



FOR LEASE OFFICE & RETAIL SUITES

3370 Long Prairie Road
Flower Mound, TX



LOCATION:

Prairie Commons Flower Mound

3370 Long Prairie Rd, Flower Mound, TX

Located in the heart of Flower Mound, this development has suites in both shell condition and fully finished as general office.

- Within walking distance of retail/restaurants.
- Convenient access to DFW Airport.
- 1.1 miles from Texas Health Presbyterian Hospital.
- Multiple access points from Long Prairie Road, Churchill Drive and Yucca Drive.

AVAILABLE SPACES:

- Suite 550 – 1,541 RSF
- Suite 600 – 3,206 RSF
- Suite 670 – 1,664 RSF

*Suites 600 & 670 may be combined for a total 4,870 RSF

LEASE RATE:

- \$23/SF/YR Base Rent + NNNs

SPACE CONDITION:

- Suites 600 & 670 – Shell Condition (TI Available)
- Suites 550 – 2nd Generation Office Space

HIGHLIGHTS:

- High Quality Building Construction with Natural Stone and Timber Accents
- Energy Efficient Construction
- Rainwater Harvesting – Saves on Irrigation Costs
- Native Prairie Landscape – 100% Native Texas Plants from Seed
- Dark Sky Site Lighting throughout this Development – Reduces Light Pollution
- Pollinator & Rain Gardens

FOR INFORMATION:

