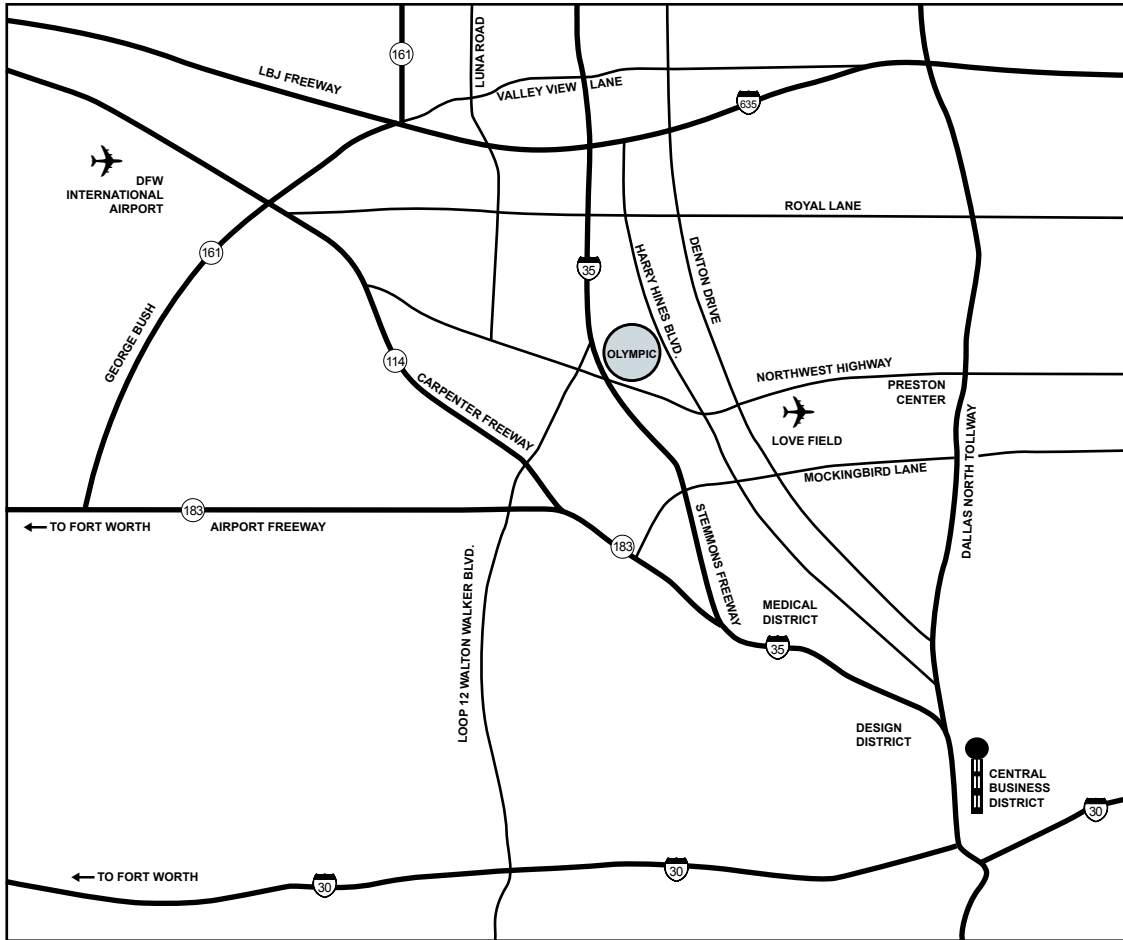


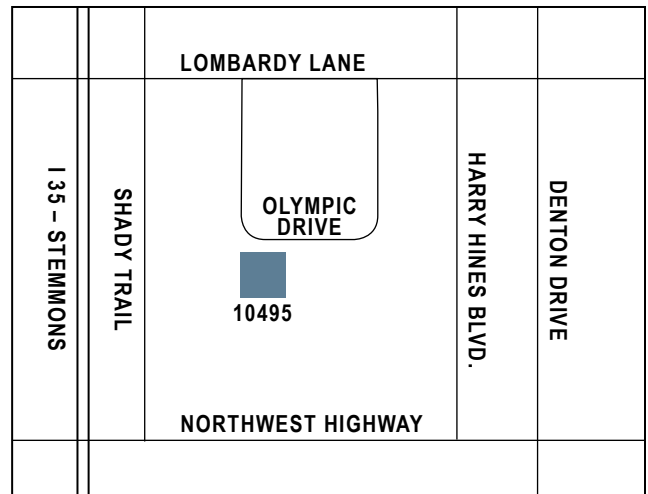
FOR SALE OR LEASE

# 10495 OLYMPIC DRIVE

SUITE 110  
DALLAS, TEXAS



- 15,394 Square Foot Office-Flex Space Available Which Includes Approximately 5,200 SF of Office Space
- Total Building is 30,321 Square Feet
- 1.72 Acre Site (74,994 square feet)
- Zone IR (Industrial Research)
- Tilt Wall Structure
- 16' Clear Height
- 85 Total Parking Spaces (2.80/1,000 SF)
- Three (3) 10'x10' Dock High Doors; One (1) 10'x10' Semi-Dock Door
- All Concrete Paving
- Automatic Fire Sprinkler System
- 2000 AMP, 480V 3-Phase Electric Service
- 100% Air Conditioned
- Fenced Parking/Outside Storage
- 35' x 37' Column Spacing
- Approximate Distances
  - Love Field Terminal 5.5 Miles
  - CBD 9.8 Miles
  - Medical District 6.3 Miles
  - Preston Center 6.5 Miles
  - D/FW International Terminal 13.3 miles



