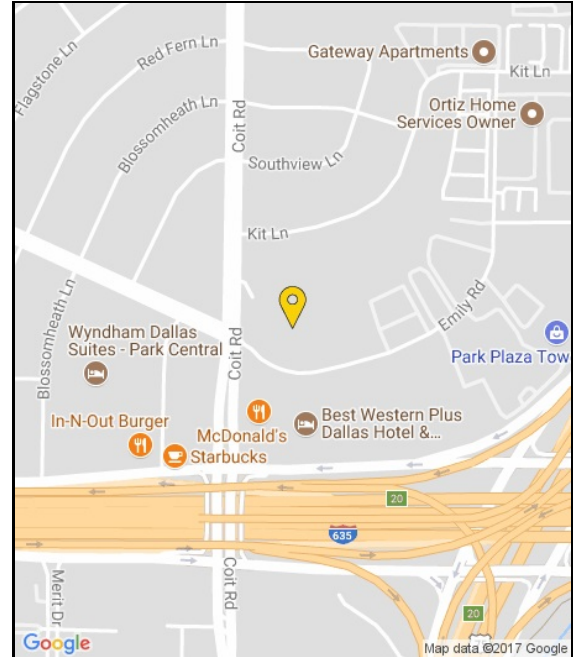


OFFICE ALPHA

13140 COIT ROAD, DALLAS, TX 75240



PROPERTY DETAILS

BUILDING DETAILS

- Property Size: 101,977 SF
- LBJ Corridor, NE Dallas, North Dallas, Richardson Submarket
- On-Site Leasing, Management & Maintenance
- 24-Hour Access
- Covered Parking
- Modern Renovated Lobby & Common Areas
- Spec Suites with Upgraded Finishes
- Tenant Vending & Break Area

THE BOXER ADVANTAGE

- Maintenance & janitorial services included in rent
- Competitive rental rates
- Flexible lease terms
- Short & simple lease
- Free in-house space planning services
- Tenant tools available via website & mobile app

AREA AMENITIES

- just over a mile from the LBJ/Central Station (Orange/Red Line)
- The Westin Park Central Dallas
- Benihanna Japanese Steakhouse
- Dallas City Library
- 4 miles to the Dallas Galleria Shopping Center
- 4 miles to the Northpark Shopping Center.
- Located minutes from the Dallas ?High Five?.
- Easy access to I-635 and U.S. Highway 75
- (Central Expressway).

DIRECTIONS [\(Map\)](#)

From 635 exit Coit Rd. Head North on Coit Road and the building is located at the intersection of Coit Rd and Alpha Rd



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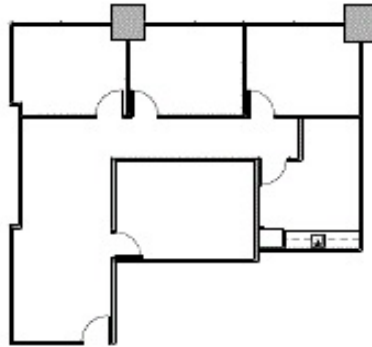
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OFFICE ALPHA

13140 COIT ROAD, DALLAS, TX 75240

SUITE: 104

RSF: 1,377



SUITE FEATURES:

- Reception Area
- 3 Window Offices
- 1 Conference Room
- Kitchen
- Break Area
- Sink
- 1 Entrance

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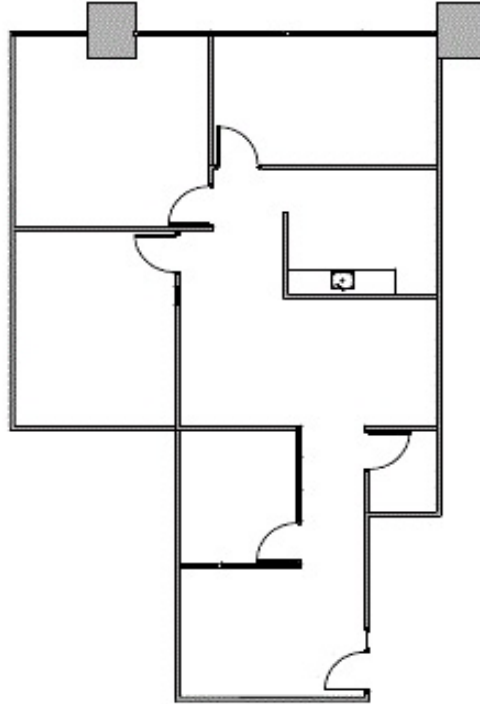
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OFFICE ALPHA

