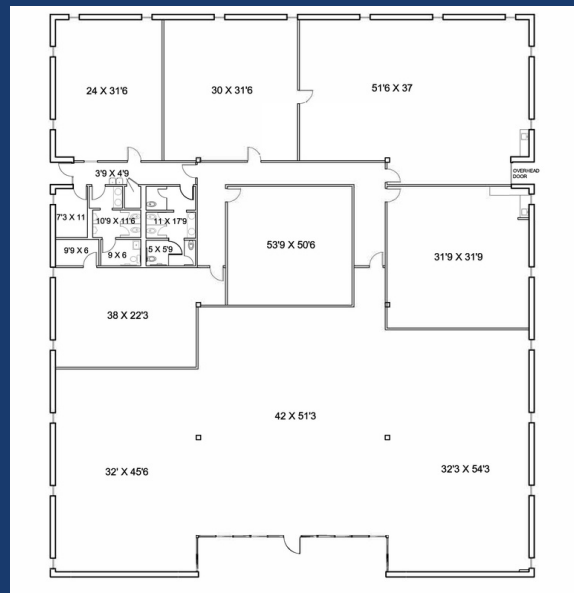


# OFFICE SPACE FOR LEASE



## GARNER BUILDING

The Garner Building is a single-tenant facility that offers unparalleled convenience due to its strategic location near the I-10 and 410 interchange. Situated at the crossroads of major highways, this building provides excellent accessibility for both commuters and clients. With its prime location, occupants enjoy easy access to a diverse range of retail outlets, restaurants, and banking services, making it an ideal choice for businesses looking for a central and well-connected hub for their operations.



- ✓ Total RSF: 13,330
- ✓ Parking Ratio: 4.75 per 1,000
- ✓ Furniture available
- ✓ Loading dock and ramp
- ✓ Building and monument signage available
- ✓ 24/7 courtsey patrol



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