

# CENTURY 21<sup>®</sup>

Judge Fite Company



2840 KELLER SPRINGS ROAD UNIT 802

CARROLLTON, TX 75006



\$425,000



1,150 sqft

## DESCRIPTION

Positioned within the highly sought-after Keller Springs Office Park in the heart of Carrollton, Suite #802 presents a fantastic opportunity for owner-users or investors seeking a versatile and professionally designed office space in a central, high-demand location. Mirroring the adjacent suite with a reverse floorplan, this unit offers both functionality and flexibility for a wide range of business uses including medical, administrative, consulting, or general office operations. The thoughtfully designed layout includes a spacious conference room ideal for team collaboration or client meetings, three private offices that provide comfortable and efficient workspaces, and a convenient kitchenette to support daily operations. The configuration allows for a seamless flow while maintaining privacy, making it ideal for growing teams or established businesses looking to expand. Located in Keller Springs Office Park, the property benefits from a professional, well-maintained setting with ample parking and easy access to major highways and surrounding business corridors. Its central location provides convenient connectivity across the Dallas-Fort Worth metroplex, enhancing accessibility for both staff and clients. Suite #802 may be purchased individually or in combination with the adjacent Suite #801, which features a mirrored layout. Together, the two suites total approximately 2,300 square feet, offering an excellent opportunity for larger operations, multi-suite occupancy, or investment potential with dual rental income streams. Whether utilized as a standalone office or combined for expanded use, Suite #802 delivers an exceptional blend of location, layout, and long-term value in one of Carrollton's most established office communities.

**PROPERTY TYPE:** Commercial - Office

**MLS STATUS:** Active

**MLS:** 21250896

**YEAR BUILT:** 2003

**COUNTY:** Dallas

**TRACT OR SUBDIVIION:** Keller Spgs Office Park

**LIST DATE:** 04/25/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 1,150

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 4.18

**LOT SIZE (SQFT):** 182,167

## INTERIOR FEATURES

**FLOOR COVERINGS:**

- LuxuryVinylPlank

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**PARKING:**

- OnSite

**ROOF TYPE:**

- Composition

**SIDING:**

- Brick

**FOUNDATION:**

- Slab

## UTILITIES

**HEATING/COOLING:**

- Central

**LISTED BY:** Johanna Rodriguez 

**PHONE:** 214.772.4279

**BROKERED BY:** OnDemand Realty

**UTILITIES:**

- CableAvailable
- ElectricityAvailable
- SewerAvailable
- SeparateMeters
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated