

# Office Space ★ LEASE

LanCarteCRE.com

## LAKESIDE OFFICE BUILDING

870 INTERNATIONAL PKWY, SUITE 280, FLOWER MOUND, TX 75022



Mark Boone  
817-715-4732  
mboone@lancartecre.com

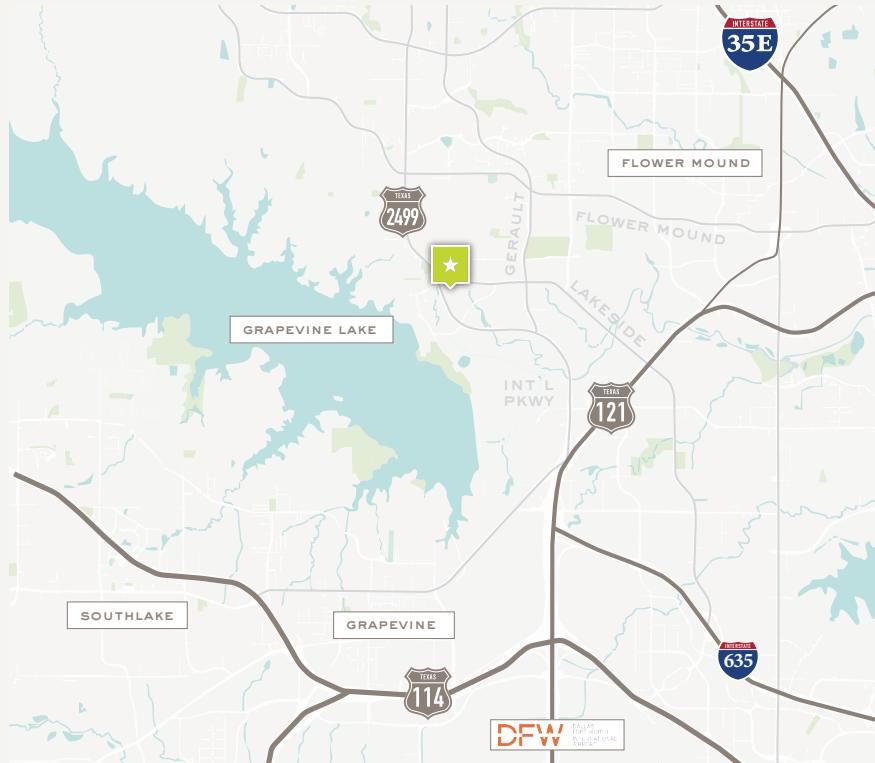
Matt Murff  
806-674-2118  
mmurff@lancartecre.com

Lottie McCown  
806-681-4665  
lmccown@lancartecre.com

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## PROPERTY FEATURES

- 2,642 SF
- Current Floorplan
  - 7 Private Offices
  - Large Conference Room
  - Kitchen/Break Room
  - Workstation
  - Receptionist Foyer
- Building Signage
- Monument Signage Available
- Ample Parking
- Available March 1<sup>st</sup>, 2026

## LOCATION OVERVIEW

This Class-A office in Flower Mound's Lakeside Community, is highly visible on FM 2499 with over 65,000 daily vehicles. It offers easy access to Highways 121, 114, and 635 and is part of a 160- acre master-planned area near Grapevine Lake. The lively neighborhood includes diverse dining and shopping options, with nearby eateries like Mio Nonno, Mena's Tex-Mex, and others, plus local favorites The Tavern at Lakeside and Starbucks, ensuring convenience and variety.

