

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

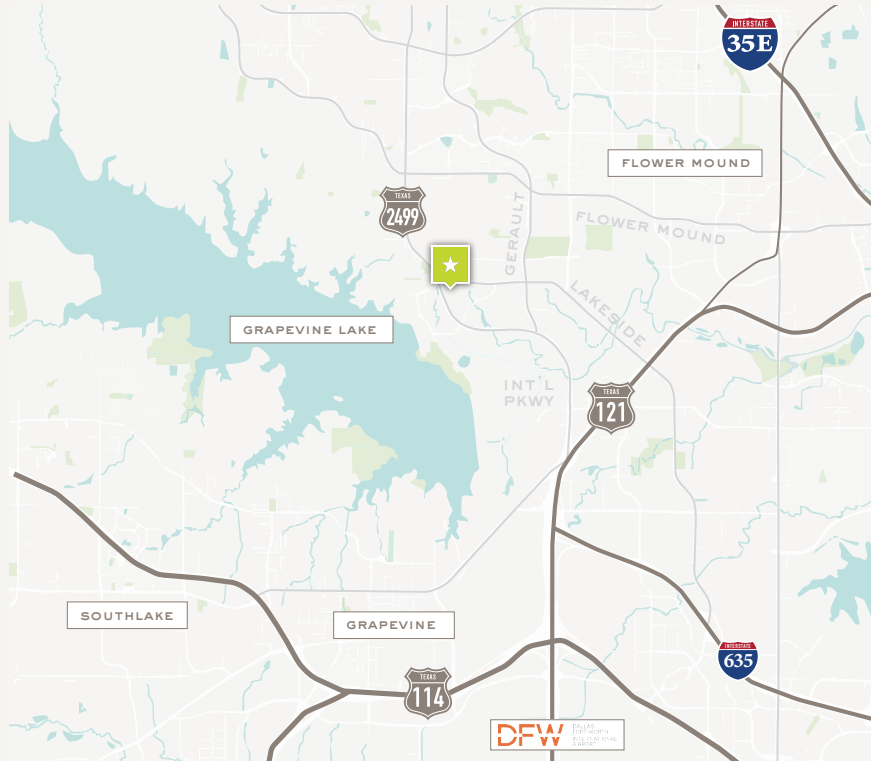
Matt Murff
806-674-2118
mmurff@lancartecre.com

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

Office ★ LEASE

870 INTERNATIONAL PKWY SUITE 280

LanCarteCRE.com



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 1st, 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

