

FOR LEASE/BUILD-TO-SUIT

# CENTRE PLAZA

3716 Standridge Dr.  
THE COLONY, TX 75056



## BUILDING AMENITIES

- + Exterior building signage available
- + Excellent State Highway 121 exposure
- + 2-story new construction for custom suite build-out
- + Over 4/1,000 parking ratio with some covered, reserved spaces offered
- + Located within 15 minutes to DFW International Airport
- + Building signage
- + Direct access to State Highway 121, which is a main thoroughfare in Metroplex
- + Within 4-miles from North Dallas Tollway, which is a main North-South thoroughfare connecting to Downtown Dallas
- + Numerous nearby retail and restaurant establishments including America's largest home furnishing store, Nebraska Furniture Mart
- + Aggressive Tenant Improvement allowance
- + Delivering November 2016



## CONTACT US

### KELLEY AHRENS, CCIM

Vice President  
+1 214 979 6341  
kelley.ahrens@cbre.com

### AUSTIN BARRETT

Associate  
+1 214 979 6141  
austin.barrett@cbre.com

[www.cbre.com/dfw](http://www.cbre.com/dfw)

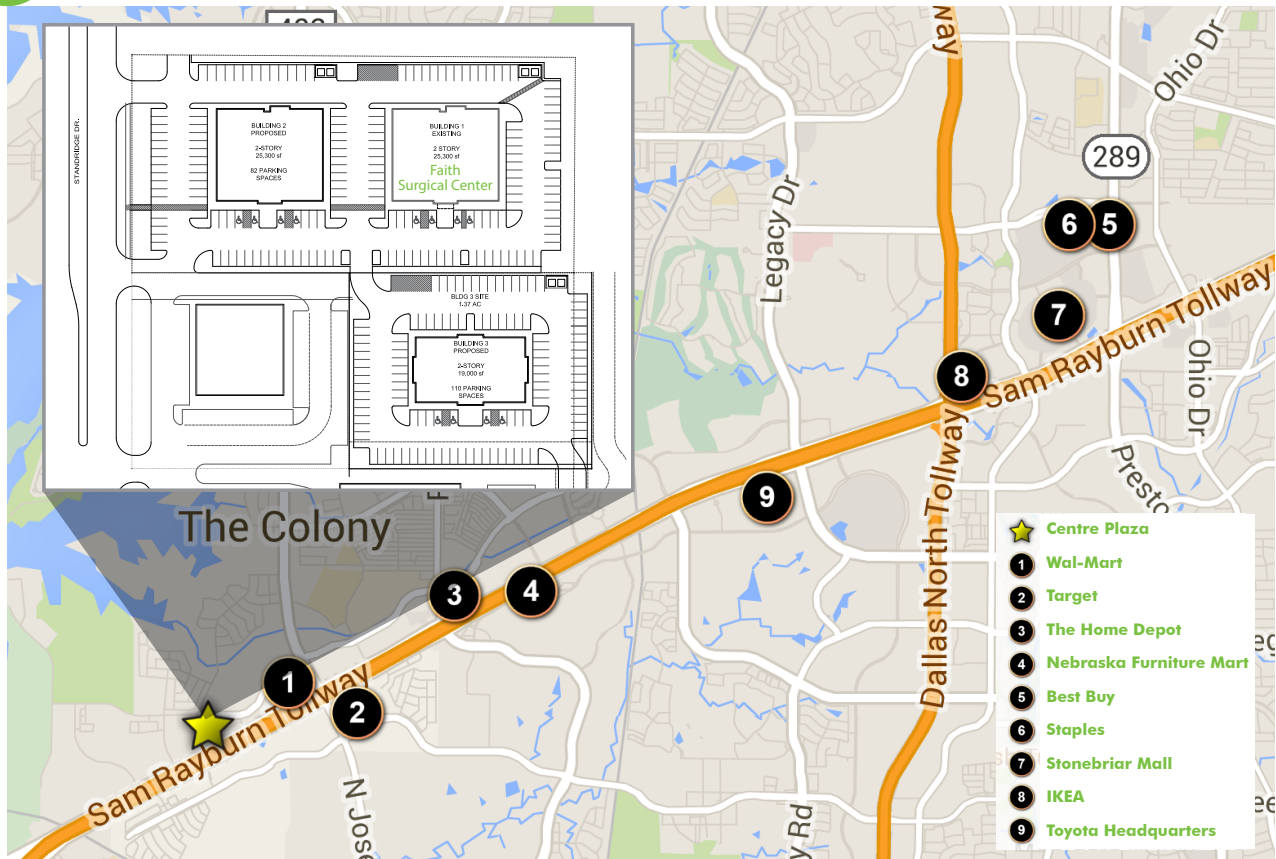
**CBRE**

# FOR LEASE/BUILD-TO-SUIT CENTRE PLAZA

3716  
STANDRIDGE DR  
The Colony, TX 75056



## PROPERTY LOCATION



Demographic Report	1 Mile	3 Miles	5 Miles
2015 Population	5,373	69,233	186,267
2015-2020 Population Change	11.4%	11.4%	9.5%
2015 Average Age	33.8	36.0	36.3
2015 Average Household Income	\$90,853	\$106,696	\$103,000

© 2016 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.