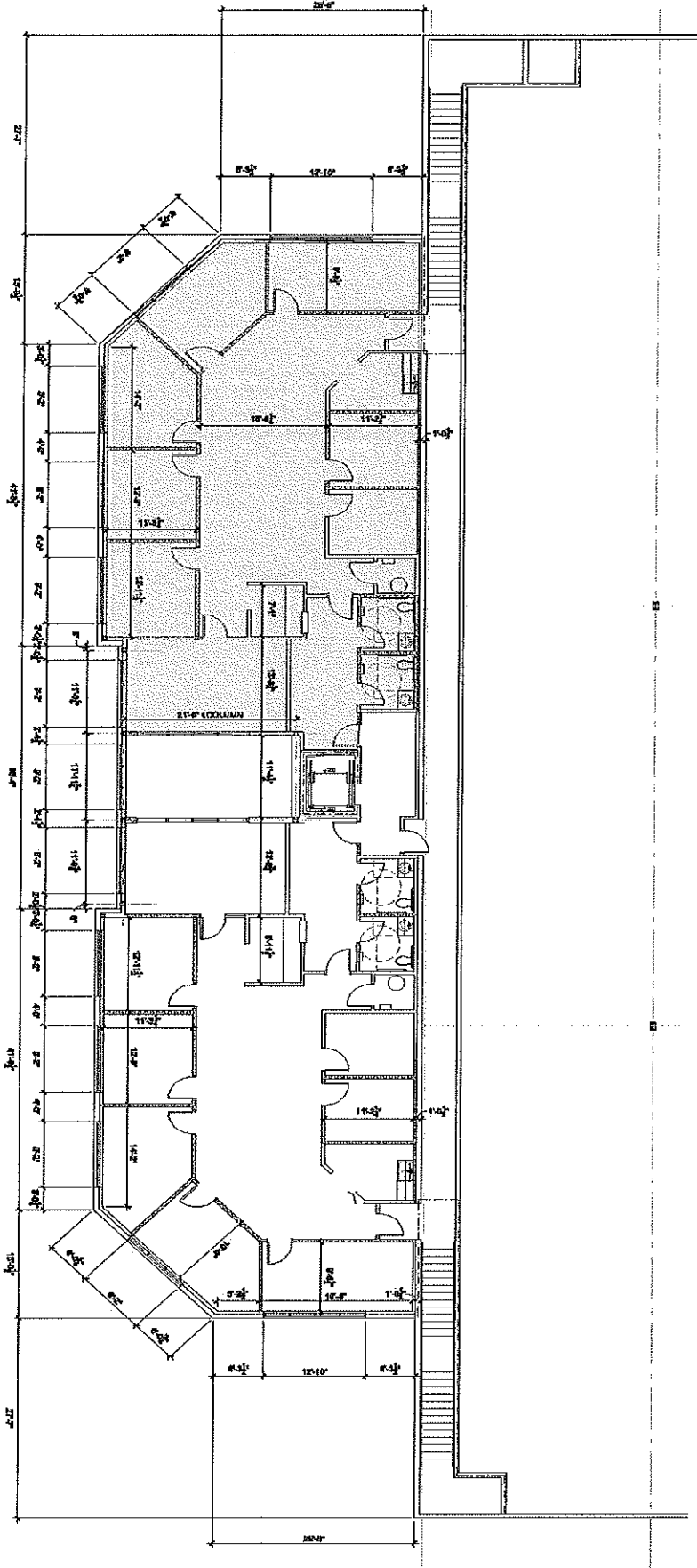
The office features a modern design with ample natural light and high ceilings, creating a bright and welcoming atmosphere. With multiple private offices, a spacious conference room, and a large open floor plan, this property provides ample opportunities for businesses to grow and thrive.

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

EXHIBIT "B"



