

300 Union Bower Court, Irving, TX - Suite 320



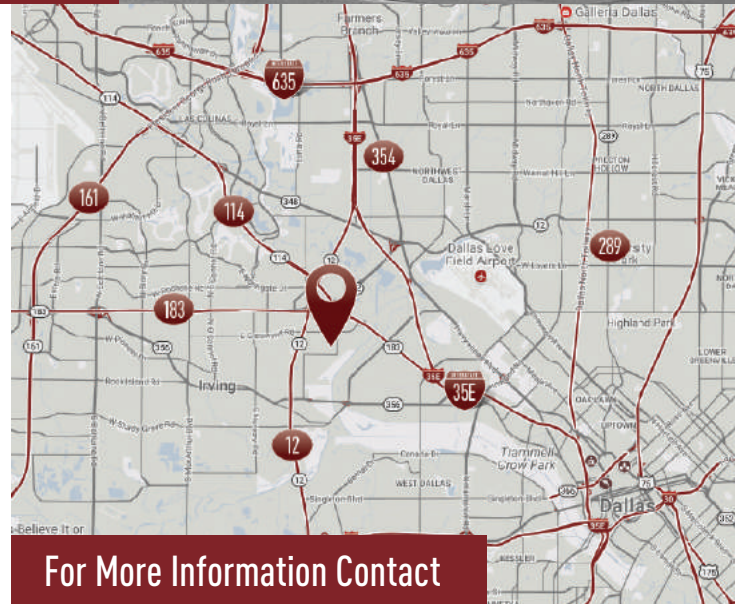
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# 23,760 SF AVAILABLE

## Building Specifications

Building Size:	54,000 SF
Total Available:	23,760 SF
Office:	760 SF
Clear Height:	21' Clear
Column Spacing:	40' X 45'
Parking:	32 Spaces
Loading:	4 Dock High Doors
Drive-In Door:	1
Electric:	200 Amps, 240 Volts
Lighting:	LED
Sprinkler System:	Yes



For More Information Contact



**ANDREW GILBERT**  
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**KEATON BRICE**  
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## Building Features

- › Strategically located in the South Stemmons Corridor offering first-class image and environment
- › Easy access to Interstate 35E
- › Minutes from Loop 12 and Hwy 183
- › Within 25 minutes of DFW International Airport, Dallas Love Field and Dallas CBD

Owner:

ML Realty Partners \ 8150 N Central Expy, Suite M-2030, Dallas, TX 75206 \ 214-389-1155

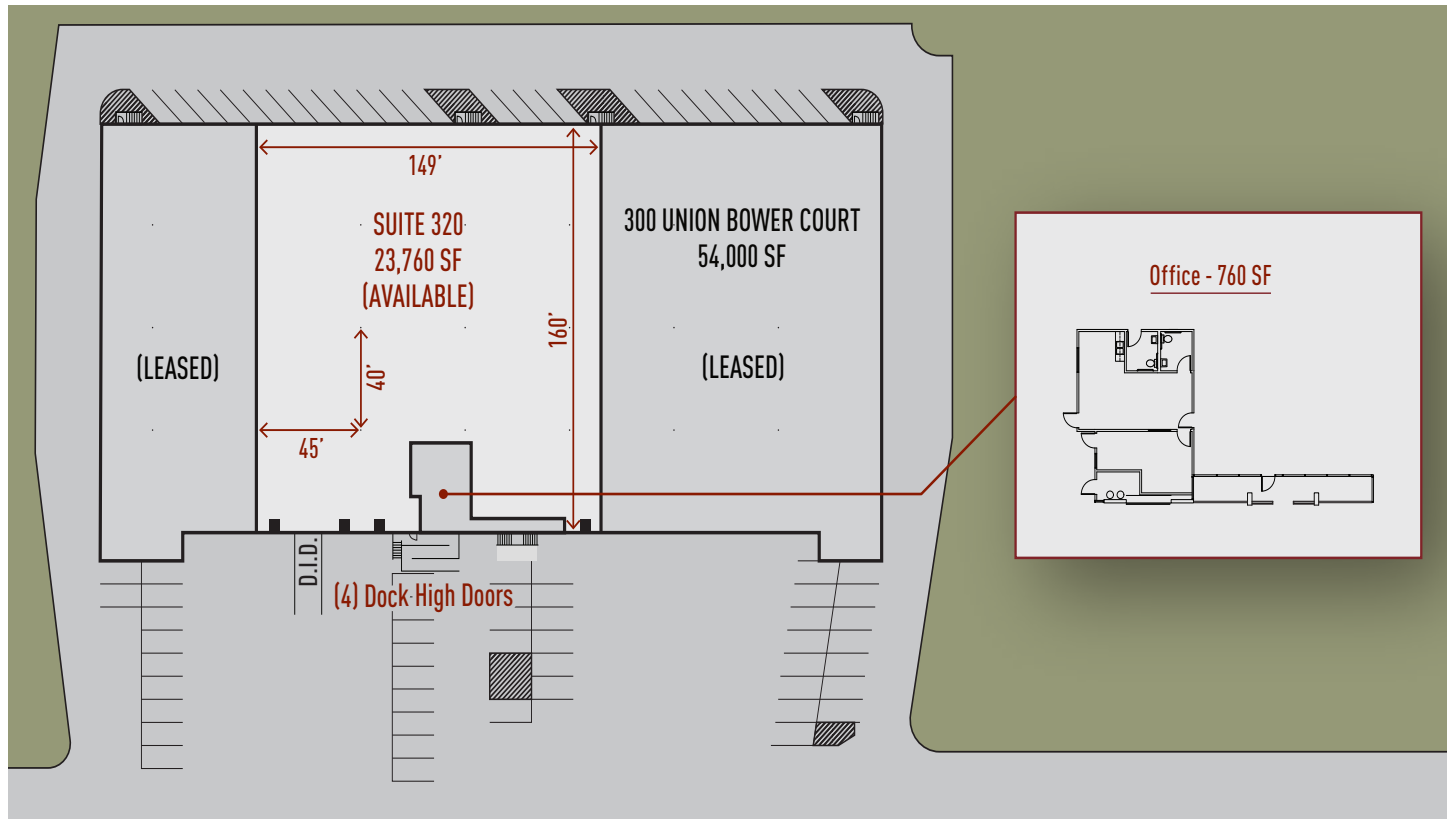
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### Master Plan Rendering



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NORTH →

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