13140 COIT ROAD, DALLAS, TX 75240

SUITE: 112

RSF: 1,386



SUITE FEATURES:

- reception
- break area
- 1 window office
- bullpen

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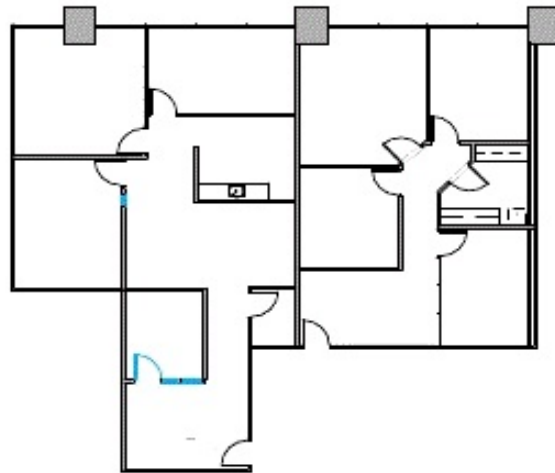
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OFFICE ALPHA

13140 COIT ROAD, DALLAS, TX 75240

SUITE: 112.02

RSF: 2,543



SUITE FEATURES:

- 3 Window Offices
- 4 Interior Offices
- 1 Conference Room
- 1 Bullpen
- 1 Closets
- 2 Entrances

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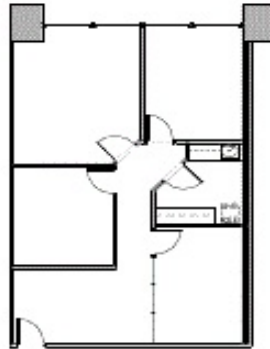
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OFFICE ALPHA

13140 COIT ROAD, DALLAS, TX 75240

SUITE: 113

RSF: 1,157



SUITE FEATURES:

Leasing Office! Reception Area
2 Window Offices
1 Interior Office
1 Conference Room
File Or Storage Area
1 Entrance

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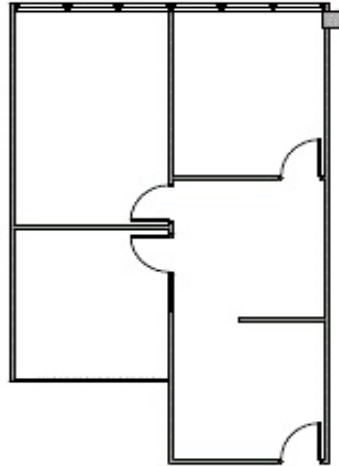
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OFFICE ALPHA

13140 COIT ROAD, DALLAS, TX 75240

SUITE: 200

RSF: 1,200



SUITE FEATURES:

Reception Area

2 Window Offices

1 Conference Room

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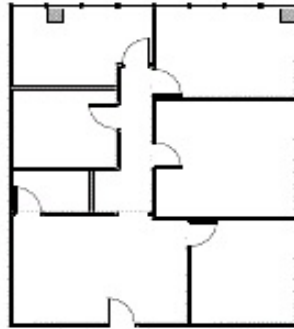
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OFFICE ALPHA

13140 COIT ROAD, DALLAS, TX 75240

SUITE: 215

RSF: 1,408



SUITE FEATURES:

- Reception Area
- 2 Window Offices
- 3 Interior Offices
- File Or Storage Area
- 1 Closets
- 1 Entrance

