

# FOR SALE

## Redevelopment Opportunity

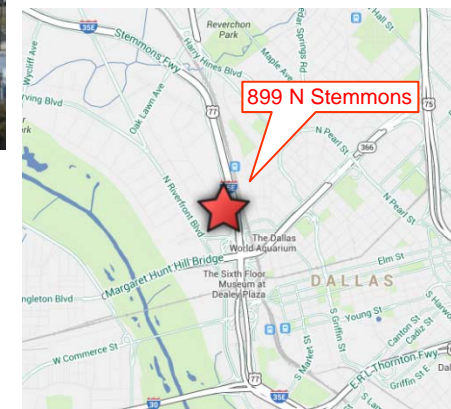
### ±399,000 SF on ±3.275 AC

899 N. Stemmons Frwy  
:: DALLAS, TX 75207



#### FEATURES:

- ±399,000 SF on ±3.275 Acres
- Built in 1957
- Sprinklered
- ±372 parking spaces
- “Cabana” area under month-to-month lease
- Zoning – I/R (PD 621)
- Design District location
- Stemmons Freeway frontage
- Minutes to Dallas Central Business District, Medical District & American Airlines Center
- Great access to I-35, I-30 & Woodall Rodgers
- “AS IS, WHERE IS, WITH ALL FAULTS”
- Price: \$7,000,000



FOR MORE  
INFORMATION  
PLEASE CONTACT

Jay Lorch, SIOR  
214.979.6329  
jay.lorch@cbre.com

Stan McClure  
214.979.6328  
stan.mcclure@cbre.com

Lawrence Gardner  
214.207.7720  
lawrence.gardner@omsstrategicadvisors.com

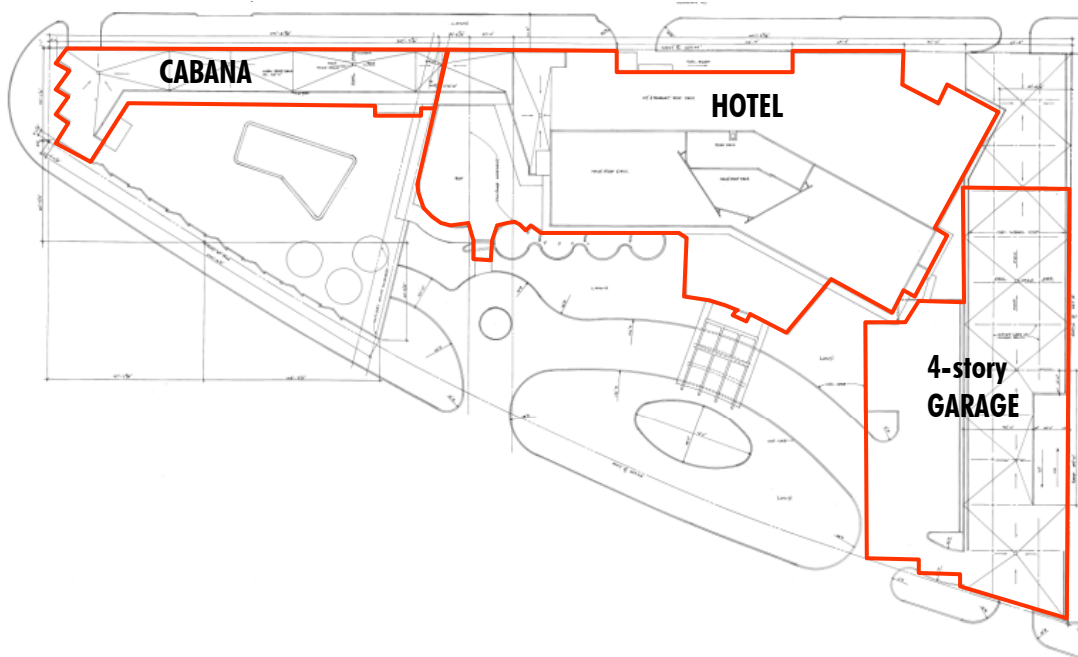


# FOR SALE

## Redevelopment Opportunity

### ±399,000 SF on ±3.275 AC

899 N. Stemmons Frwy  
:: DALLAS, TX 75207



FOR MORE  
INFORMATION  
PLEASE CONTACT

Jay Lorch, SIOR  
214.979.6329  
jay.lorch@cbre.com

Stan McClure  
214.979.6328  
stan.mcclure@cbre.com

Lawrence Gardner  
214.207.7720  
lawrence.gardner@omsstrategicadvisors.com



CBRE, Inc. | 2100 McKinney Avenue, Suite 700 | Dallas, TX 75201 | [www.cbre.com/dfw](http://www.cbre.com/dfw)

©2014 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# CBRE