

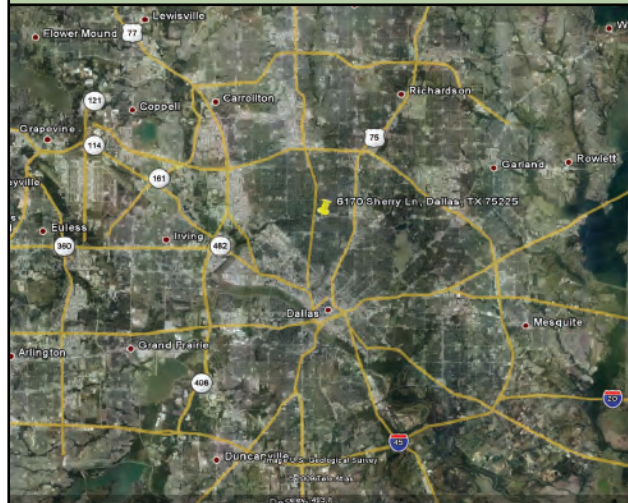


Available For Lease

Rosebriar Sherry Lane

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6170 Sherry Lane
Dallas, TX 75225

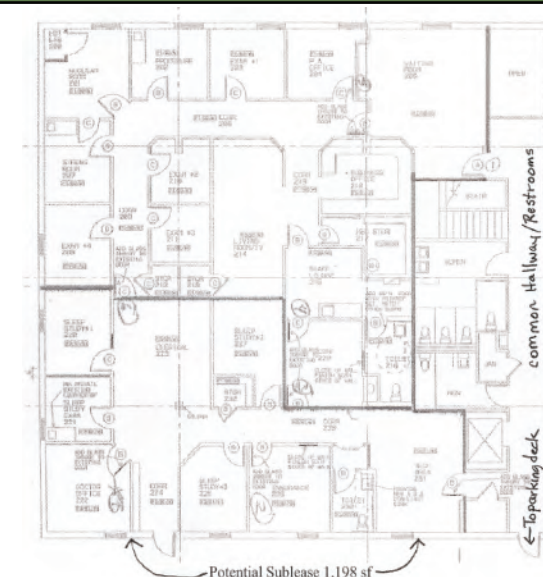
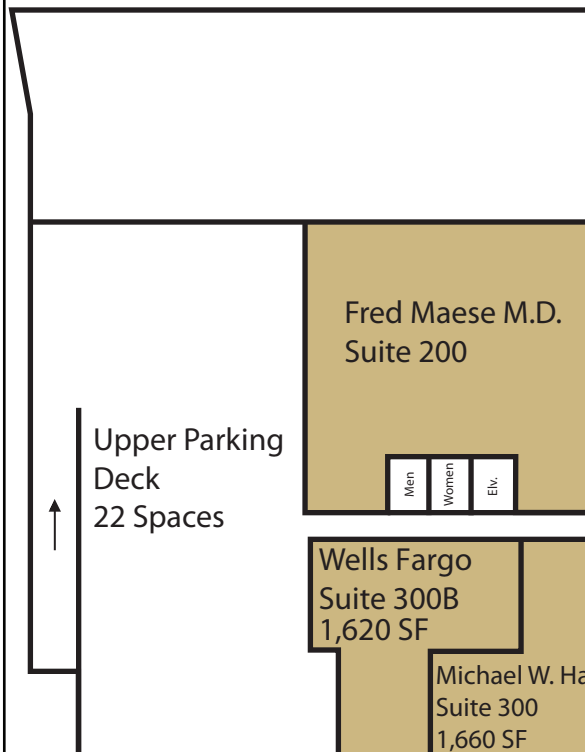


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Additional Information

- ◆ Some of the highest 1-Mile incomes in DFW
- ◆ High end Spa on first floor
- ◆ Wachovia
- ◆ Complimentary Customer Valet Parking available
- ◆ Existing Medical Finish Out



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Rental Rates

- ◆ \$20NNN

Triple NNN

- ◆ Approx \$9.72 psf

Traffic Counts

- ◆ Preston Rd (TX 289) 21,626 CPD (2004)
- ◆ Sherry Lane +/- 5000 CPD (2004)

Demographics

	1-Mile	3-Mile	5-Mile
◆ Population	12,056	156,988	435,954
◆ Median Age	41	34	33
◆ Median HH Income	\$126,635	\$53,843	\$48,998

Sherry Lane sits in one of the premier neighborhoods of Dallas and boasts first floor co-tenancy of Wachovia, Preston Center Dance and Bella Vita. Second floor space is medical/office with direct access to the rear parking garage for easy access for Tenant clients.

Available Space

- ◆ Office/Medical Sublease

Finish Out Allowance

- ◆ NEGOTIABLE, depending upon Tenant Financials