

FOR SUBLEASE

INDUSTRIAL WAREHOUSE LAKESIDE COMMERCE CENTER



1600 LAKESIDE PARKWAY
FLOWER MOUND, TX 75028

PROSTAR

Sublease Details



1600 LAKESIDE PARKWAY, FLOWER MOUND, TX 75208

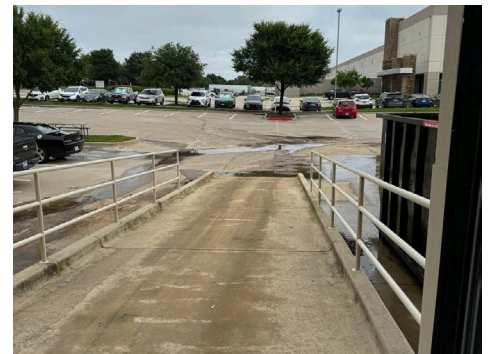
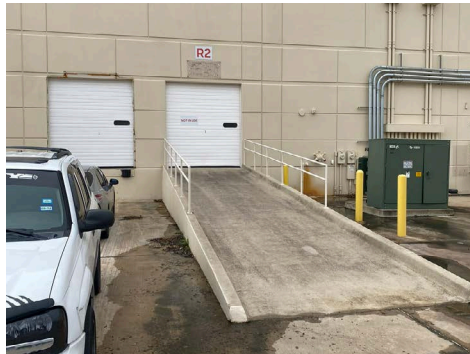
SUBLEASE SUMMARY

Rental Rate	Negotiable + \$3.48/sf NNN (est)
Lease Expiration	December 31, 2029 (5.5 years remaining)
Square Footage	90,200 SF
Furniture	All furniture available
Occupancy	60 Days

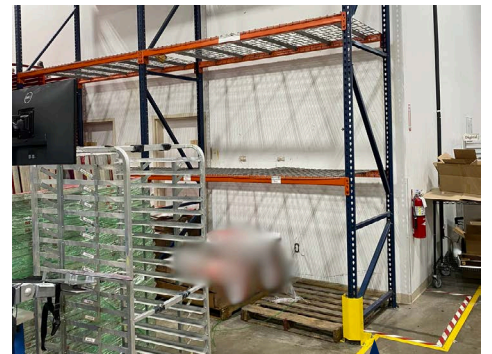
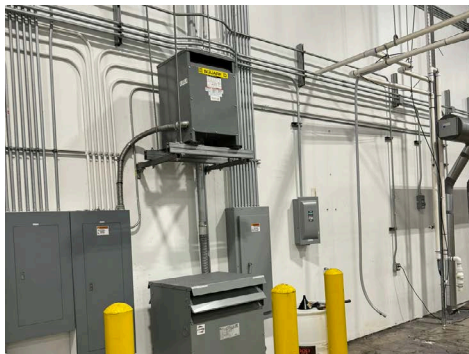
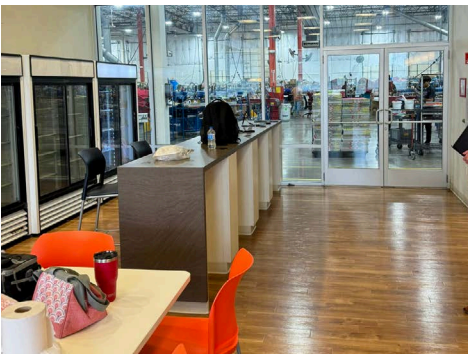
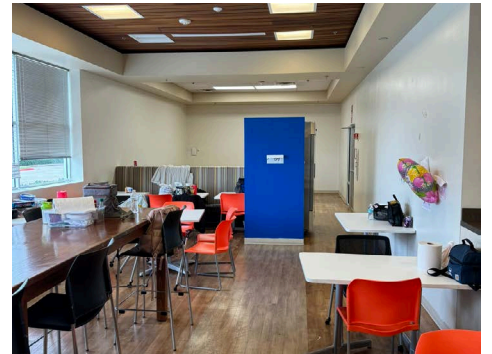
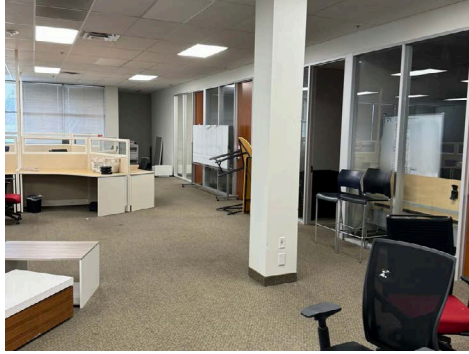
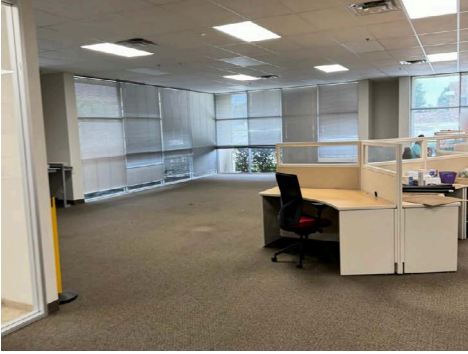
BUILDING DETAILS

