

The Suites of Argyle Oaks

➤ *The Premier Flex Space in Argyle – Now Open!*

Only 1 Unit Available!



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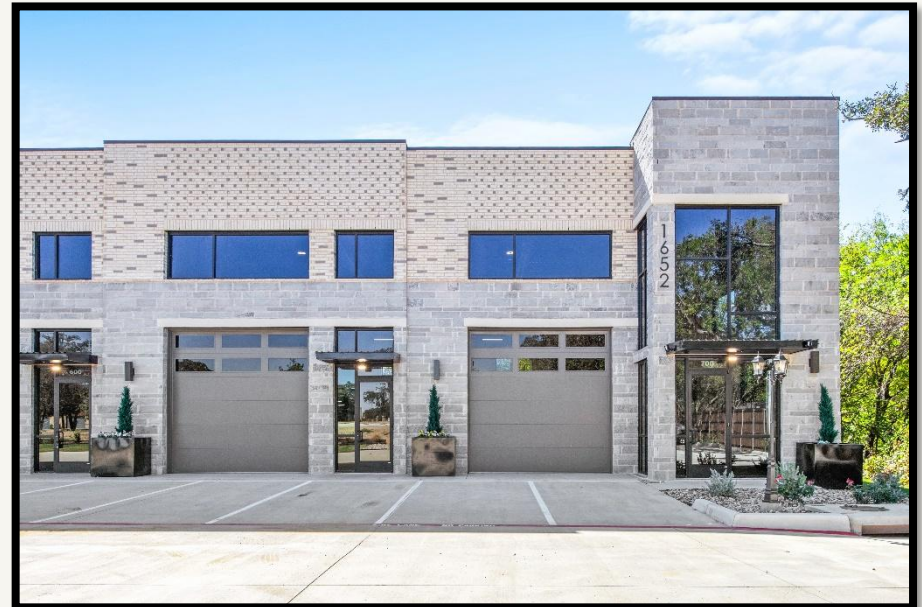
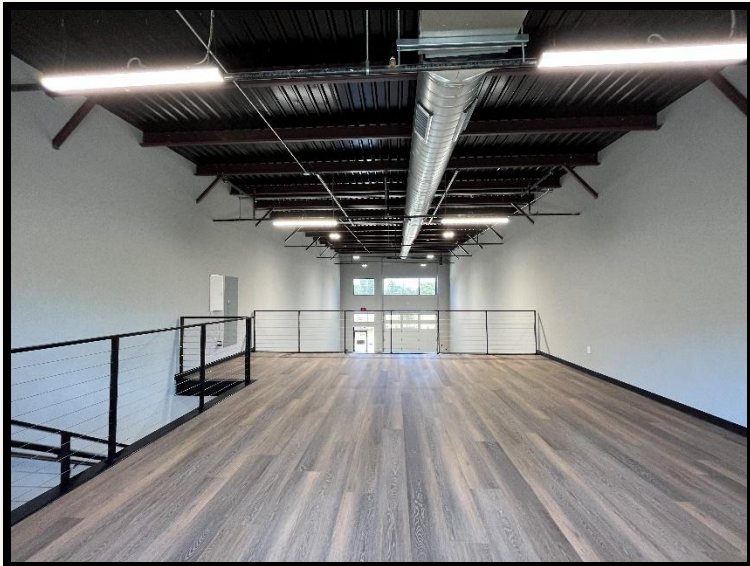