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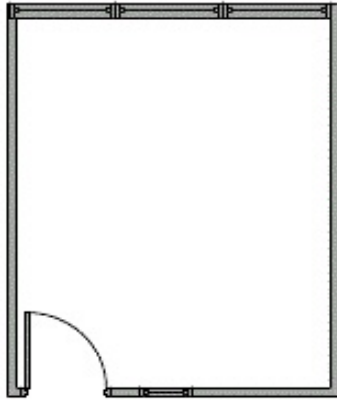
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OFFICE ALPHA

13140 COIT ROAD, DALLAS, TX 75240

SUITE: 324



SUITE FEATURES:

- 1 Window Office
- 1 Entrance

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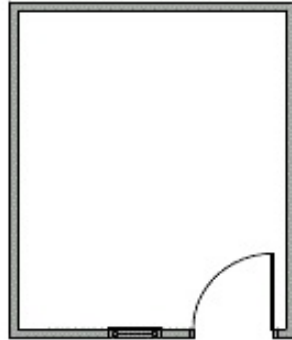
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OFFICE ALPHA

13140 COIT ROAD, DALLAS, TX 75240

SUITE: 328



SUITE FEATURES:

- 1 Interior Office
- 1 Entrance

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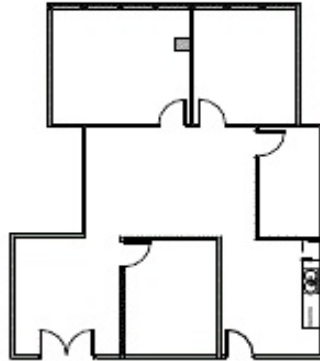
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OFFICE ALPHA

13140 COIT ROAD, DALLAS, TX 75240

SUITE: 336

RSF: 1,434



SUITE FEATURES:

Reception Area
2 Window Offices
1 Conference Room
Open Area
Kitchen
Break Area
Sink
File Or Storage Area
1 Entrance

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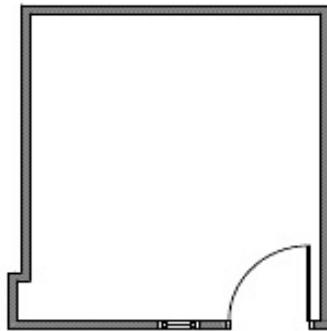
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OFFICE ALPHA

13140 COIT ROAD, DALLAS, TX 75240

SUITE: 366



SUITE FEATURES:

- 1 Interior Office
- 1 Entrance

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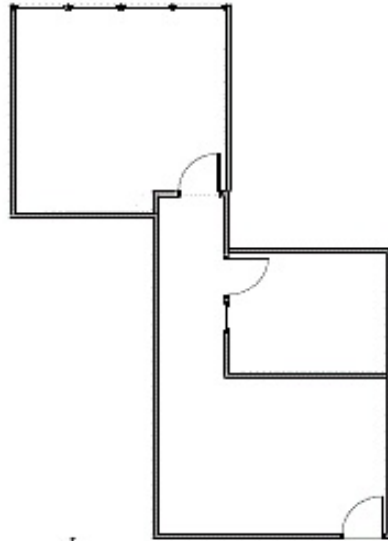
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OFFICE ALPHA

13140 COIT ROAD, DALLAS, TX 75240

SUITE: 370



SUITE FEATURES:

- Reception Area
- 1 Window Office
- 1 Interior Office with Glass Sidelight
- 1 Entrance

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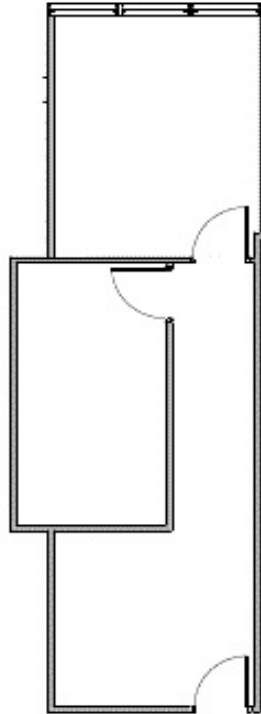
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OFFICE ALPHA

13140 COIT ROAD, DALLAS, TX 75240

SUITE: 516



SUITE FEATURES:

Reception Area
1 Window Office
1 Interior Office

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