



FOR LEASE – Move-in Ready Office

3419 Cross Timbers Road, Suite 104
Flower Mound, TX

ABOUT THIS LOCATION:

Located off Cross Timbers Road (FM 1171), a major east-west arterial road through Flower Mound, this well-positioned office building offers premier accessibility with proximity to retail, education and residential zones - situated near the reputable Bridlewood neighborhood and Flower Mound High School. The property is less than one mile from the highly trafficked FM 1171 and FM 2499 (Long Prairie Road) intersection, providing convenient access to two of Flower Mound's principal corridors.

SIZE:

- 2,552 RSF

LEASE RATES:

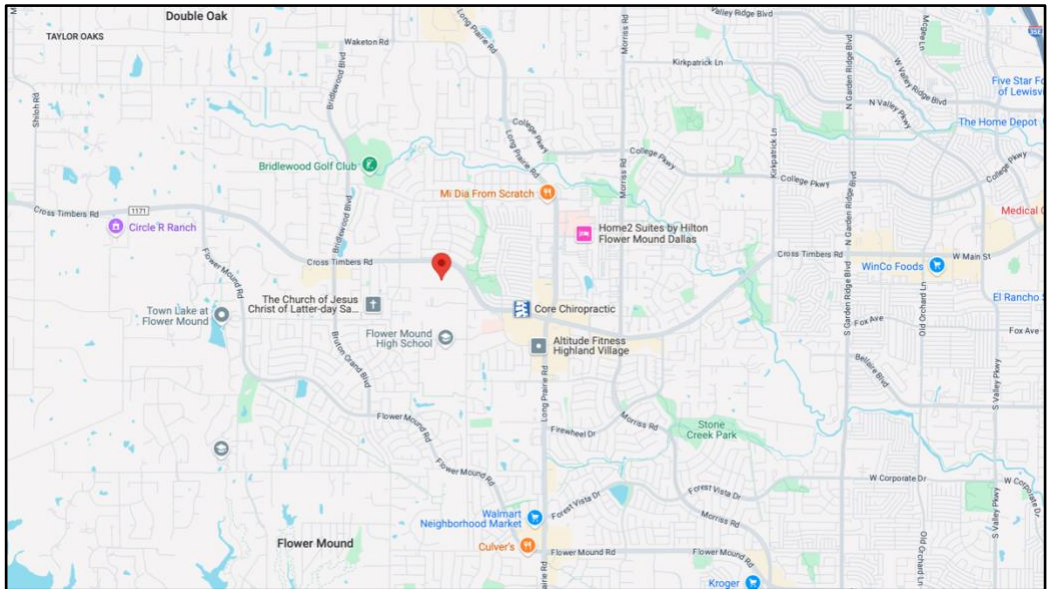
- \$19/sf/yr base rent + NNNS

HIGHLIGHTS:

- Beautiful building with designer finishes
- Move-in ready, 2nd generation professional office space featuring reception area, 7 to 8 offices, conference room, and break area
- Common area restrooms.

AVAILABILITY:

- January 15, 2027



FOR INFORMATION:

Diana Pergande | Phyllis Garcia

972.899.1851 | Diana@BridgeRealtyTexas.com | Phyllis@BridgeRealtyTexas.com

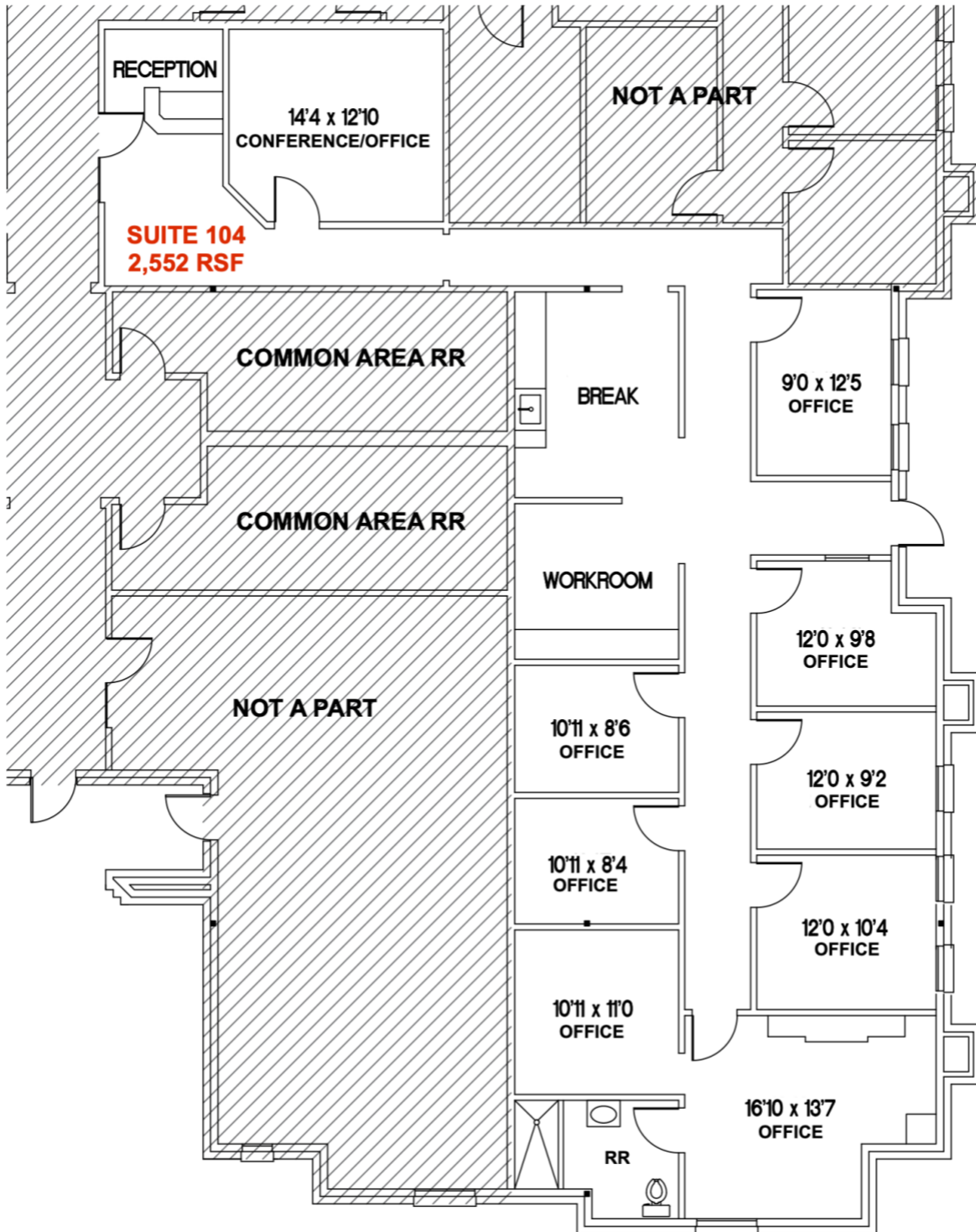
www.BridgeRealtyTexas.com

400 Parker Square, Suite 270H | Flower Mound, TX 75028

This information is believed to be accurate, but no representation or warranty, express or implied, as to its accuracy or completeness is made by any party. The presentation of this property is submitted subject to errors, omissions, change of price or prior sale or lease, or withdrawal without notice.

FLOOR PLAN

3419 Cross Timbers Road, Suite 104
Flower Mound, TX





PHOTOS

3419 Cross Timbers Road
Flower Mound, TX

