

LEASE

Cross Roads Professional Building

3201 US 380

Cross Roads, TX 76227

PRESENTED BY:

BRAD TYNDALL

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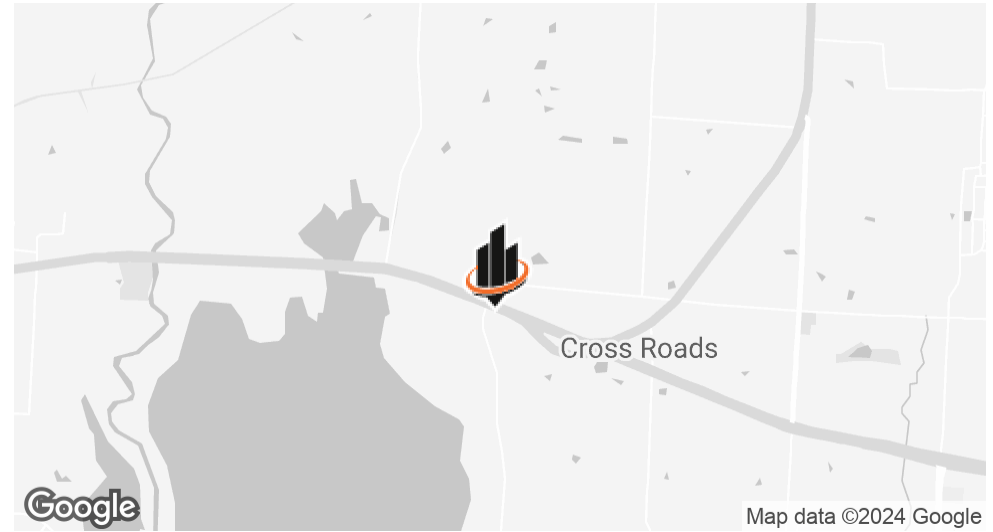
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$21.25 - 24.00 SF/yr (NNN)
AVAILABLE SF:	1,364 - 9,000 SF
LOT SIZE:	3.44 Acres
BUILDING SIZE:	24,863 SF

PROPERTY DESCRIPTION

This Office Building is well suited for both Medical and Professional Office use. The existing vacancy can be demised and configured to suit the needs of a variety of users. Current Tenants include ABA Therapy Clinic and the Town of Cross Roads. The building has ample parking and offers both turnkey spaces and the potential to remodel to fit specific Tenant needs.

LOCATION DESCRIPTION

This Office Building is well located at the lighted intersection of US-380 and US-377 in fast growing Cross Roads. Strategically located on the 380 corridor, this beautifully constructed property offers easy access to some of the fastest growing areas in North Texas.

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,364 - 9,000 SF	LEASE RATE:	\$21.25 - \$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	2,363 SF	NNN	\$22.75 SF/yr	2nd Generation Medical Office
Suite 101	Available	9,000 SF	NNN	\$21.25 SF/yr	2nd Generation Medical Office
Suite 103	Available	2,309 SF	NNN	\$22.75 SF/yr	Flexible Floorplan
Suite 105	Town of Cross Roads	3,034 SF	NNN	Negotiable	Leased
Suite 201	Success on the Spectrum	6,793 SF	NNN	Leased	Leased
Suite 202	Available	1,364 SF	NNN	\$24.00 SF/yr	2nd Floor Shell Space



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ADDITIONAL PHOTOS



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