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The Suites of Argyle Oaks

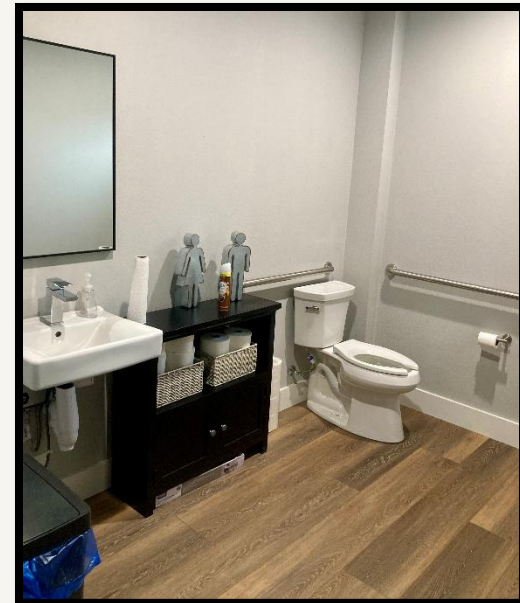
- **Leases Available:** One Unit Available Soon
- **High-end Flex Space:** Multiple sizes for lease. Perfect for a small business or Getaway Pad
- **Central location:** Work close to home. Easy access to Lantana, Highland Village, Argyle, Justin, Flower Mound and Northlake
- **Signage:** Prominent and visible from FM-407
- **Parking:** Space available for any commercial office need
- **Great finish out:** Flexible designs with both 2400SF and 4900SF units.



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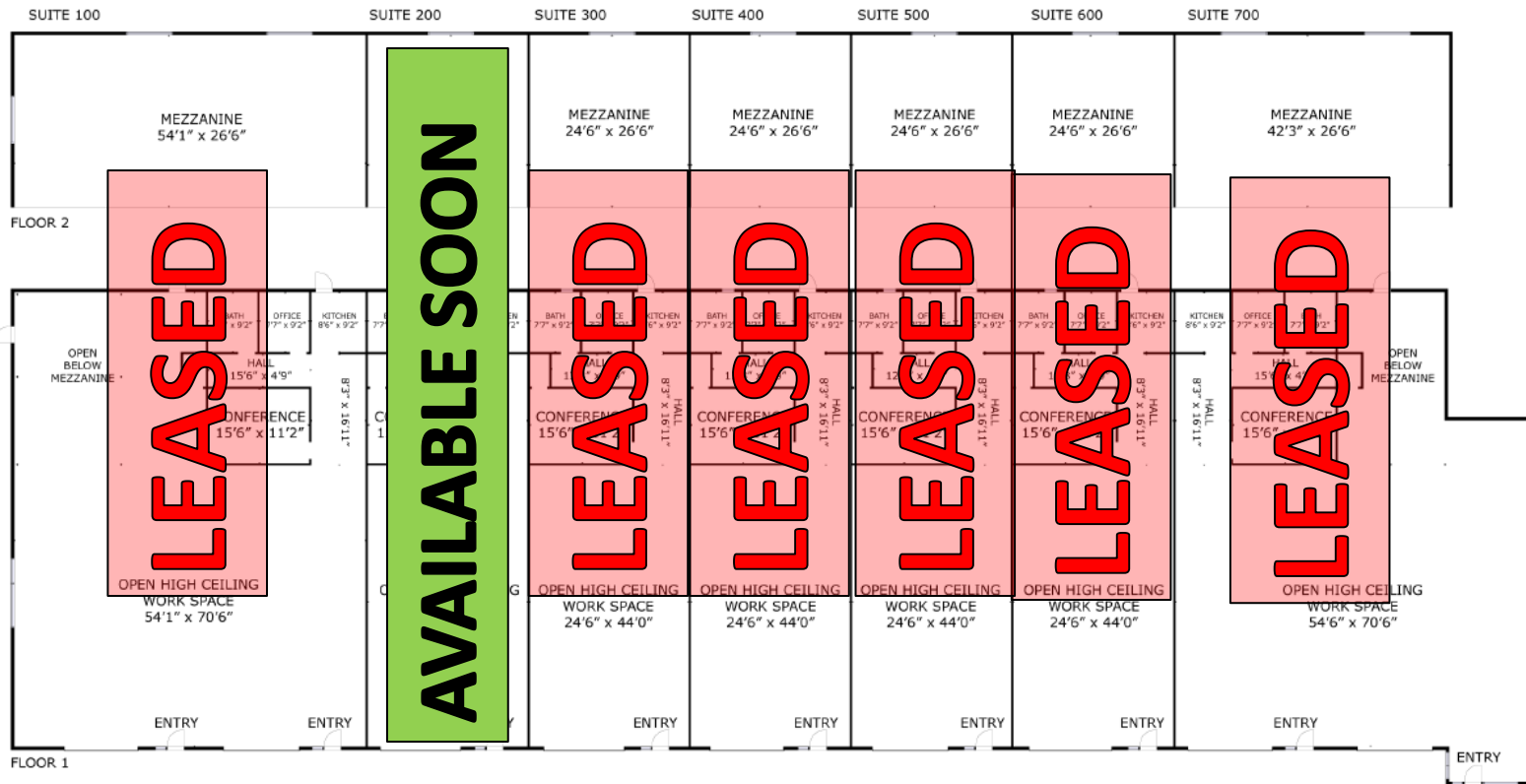
➤ Finished Units