RBA	90,200 SF
Office Space	Two Separate Office Pods Office 1 - 8,000 SF Office 2 - 6,500 SF
Warehouse	100% HVAC
Power	400 volt / 2400 amps
Doors	17 - 9'x10' Dock High Doors 3 - 9' x 10' Ramped Doors
Parking	238 Spaces
Clear Height	24'
Stories	One
Building Class	A
Year Built	2008

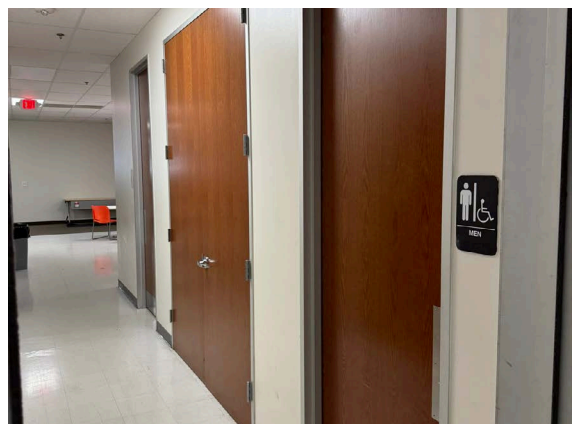
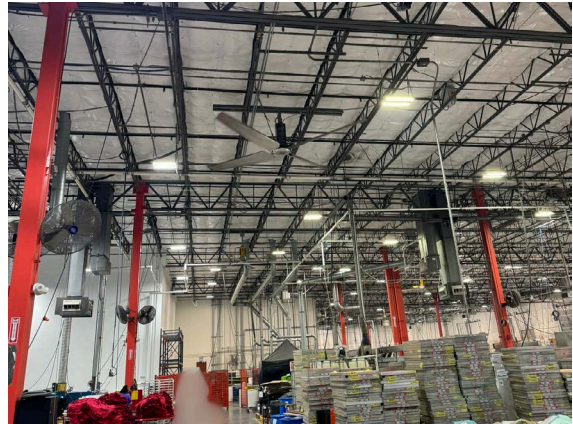
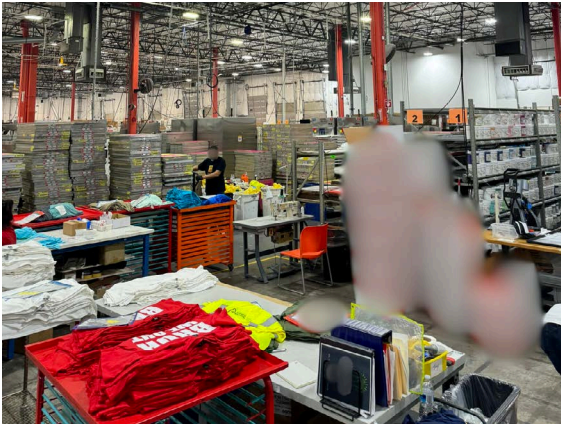
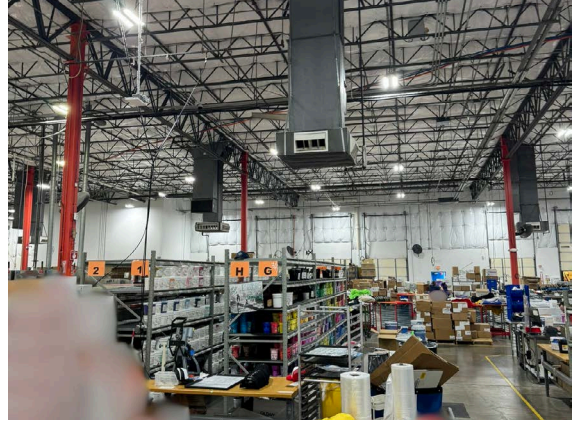
1600 Lakeside Parkway, Flower Mound, TX 75028