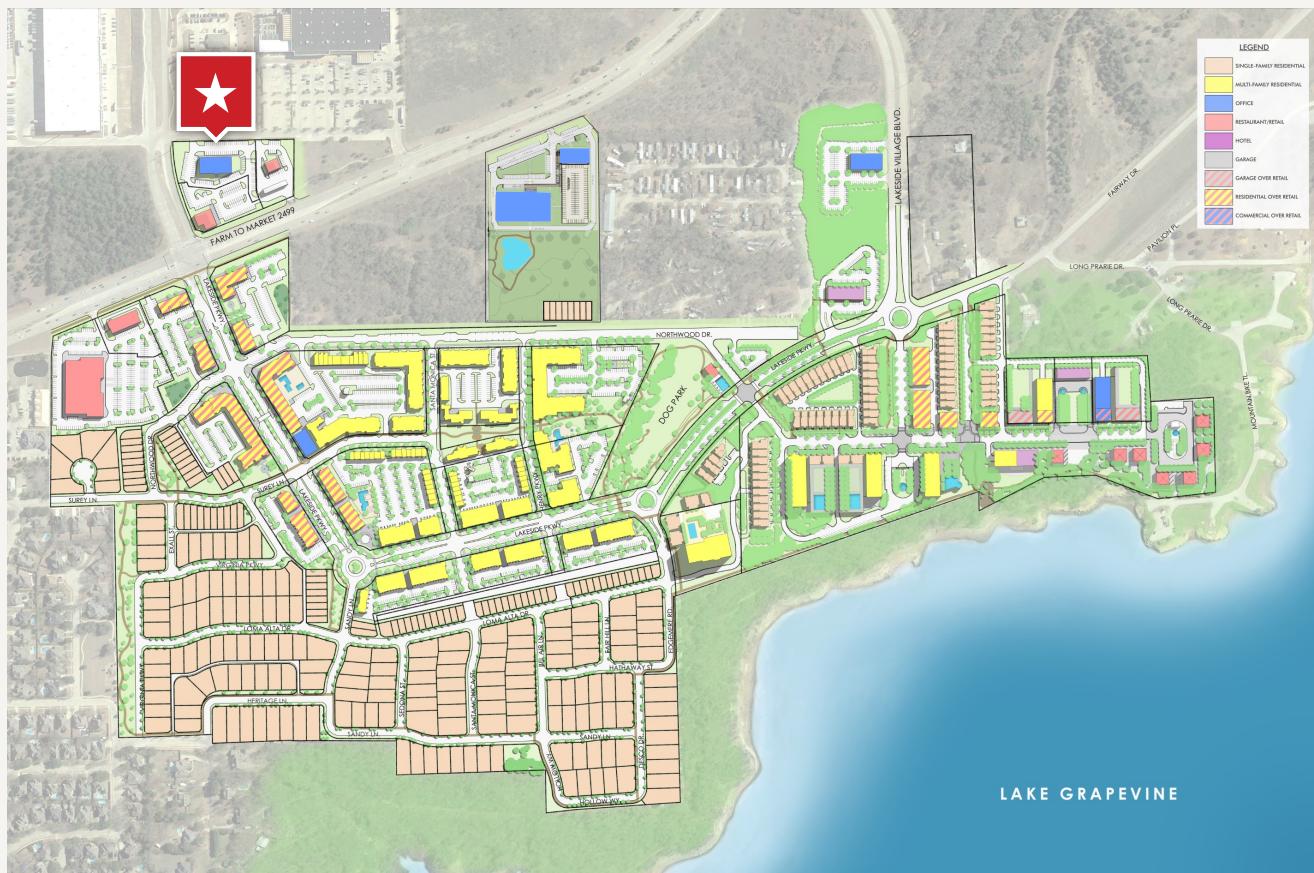
## LEASING STRUCTURE

## CONTACT BROKER

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**SITE PLAN**



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## RETAIL MAP



## DEMOGRAPHICS

With a population of 81,270, Flower Mound is a diverse community that prides itself on maintaining a small-town atmosphere while embracing and fostering a dynamic economic development environment. With more than 40 percent of residents between the ages of 25 and 54 and more than 64 percent of residents 25 and older earning a bachelor's degree or higher, this community is young and highly educated, making it an ideal workforce. This webpage outlines the population, education, employment, housing, and income demographics for Flower Mound.