- High end finish out
- 650 sq/ft mezzanine
- 9" Vinyl Plank Floors
- 12 x 12 power garage entry
 - Vertical lift
 - Paneled with windows
- 25' ceilings
- Finished bath, office, meeting room, kitchen included
- Numerous windows with natural light – unique to flex space units
- Multiple units can be combined
- All spaces A/C and heat
- 3 phase electric and city water



Only 1 Unit Available!

THE SUITES OF ARGYLE OAKS



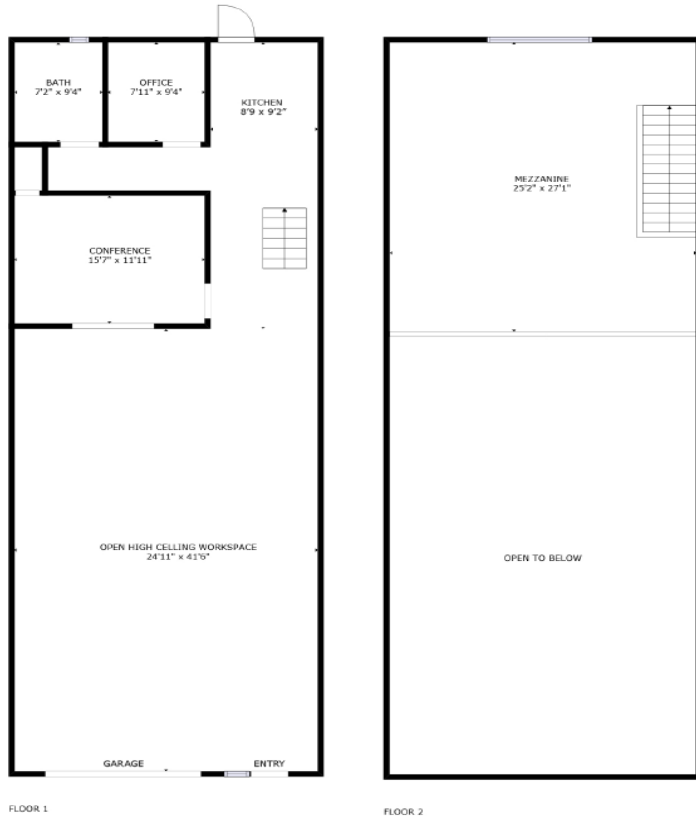
SHEET # 4

GROSS INTERNAL AREA
FLOOR 1: 16414 sq.ft, FLOOR 2: 5973 sq.ft
TOTAL: 22387 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Floor Plans