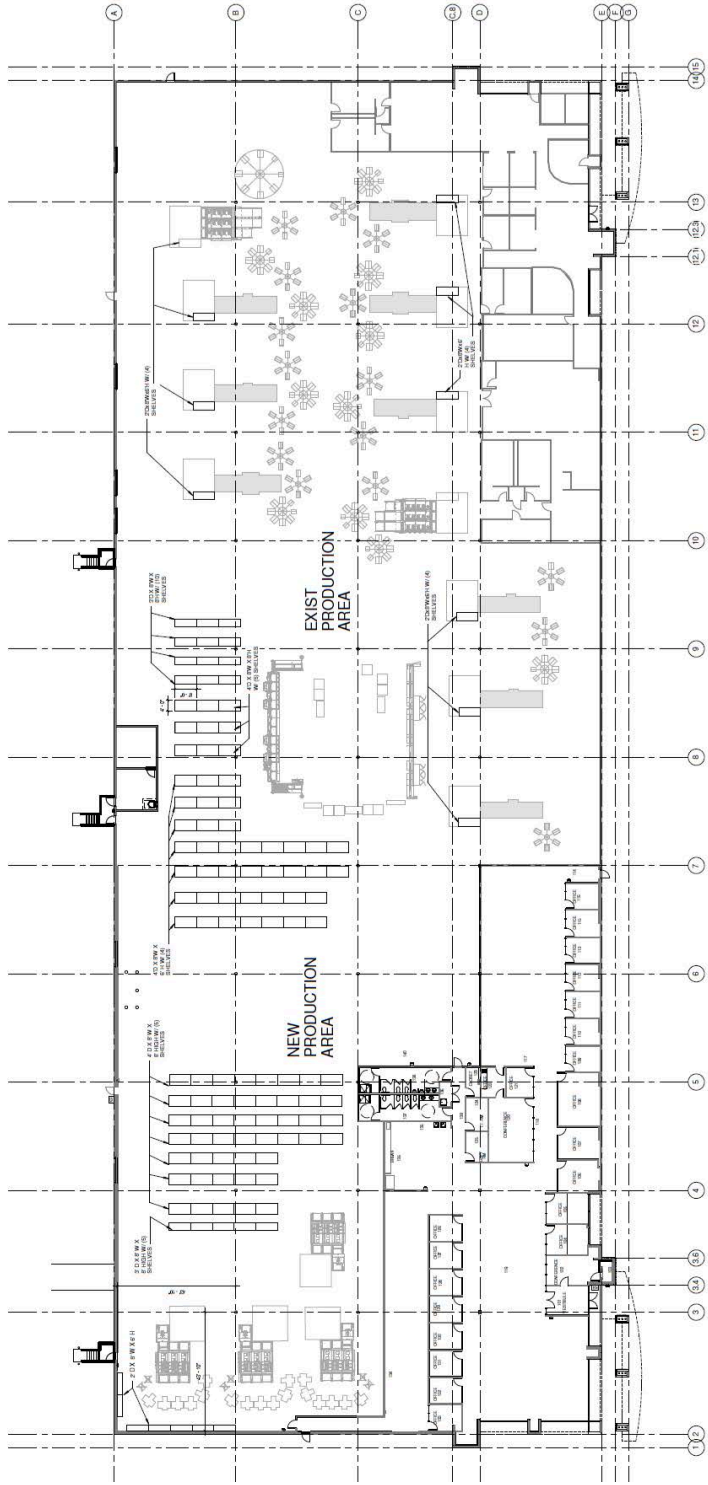
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Floor Plan



