



# PROPERTY SUMMARY

## Sagebrush I Professional Office

**LOCATION:** 3200 Long Prairie Road (FM 2499), Flower Mound, TX 750222

**POTENTIAL USE:** Professional Office | Retail | General Office

**AVAILABILITY:** Suite 200 – 2,115 RSF – Current configuration: Welcoming reception lobby, a variety of private offices, large conference room, break room, and private restrooms.

**UTILITIES:** Tenants Expenses

**SIGNAGE:** Façade and Monument Signage Available

**PARKING:** Private Parking Lot

**RATE:** \$18.50 / SF / Yr + \$10.60 NNN

**TERMS:** Negotiable

**TI:** Negotiable

**COMMENTS:** Very attractive one-story brick building located near busy Cross Timbers and FM 2499. Small office park with easy access to/from Flower Mound, Lewisville, Highland Village, and surrounding communities and roadways.

Great demographics and signage on FM 2499/Long Prairie Road. Ideal for General Office, Medical or Dental. Monument and Building signage available. Finest amenities within the Flower Mound and Highland Village Commercial Corridor. Easy commute to DFW International Airport. Easy commute to executive housing and top rated public schools. Approximately 1 mile south of the Presbyterian Hospital of Flower Mound in the Riverwalk at Central Park.

**CONTACT:** John Withers, CCIM (940) 390-6235 john@stagcre.com

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