



**3204 140th Street - Individual Office Leasing**

Flexible Month-to-Month Leases | Shared Amenities | \$75 Utility Charge Per Office

Individual Office Lease Pricing (Plus \$75 Utility Charge Per Office):

Office 1	\$1,198
Office 2	\$699
Office 3	\$799
Office 4	\$699
Office 5	\$649
Office 6	\$399
Office 7	\$549

Office 8	\$549
Office 9	\$549
Office 10	\$625
Office 11	\$998

#### Why Lease Here?

- Modern new construction with stunning curb appeal
- Prime location near Indiana Ave & Outer Loop 88
- Includes internet, electric, water, trash, janitorial for common areas
- Shared reception, conference room, kitchenette, ADA restrooms & patio
- Month-to-month flexibility perfect for professionals & small businesses
- Move-in ready with no long-term commitment
- \$75/month utility charge per office leased covers all services

#### **Contact Lone Star Commercial Construction**

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