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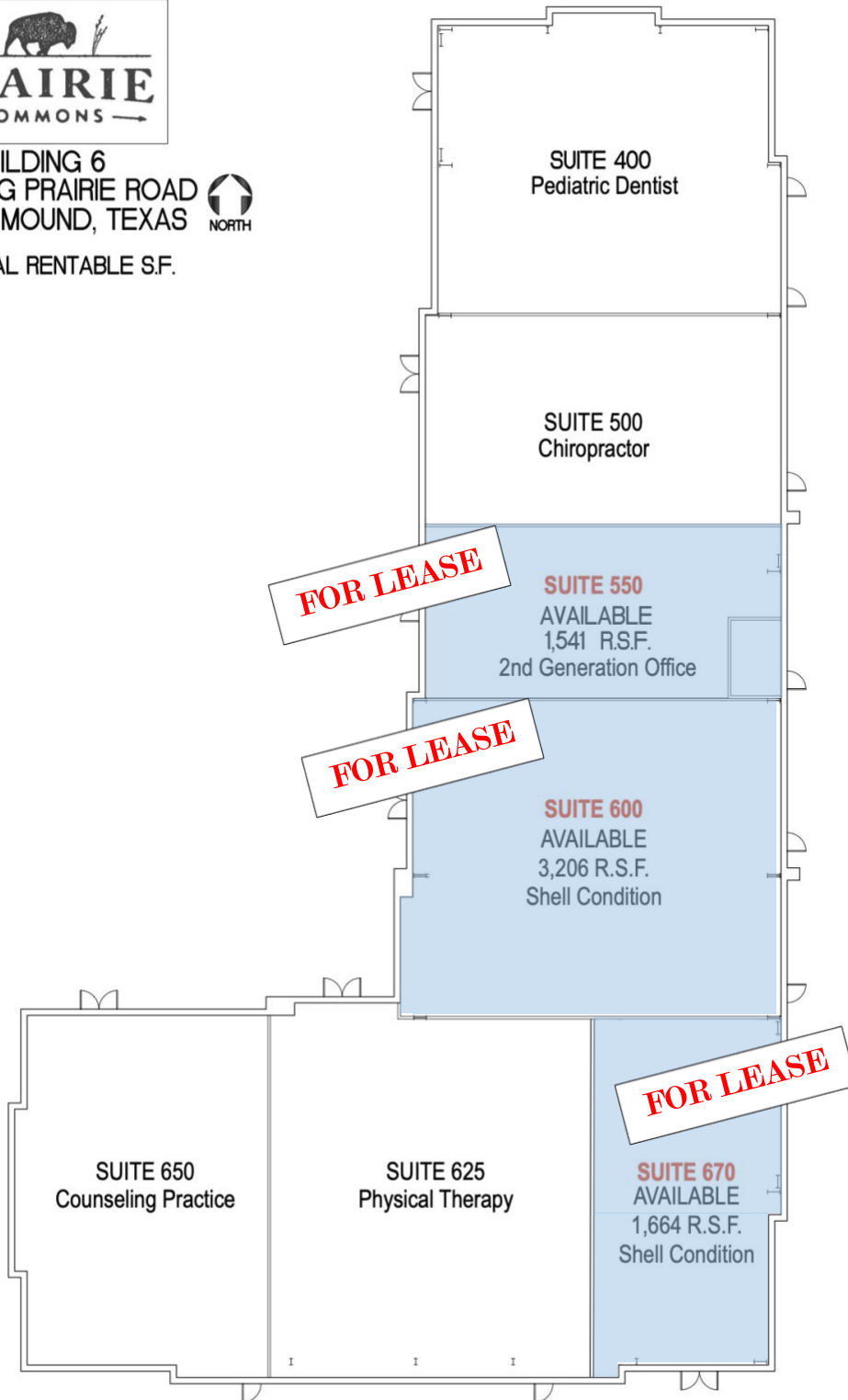
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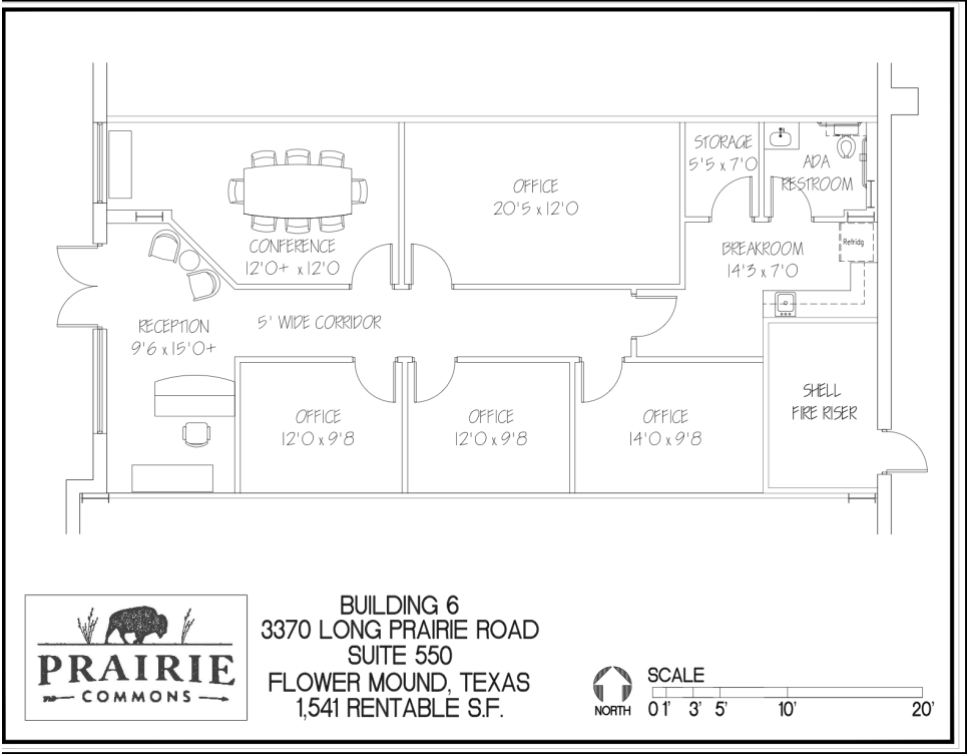
BUILDING 6
3370 LONG PRAIRIE ROAD
FLOWER MOUND, TEXAS 
16,834 TOTAL RENTABLE S.F.





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2nd Generation Office Space for Lease
SUITE 550 – 1,541 RSF





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