➤ Single Unit: 2400SF Finished Space



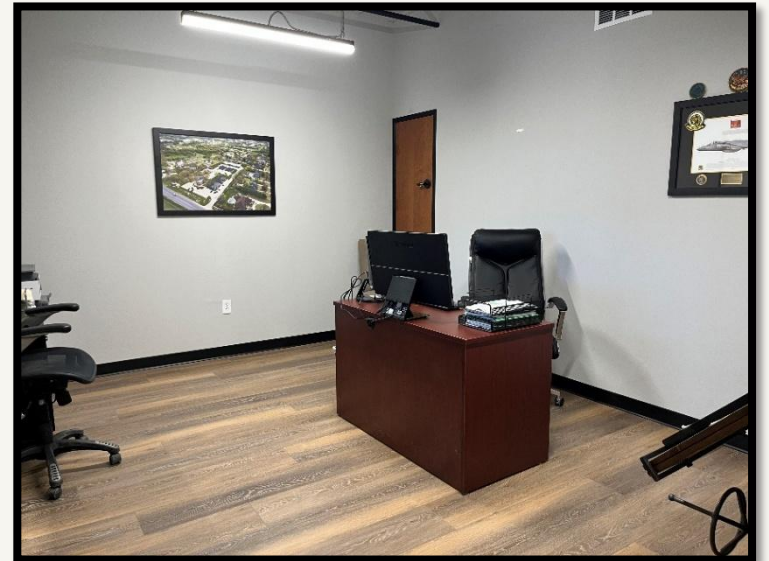
SUITES 200-500

GROSS INTERNAL AREA
FLOOR 1: 1706 sq. ft, FLOOR 2: 697 sq. ft
TOTAL: 2403 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

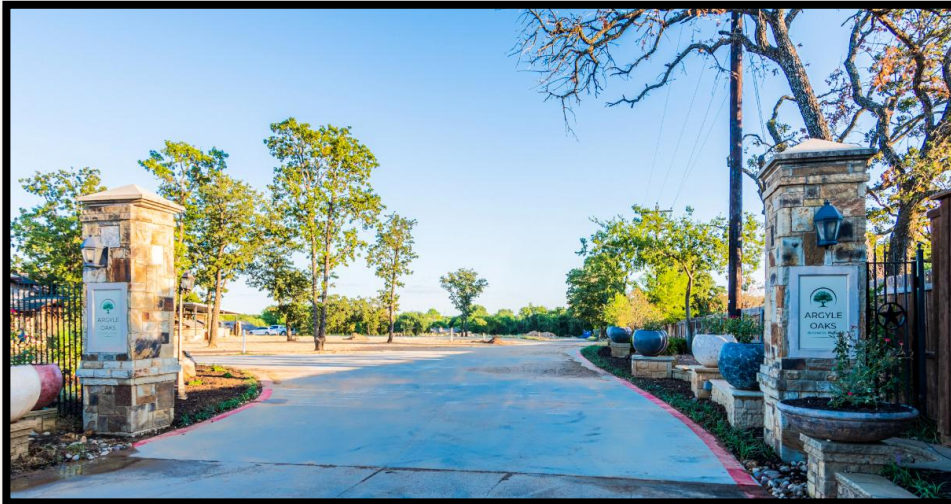
The Suites of Argyle Oaks

- **First level Finish out**
 - 650 SF of finished meeting room, kitchen, bath, office
 - 10' ceilings with Vinyl Plank Flooring
- **First Level Open area**
 - 1100 SF of open area with 25' ceilings
 - Stained concrete flooring
 - Vertical lift garage door
- **Second Level Mezzanine**
 - 650 SF with 10' ceilings and Vinyl Plank Flooring.
 - Electrical, HVAC, and plumbing designed for easy expansion



The Suites of Argyle Oaks

- **Setting:** Located within Argyle Oaks Business Park. Beautifully landscaped with mature trees and stone accents throughout.
- **Access:** Direct access off FM-407
- **Central location:** easy access to Lantana, Highland Village, Argyle, Justin, Flower Mound and Northlake
- **Signage:** Prominent and visible from FM-407



