

INVESTMENT SALE

Prime North Dallas Location



2009 Chenault Drive

Carrollton, TX 75006

32,206 SF



Offering Memorandum



Total Building SF

32,206 SF



Suites Occupied

4 Suites



Occupancy Rate

100%- Suite #106 will be vacant
10/1/2026



Annual Income

\$386,457.60



Rent Roll

2009 Chenault Drive | Carrollton, TX 75006

Suite	Tenant	Lease Type	Area (SF)	Lease From	Lease To	Monthly Rent	Annual Rent	Rent/SF
110	The Pines Education Group	Office - Net	4,901	4/1/2025	4/30/2028	\$5,105.21	\$61,262.52	\$12.50
100	True Van Lines II / All My Sons	Office - Net	15,180	7/1/2020	12/31/2029	\$15,118.33	\$181,419.96	\$11.95
114	Pivot Building Services	Office - Net	6,875	6/1/2016	5/31/2027	\$7,146.38	\$85,756.56	\$12.47
106	First National Bank	Office - Net	5,250	9/20/1999	9/30/2026	\$4,834.88	\$58,018.56	\$11.05
	TOTAL		32,206			\$32,204.80	\$386,457.60	\$12.00

32,206

TOTAL SF

100%

OCCUPANCY

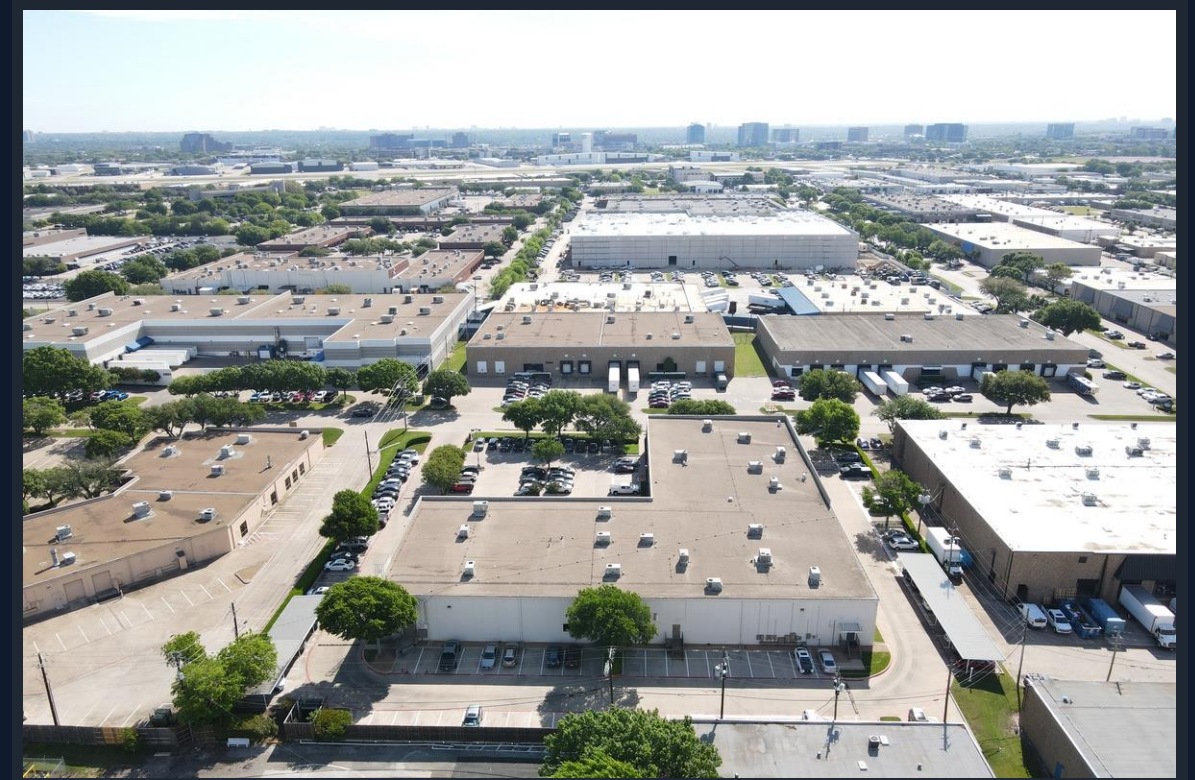
\$386,458

ANNUAL INCOME

\$12.00

AVG RENT/SF

Interior Gallery / Aerials



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Contact Us

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