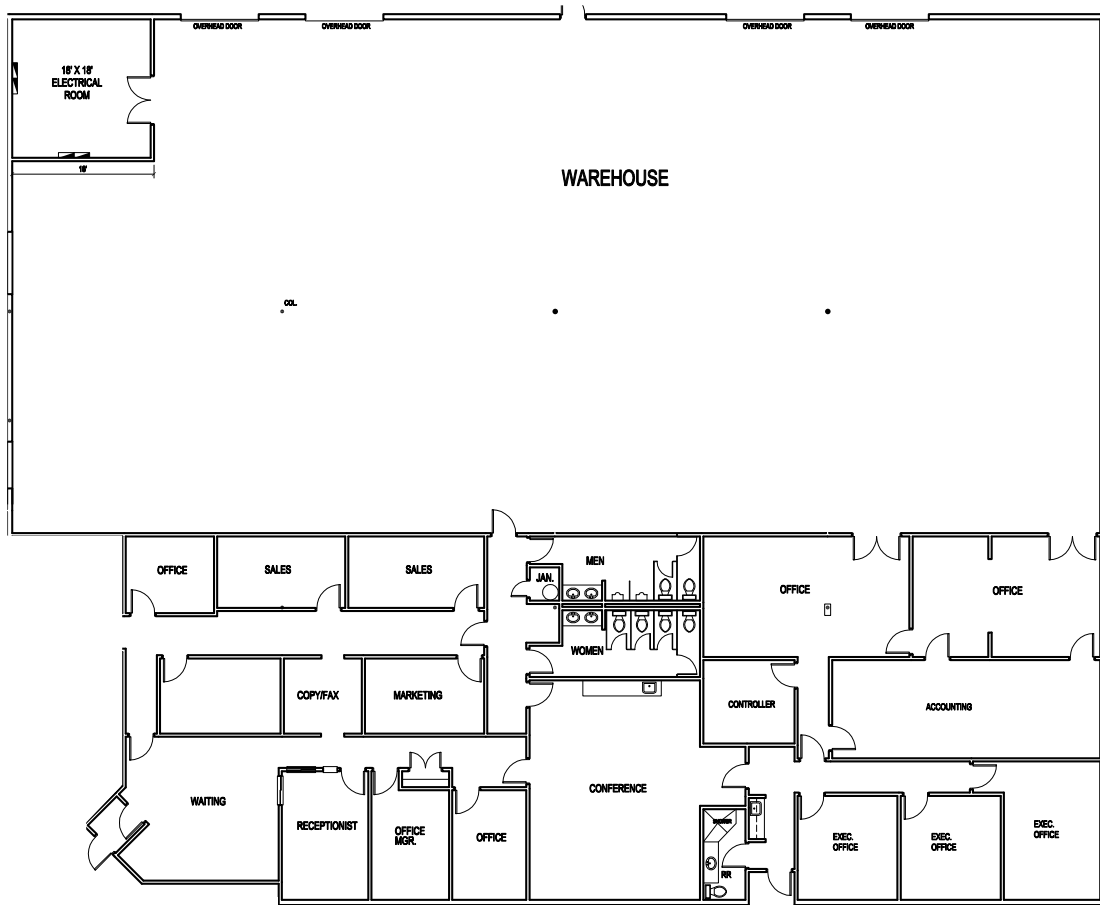
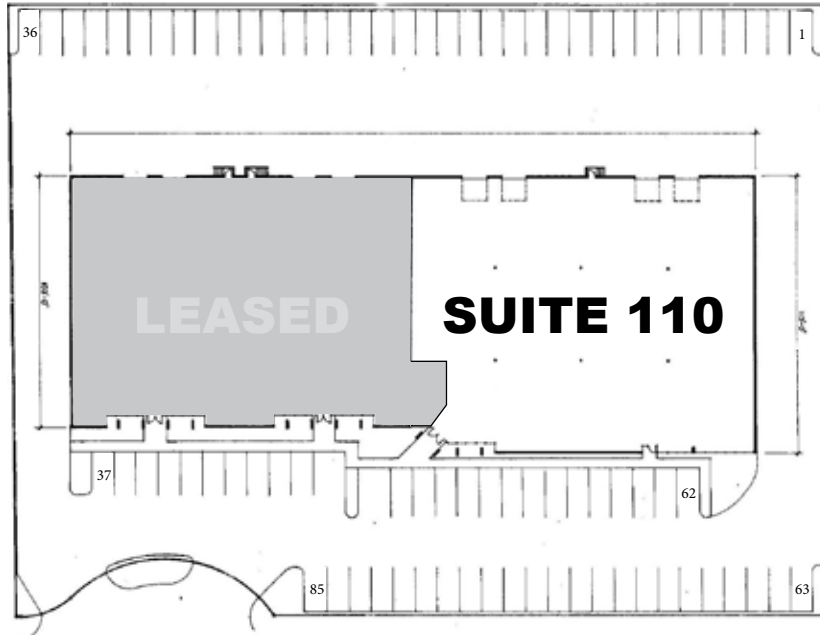
SEE PLAN ON REVERSE

FOR INFORMATION CALL GREGG HAMILL  
214-808-0020  
HAMILL COMMERCIAL, LLC  
10711 PRESTON ROAD, SUITE 200, DALLAS, TEXAS 75230  
gregg@hamillcommercial.com | www.hamillcommercial.com

FOR SALE OR LEASE

# 10495 OLYMPIC DRIVE

SUITE 110  
DALLAS, TEXAS



Disclaimer: This material has been prepared by Hamill Commercial, LLC ("Broker") from sources deemed to be reliable and is for general information only. Broker does not guarantee, warrant or represent that the information contained in this document is correct. Any interested party should undertake their own inquiries as to the accuracy of the information. Broker disclaims unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.