

# 8204

Elmbrook Drive  
Dallas, TX 75247

EAST DALLAS



**BOXER PROPERTY**



[Leasing@BoxerProperty.com](mailto:Leasing@BoxerProperty.com)

214-651-RENT (7368)

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# PROPERTY SUMMARY



## THE ATRIUM ON ELMBROOK

8204 ELMBROOK DRIVE  
DALLAS, TX 75247

### BUILDING AMENITIES

- On-site leasing, management and maintenance
- Awarded Energy Star Energy Label 2017
- Tenant conference room
- Ample surface parking
- 24-hour key card access
- Lush interior Atrium

### AREA AMENITIES

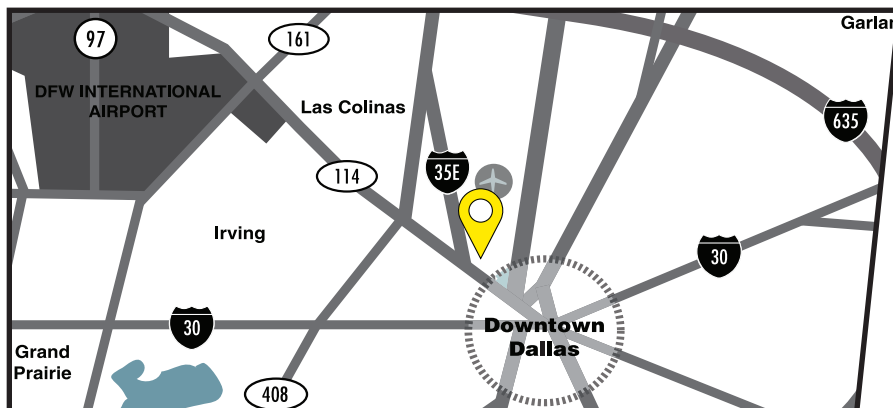
- 1.5 miles to Love Field Airport
- Minutes to Northwest Hwy. restaurant row
- Starbucks
- Southwestern Medical Center
- Dallas City Library
- Bachman Lake Park
- Wells Fargo & Bank of America
- Easy access to I-35 E

### DIRECTIONS

From Stemmons Frwy, take Empire Central Exit to Elmbrook Dr., between Empire Central & Mockingbird

### THE BOXER ADVANTAGE

- Janitorial service & maintenance included in rent
- Competitive rental rates
- Flexible lease terms
- Short & simple lease
- Move-in ready space options
- Free in-house space planning services
- Flexible expansion opportunities
- Tenant tools available via website & mobile app



## SCHEDULE A TOUR TODAY

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