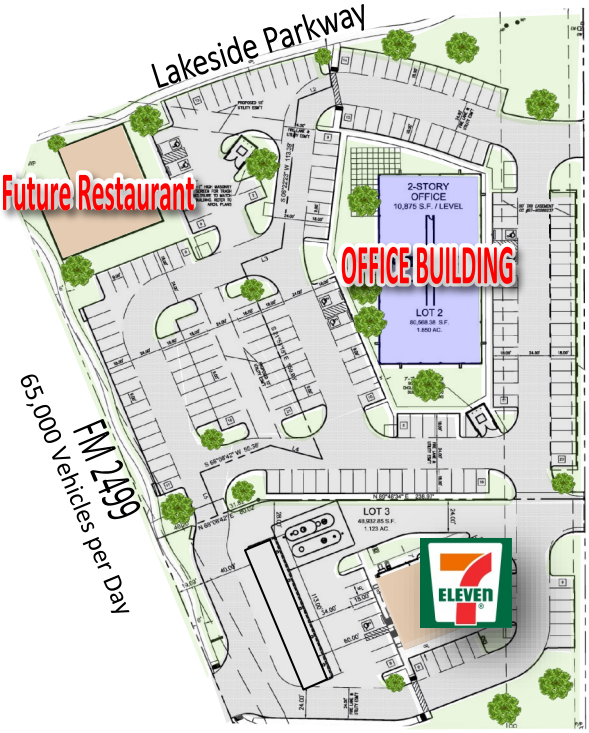
1,644 SF Office Suite Available Now

Newly Finished Out 1,644 SF Office Suite

Ready for Immediate Occupancy



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REALTY CAPITAL

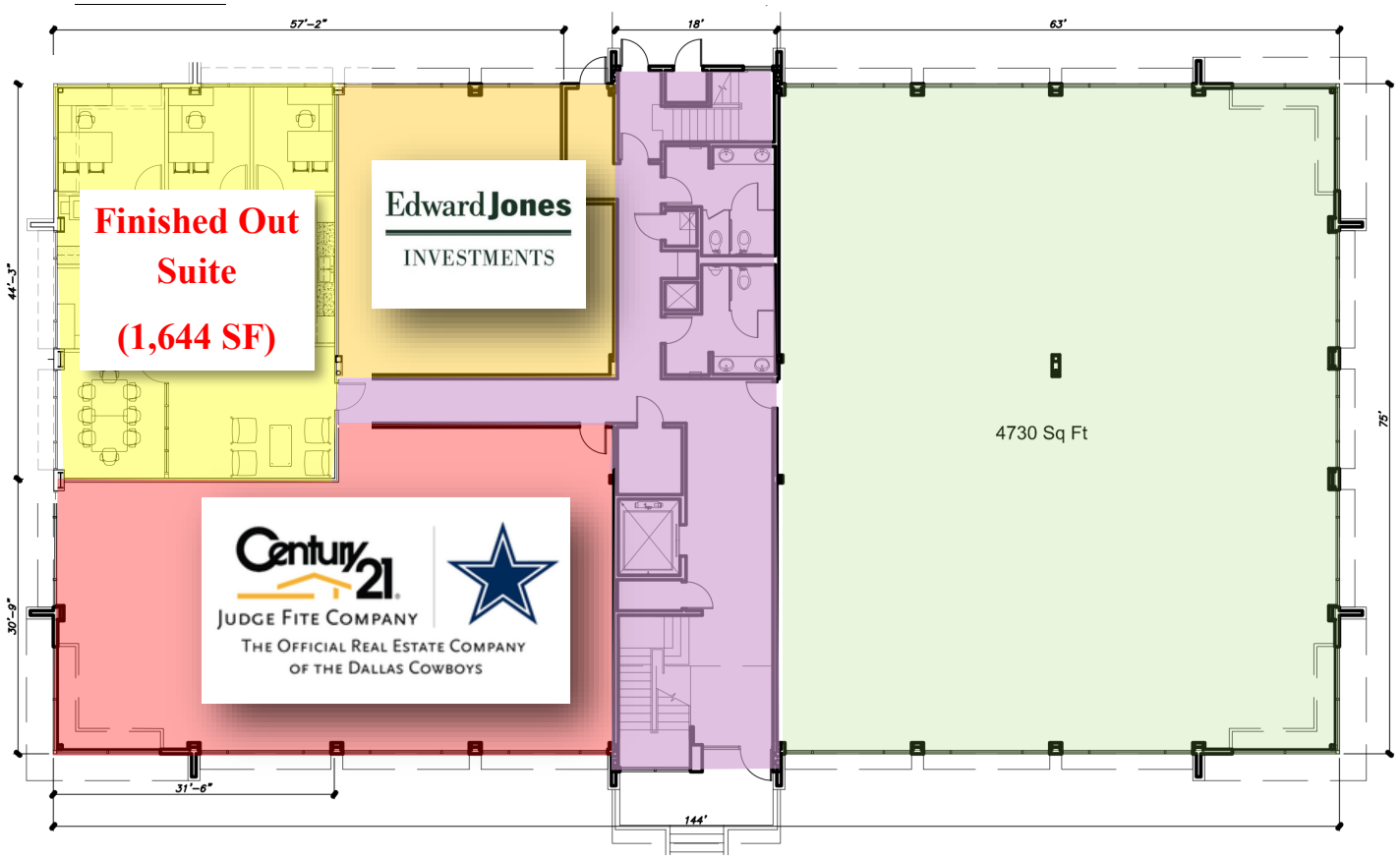
Property Highlights

- Class A Office Located within Lakeside Master-Planned Community
- 20,000 SF Two-Story Office Building in Flower Mound
- Lakeside includes Restaurants such as Mio Nonno Trattoria, Mena's Mexican Grill, Burgerim, Craft Pies Pizza Co., The Tavern at Lakeside
- Starbucks within Walking Distance
- Excellent Exposure to FM 2499 (65,000+ Vehicles per Day)
- Building Signage Available
- Ample Parking: 101 Spaces
- Easy access to Highways 121, 114, and 635
- Modern Common Area Interior Finishes
- Common Area Restrooms Provided
- Office Features:
  - — 4 Offices
  - — 1 Break Room
  - — 1 Conference Room
  - — 1 Reception Area
- Rental Rate: $28.00/ SF + NNN