POPULATION  
> 1 MILE

**7.2K**

POPULATION  
> 3 MILES

**57.6K**

POPULATION  
> 5 MILES

**206K**

AVERAGE  
AGE

**41**

AVERAGE HH  
INCOME

**\$159K**

MEDIAN  
HOME VALUE

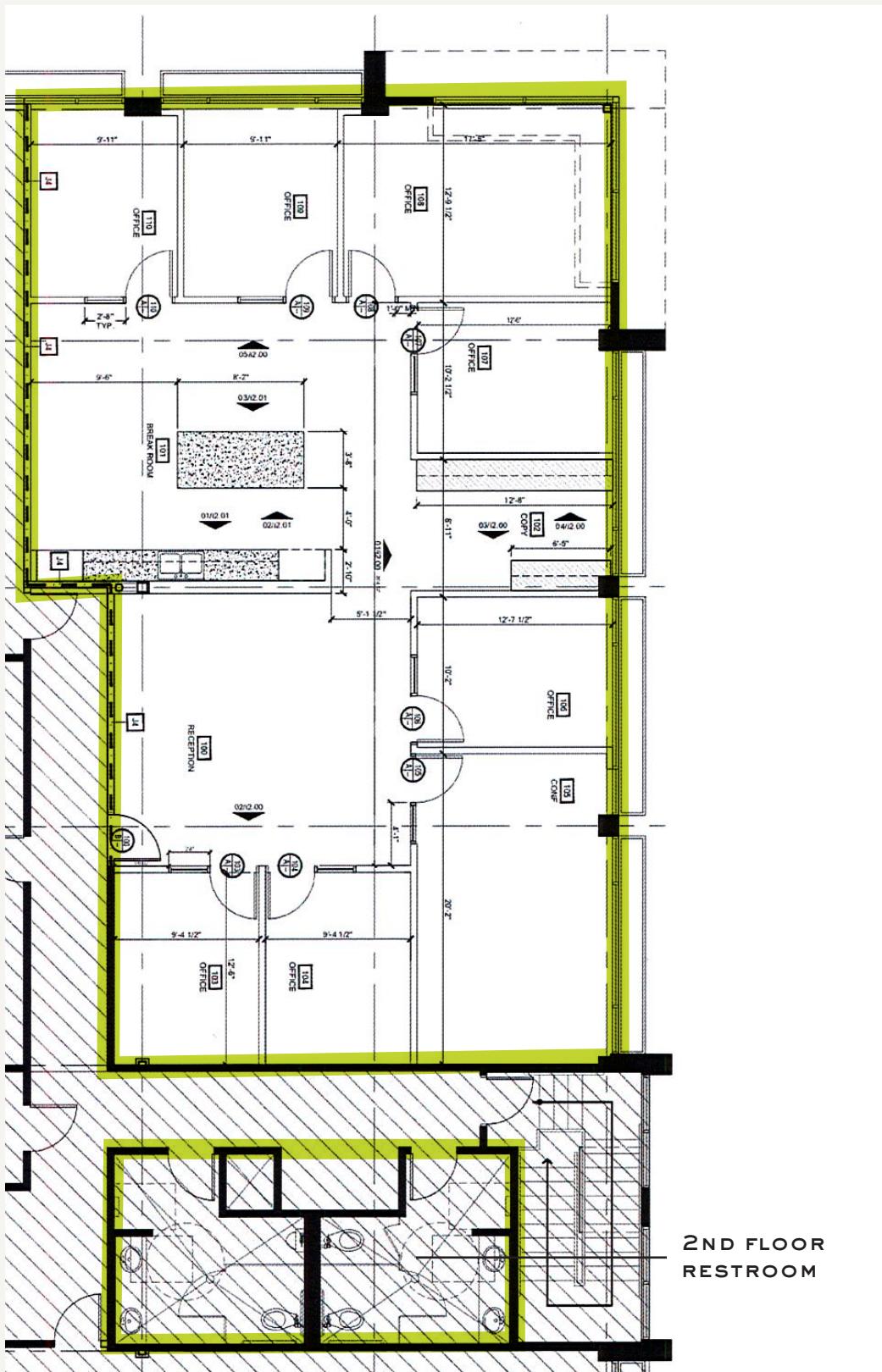
**\$475K**

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## FLOORPLAN



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## INTERIOR



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**INTERIOR**





# LANCARTE COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

## Mark Boone

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