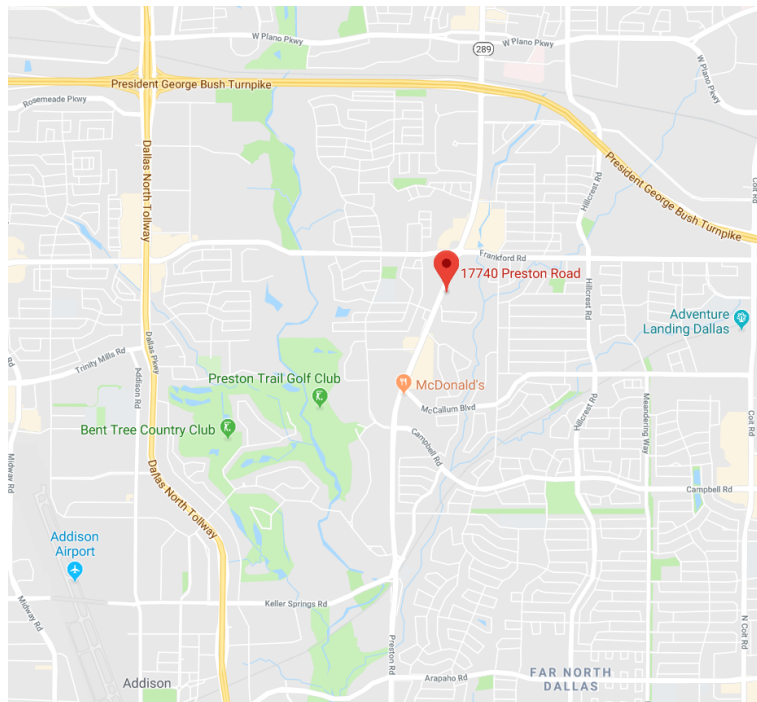




# CG & Associates Realty Advisors

2 story office building in the Georgetown office community on prestigious Preston Rd in Dallas.



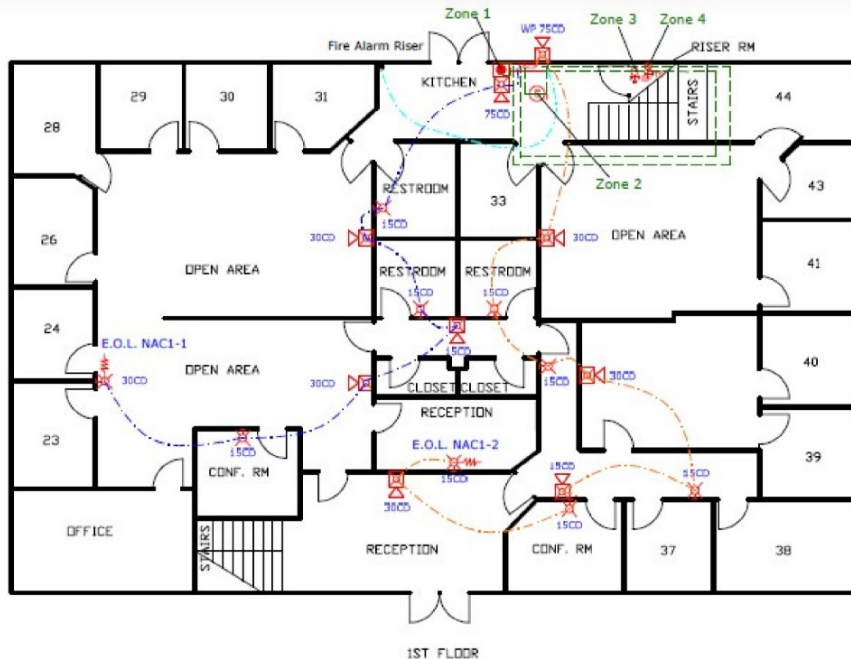
Easy access from all major highways: (George Bush, Dallas Tollway, I-75, 121 and 635. Located just East of the Platinum Corridor of Dallas, centrally located in the DFW Metroplex, Collin County and the City of Dallas.

**Lease Rate: \$16 +NNN**

Please Call for more information:

214.401.8911 | 972.322.8997

Chitra Gupta | Nick Ucherek



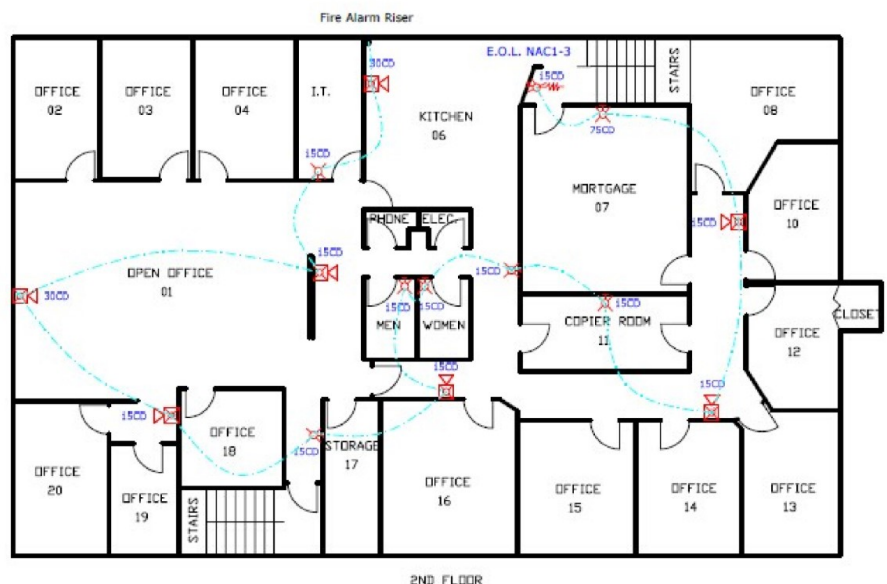
## 1st-Floor

- **Approx 25 offices**
- **Spacious Offices**
- **Ideal for Medical; 2nd Gen-Chiropractor**
- **Multiple Entrances**
- **Ample Parking**

Please Call for more information:  
214.401.8911 | 972.322.8997  
Chitra Gupta | Nick Ucherek

## 2ndFloor

- **Large Kitchen +Break Room / Common Area**
- **Executive Suite setup on North side of Building**





# CG & Associates Realty Advisors

Rates Advertised	<b>\$16 +NNN</b>	Sub-type	Loft/Creative
Total SF Available	12,945 SF	Building Class	B
Min. Divisible	100 SF	Rentable Area	18,000 SF
Max. Contiguous	5,000 SF	Year Built	1983
Property Type	Office		

Please Call for more information:  
**214.401.8911 | 972.322.8997**  
**Chitra Gupta | Nick Ucherek**

## **1st-Floor**



## **2ndFloor**

INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE; HOWEVER, CG & ASSOCIATES REALTY ADVISORS MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS REAL ESTATE INFORMATION IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.