

**Trinity Square Plaza
2828 Trinity Mills Road
Carrollton, Texas**



FOR LEASE 2,108 RSF

Second Floor

Suite #225

2,108 RSF

\$15.00 - \$17.00 Full Service Rate (Including Electric)

2006 Base Year Operating Expense Stop

24/7 HVAC (No Charge For After Hours HVAC)

Covered Parking Available (\$25.00 per space, per month)

On-site Management/Leasing

T1 Internet Service Available

1.2 Miles to Dallas North Tollway

.7 Miles to George Bush Tollway (SH 190)



2828 E. Trinity Mills Road • Suite 100
Carrollton, Texas 75006-3331
972-991-4567 Fax 972-490-4141

For More Information Contact:

**Andy Folmer
(972) 991-4567**

TRINITY SQUARE PLAZA
2828 Trinity Mills Road
Carrollton, TX 75006

LOCATION:

Trinity Square Plaza is located one mile west of the Dallas North Tollway, one mile south and east of George Bush Tollway, between Marsh and Midway.

YEAR BUILT:

1985

BUILDING SIZE:

3 story office building, 60,000
Rentable Square Feet.

RATE:

\$14.00 - \$16.00 per Rentable Square
Foot / Full Service

% LEASED:

96%

EXPENSE STOP:

Base Year 2007

BUILDING HOURS (HVAC):

24 hour / 7 day HVAC at no extra
charge.

PARKING:

Parking - Ratio: 3/1000 S.F.
Covered / reserved also available

SECURITY:

Computerized card access after
hours and Security Surveillance
Cameras.

AVAILABLE SPACE:

1st Floor: Leased

2nd Floor: 2,108 sf

3rd Floor: Leased

ADDITIONAL INFORMATION:

HARRY B. LUCAS COMPANIES

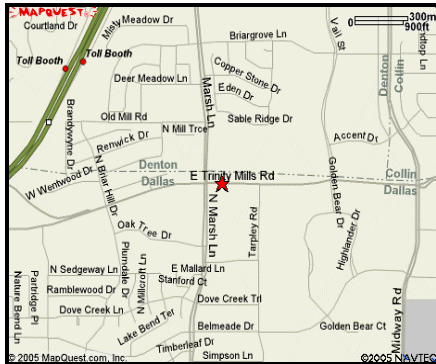
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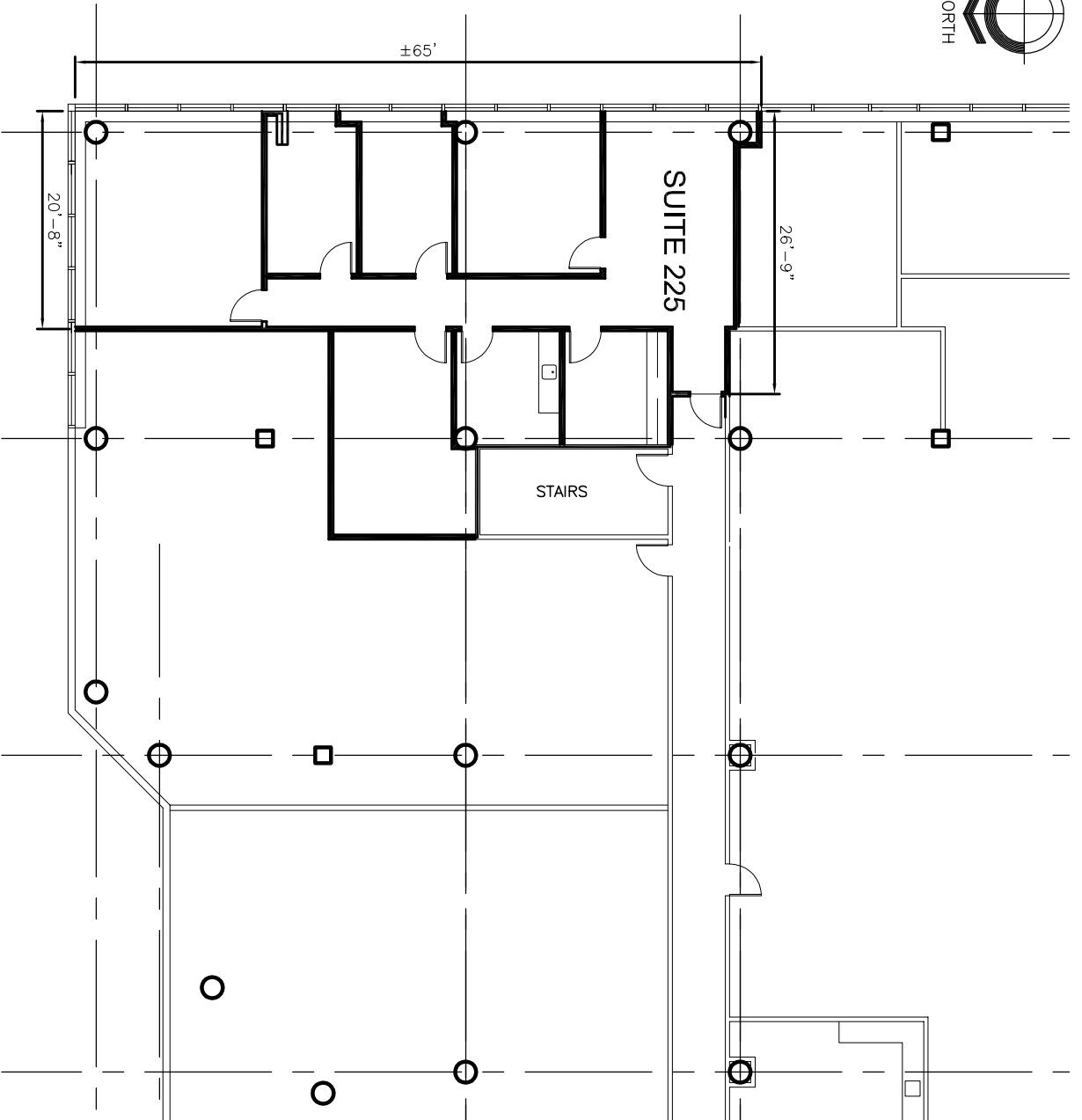
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TRINITY SQUARE PLAZA

SUITE 225 FLOOR PLAN

SCALE: 1/16" = 1'-0"

SUBMITTED BY
HARRY B. LUCAS
COMPANIES
Commercial and Industrial Real Estate
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