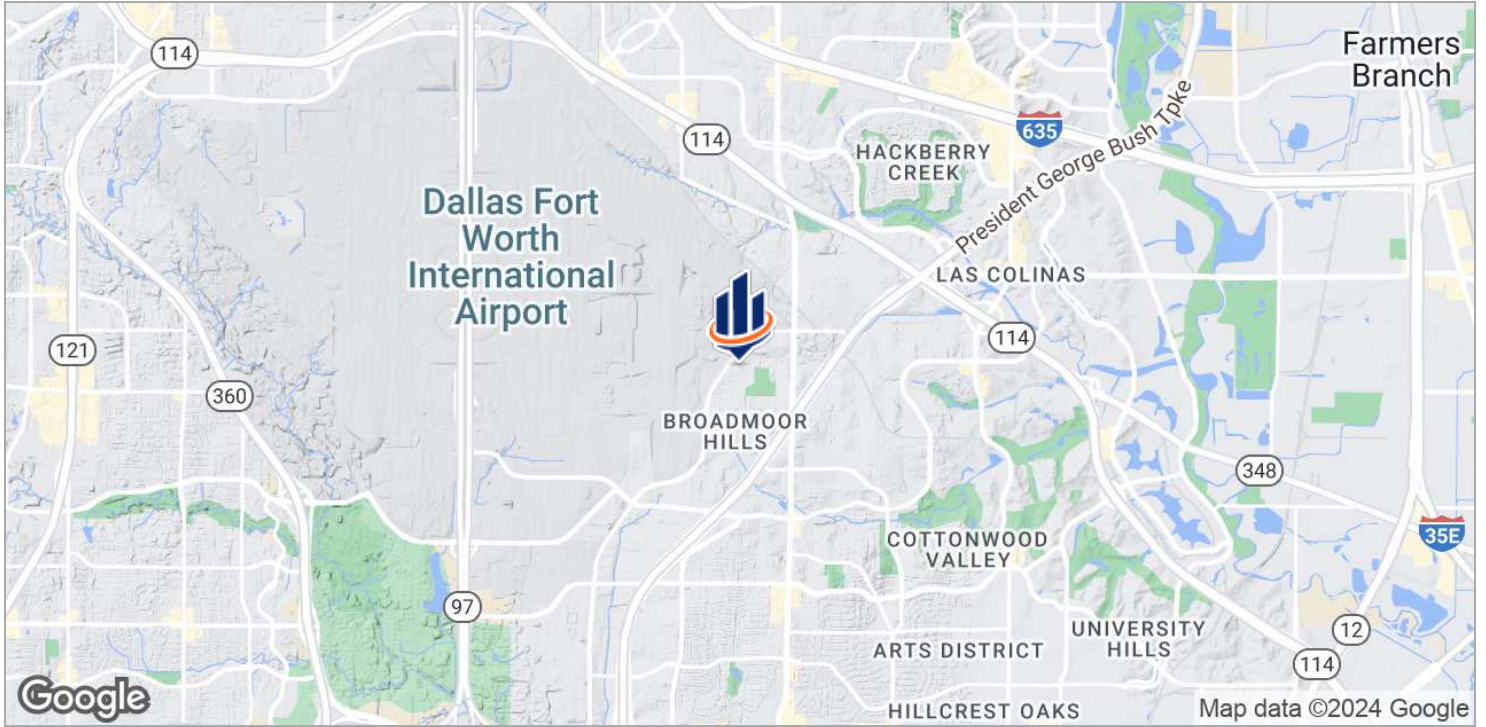
Additional Photos



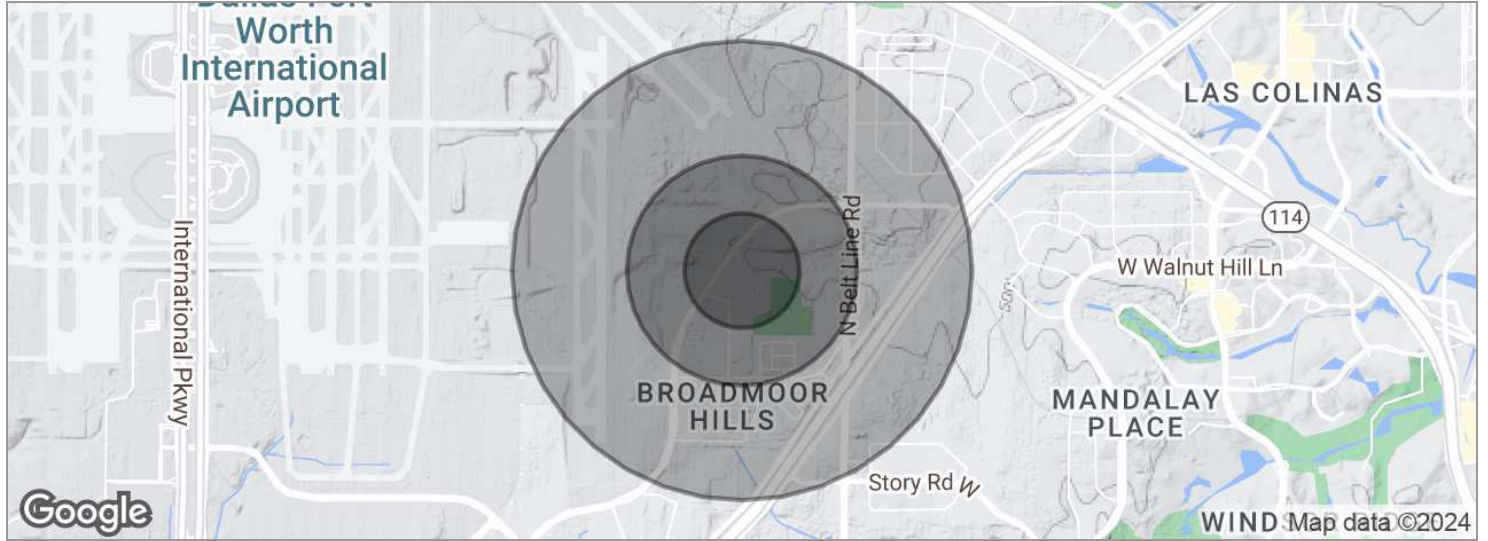
Additional Photos



Location Maps



Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	276	704	1,960
Median age	36.8	36.7	35.0
Median age (Male)	41.5	41.5	38.7
Median 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

* Demographic data derived from 2020 ACS - US Census