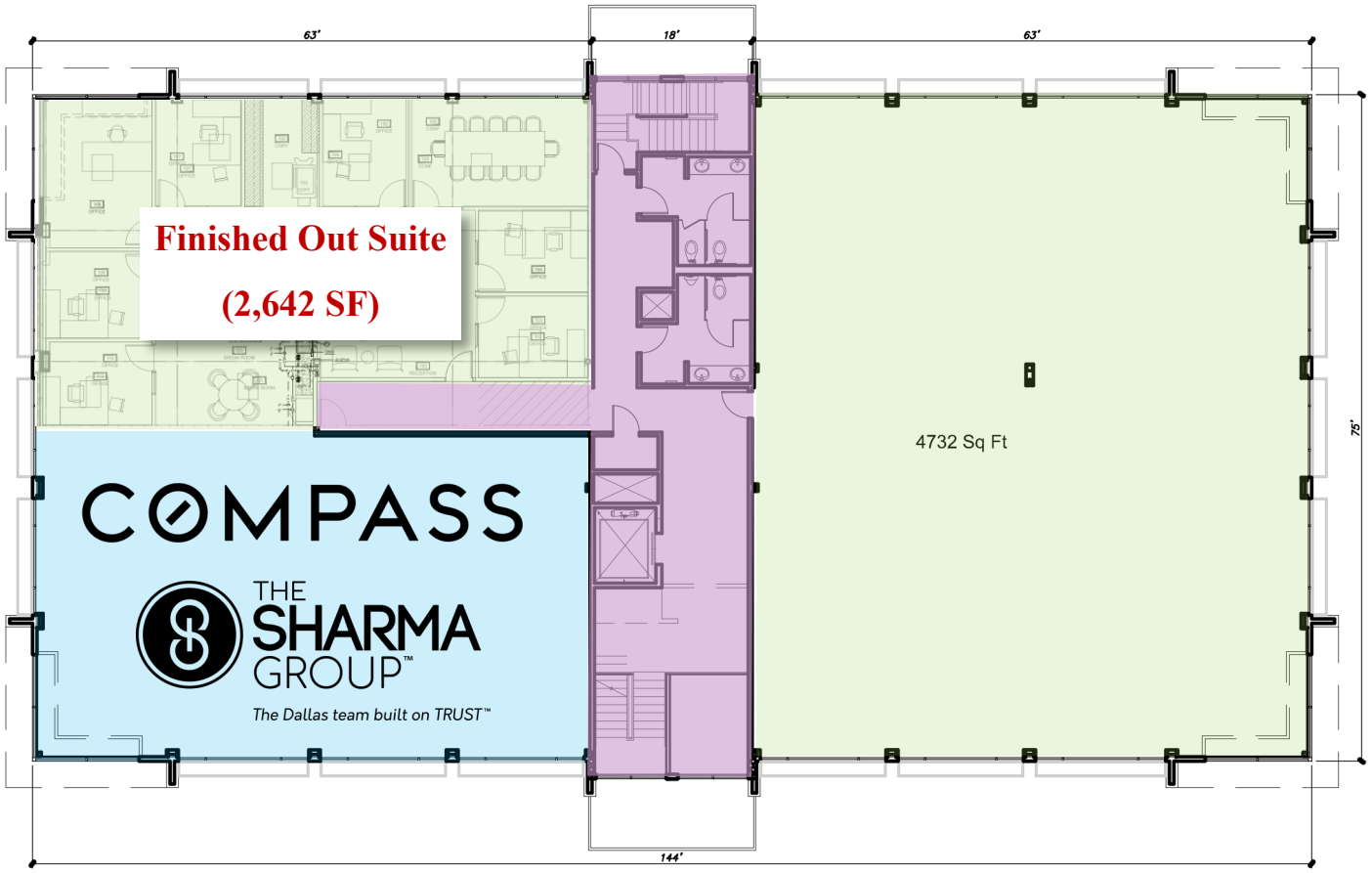
  NNN = $8.50/ SF
- 3-Year Minimum Lease Term

