



**12400 COIT RD.
DALLAS, TEXAS 75251**

BUILDING HIGHLIGHTS

- Retail Space with Coit Rd. Frontage
 - 40,000 Cars Per Day Visibility
- New Well-Capitalized Local Ownership
- Onsite Property Management, Engineering, 24/7 Security
- Onsite Cafe & Sundry Shop
- 2025 Renovations -
 - Fitness Center with Full Service Locker Rooms
 - State-of-the-Art Conference Center

LOCATION

- Exceptional Ingress & Egress
 - Direct Exit from 75 at Churchill Rd. & Coit Rd.
 - Direct Exit from 635 at Coit Rd.
 - 18 Minutes to DFW Airport
 - 14 Minutes to Dallas-Love Field Airport

KOLBY DICKERSON
KDICKERSON@TXREPROPERTIES.COM
214-534-1599

SAM DAVIS
SDAVIS@TXREPROPERTIES.COM
214-684-7197

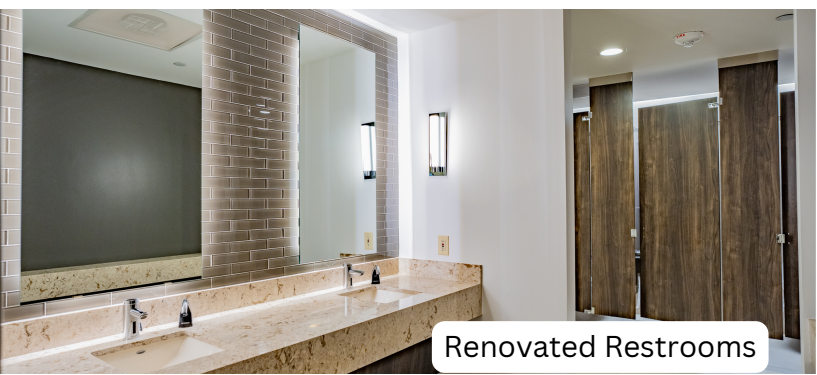
GRANT GOMEZ
GRANT@TXREPROPERTIES.COM
214-734-4725



New Conference Facility

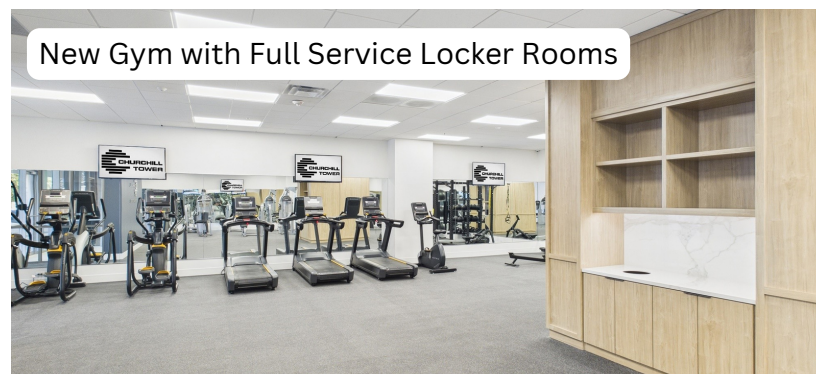


Cafe & Sundry Shop



Renovated Restrooms

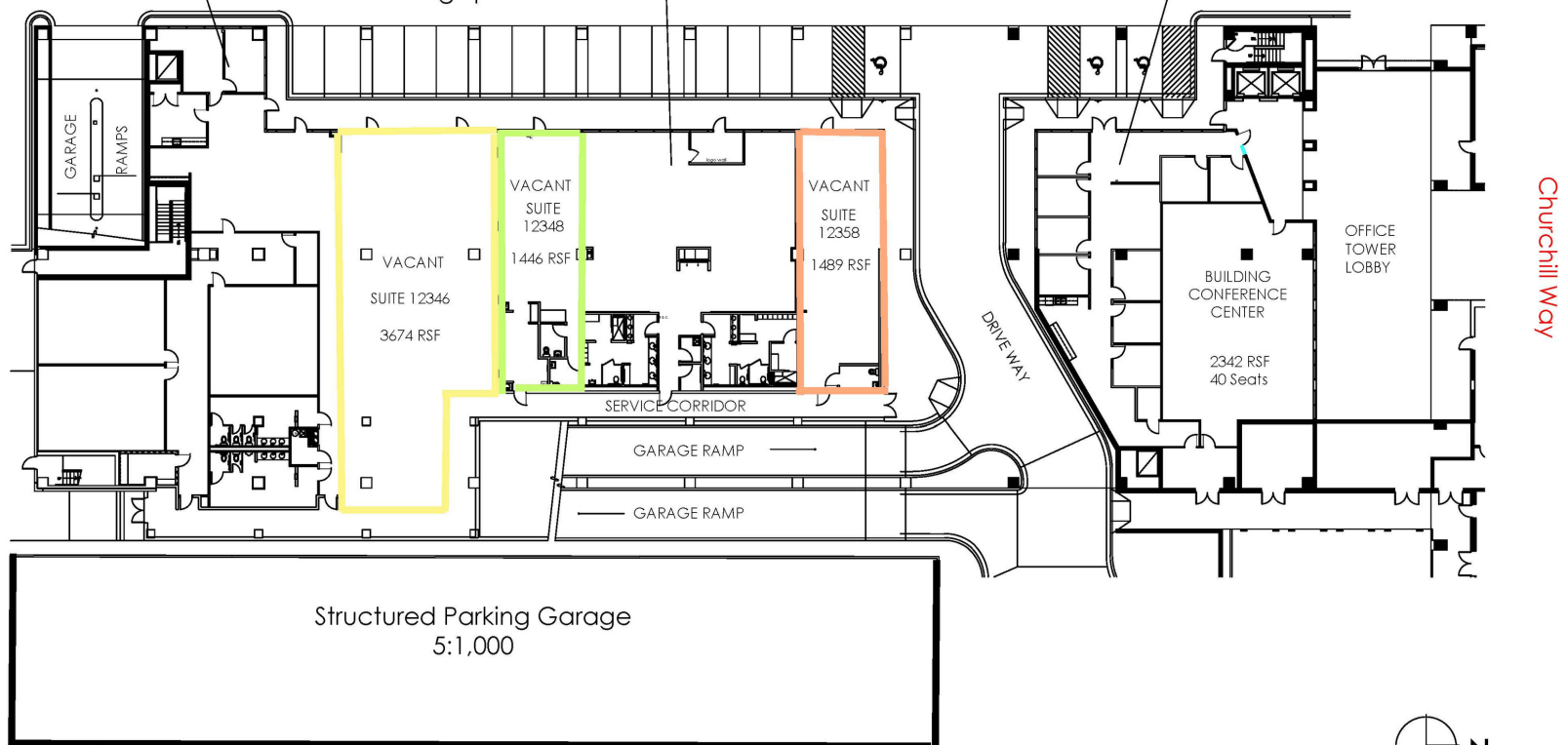
New Gym with Full Service Locker Rooms



Coit Road

PROMETRIC SUITE 12342 6627 RSF
BUILDING FITNESS CENTER 12350 & 12354 3804 RSF
SUITE 12362 2854 RSF

Parking Spaces: 19



N Central Expressway



LEASING INFORMATION

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