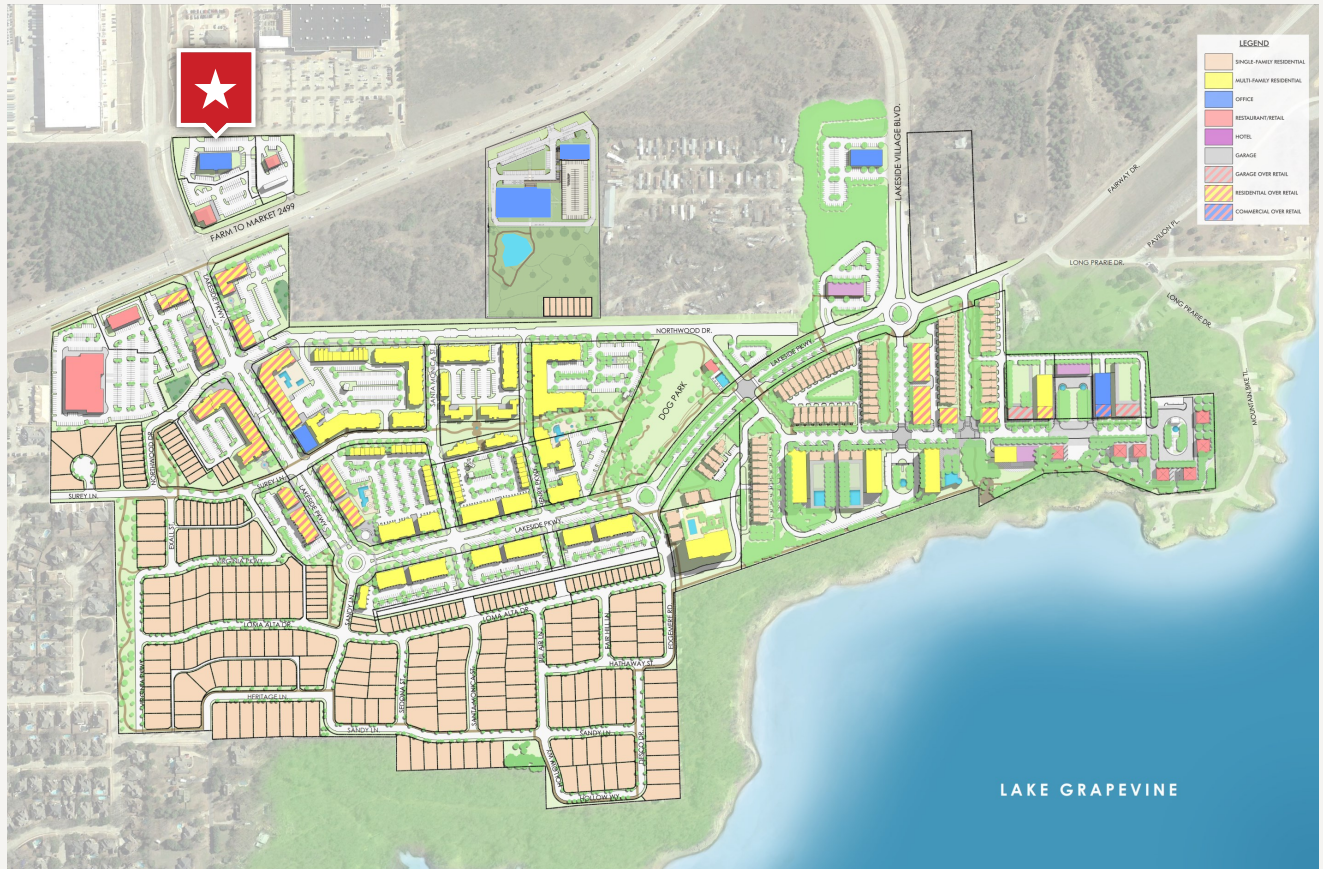
CONTACT BROKER

Office ★ LEASE

870 INTERNATIONAL PKWY SUITE 280

LanCarteCRE.com

SITE PLAN



Office ★ LEASE

870 INTERNATIONAL PKWY SUITE 280

LanCarteCRE.com

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

AVERAGE
AGE

41

POPULATION
> 3 MILES

57.6K

AVERAGE HH
INCOME

\$159K

POPULATION
> 5 MILES

206K

MEDIAN
HOME VALUE

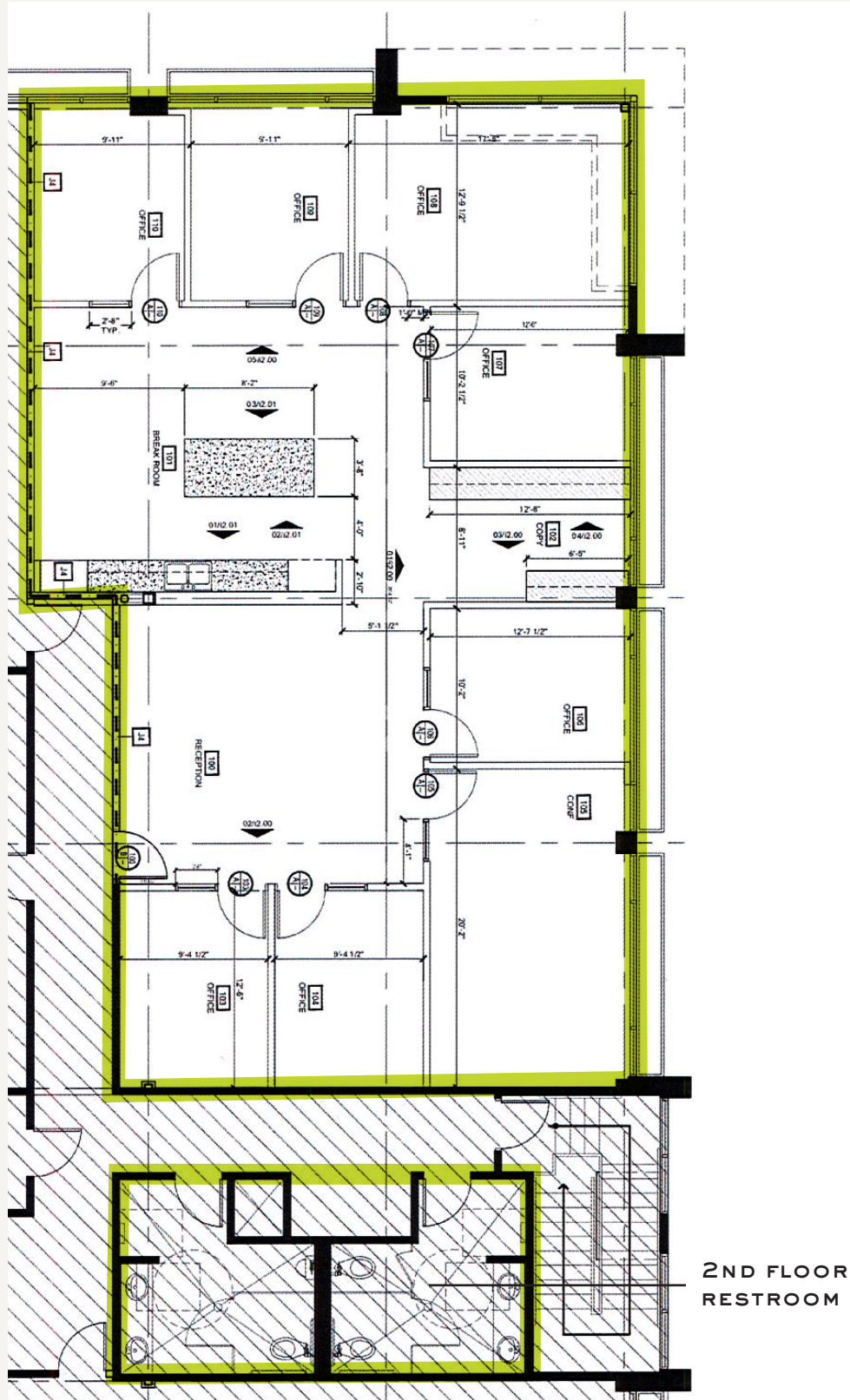
\$475K

Office ★ LEASE

870 INTERNATIONAL PKWY SUITE 280

LanCarteCRE.com

FLOORPLAN



Office ★ LEASE

870 INTERNATIONAL PKWY SUITE 280

LanCarteCRE.com

INTERIOR



ENTRY RECEPTION



ENTRY RECEPTION

Office ★ LEASE

870 INTERNATIONAL PKWY SUITE 280

LanCarteCRE.com

INTERIOR



KITCHEN/BREAKROOM



WORKSTATION



KITCHEN/BREAKROOM



KITCHEN/BREAKROOM



CONFERENCE ROOM



LANCARTE COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

Mark Boone

817-715-4732

mboone@lancartecre.com

Matt Murff

806-674-2118

mmurff@lancartecre.com

Lottie McCown

806-681-4665

lmccown@lancartecre.com

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2025 LanCarte Commercial Real Estate, LLC.