Office Suite Floor Plan

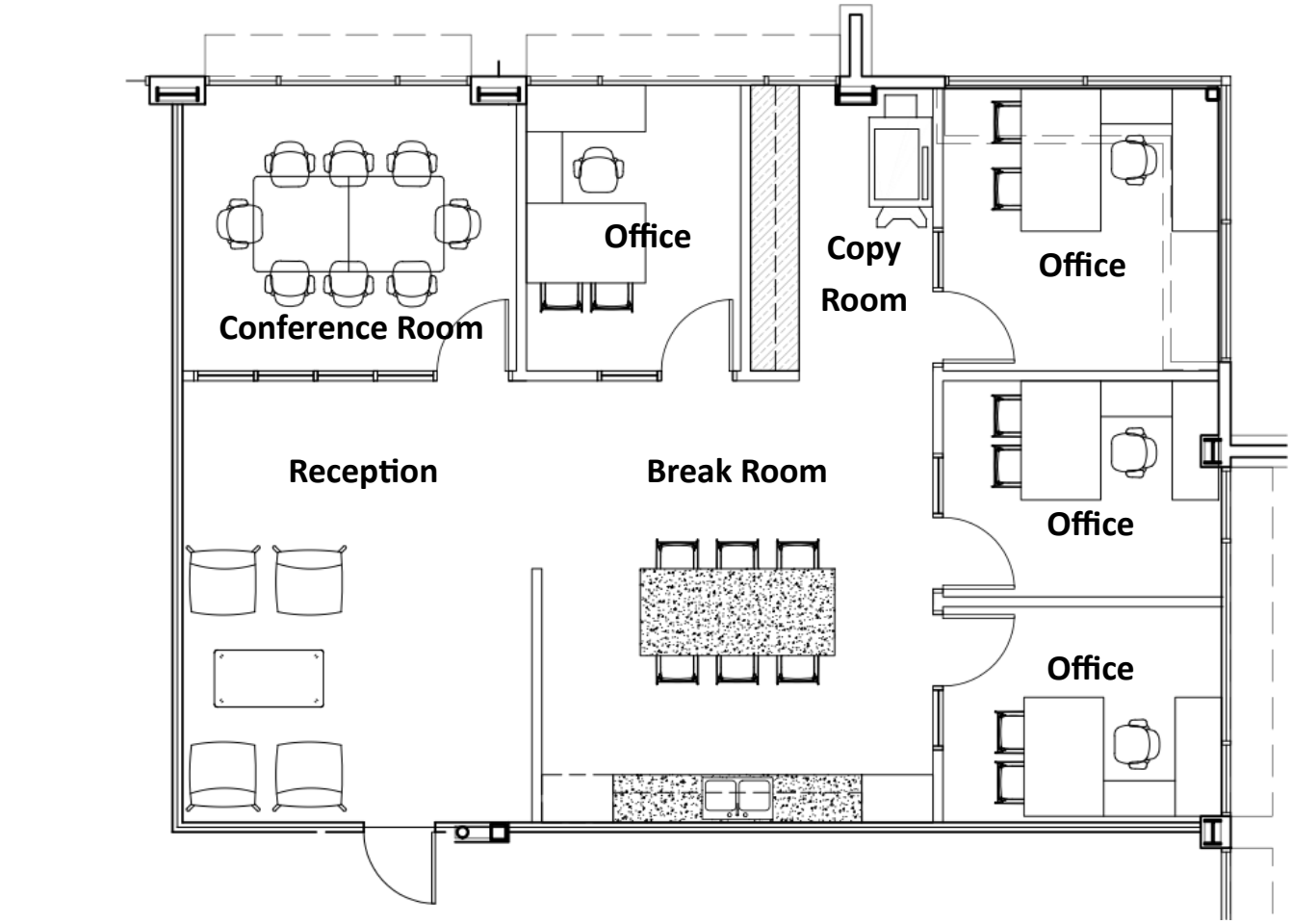
1st Floor



2nd Floor



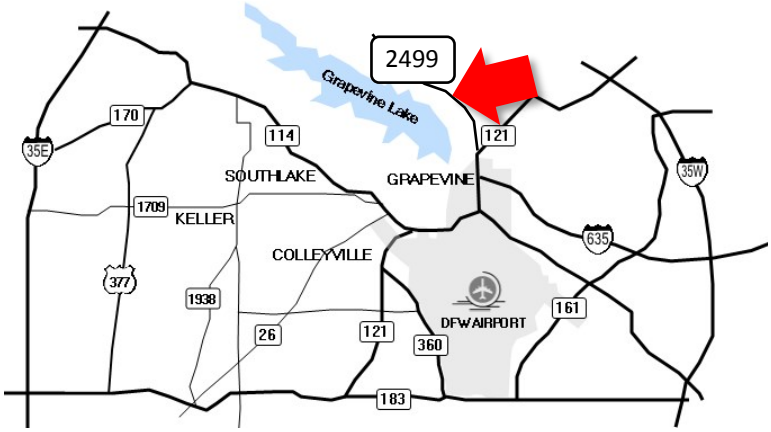
Spec Suite Floor Plan



This speculative office suite has (4) office suites, a reception area, copy room, conference room and break room.

CONNECTED TO GREATER DFW

DFW AIRPORT	10	MIN
SOUTHLAKE	15	MIN
LAS COLINAS	15	MIN
COLLEYVILLE	20	MIN
DALLAS CBD	30	MIN
LOVE FIELD AIRPORT	30	MIN
FORT WORTH CBD	32	MIN



Easy access to FM 2499, Highways 114 ,121 and Interstate 635.

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