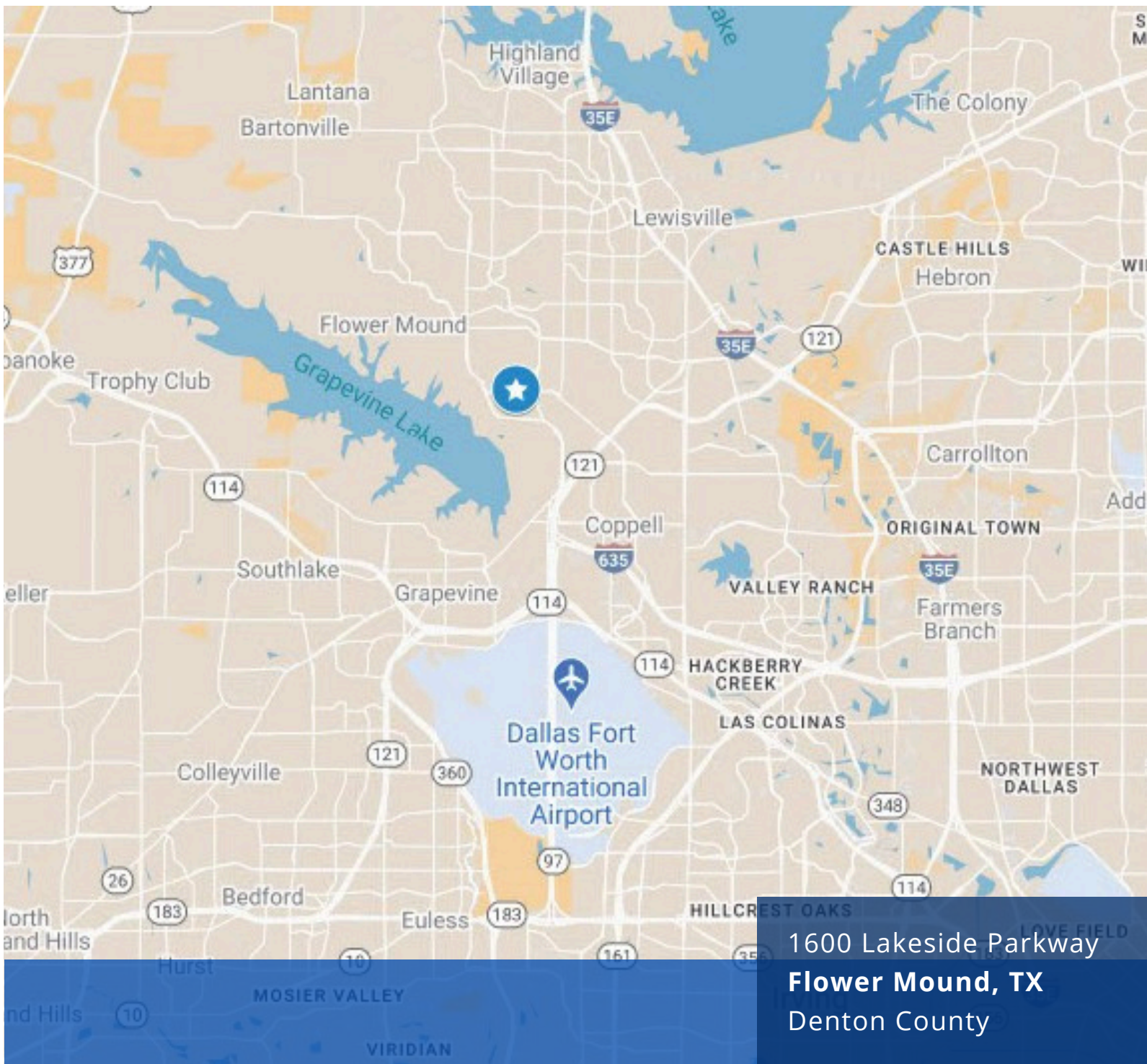
1600 Lakeside Parkway
Flower Mound, TX
Denton County

Site Aerial



1600 Lakeside Parkway
Flower Mound, TX
Denton County

Area Map





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