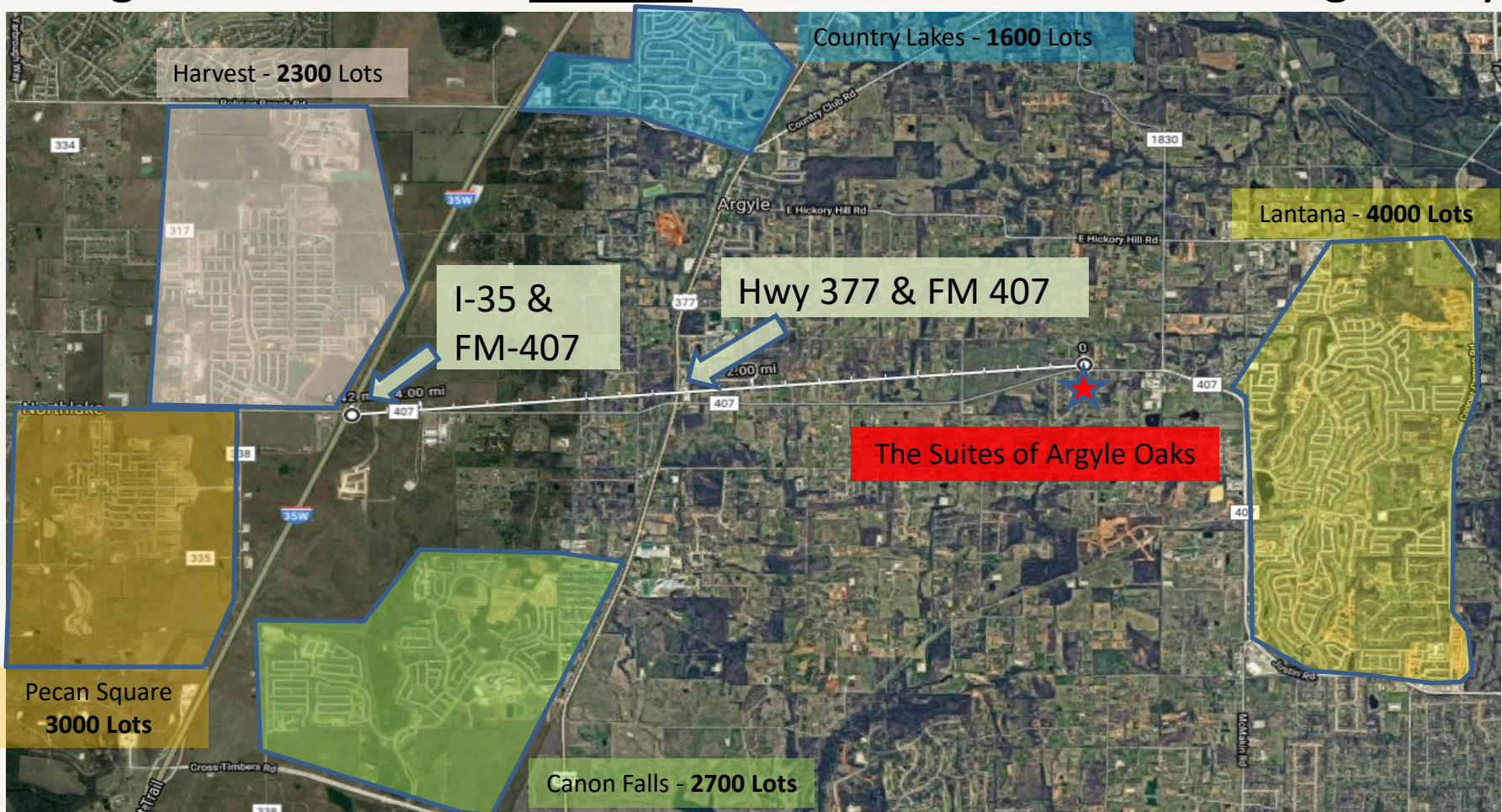
The Suites of Argyle Oaks

- **Perfect for:**
- ❖ Showrooms
 - ❖ Man Caves
 - ❖ Storage for cars/boats/RV
 - ❖ Yoga Studio
 - ❖ Trade businesses with need for warehouse spaces
 - ❖ Brokerage services
 - ❖ Studios
 - ❖ Online sales with inventory



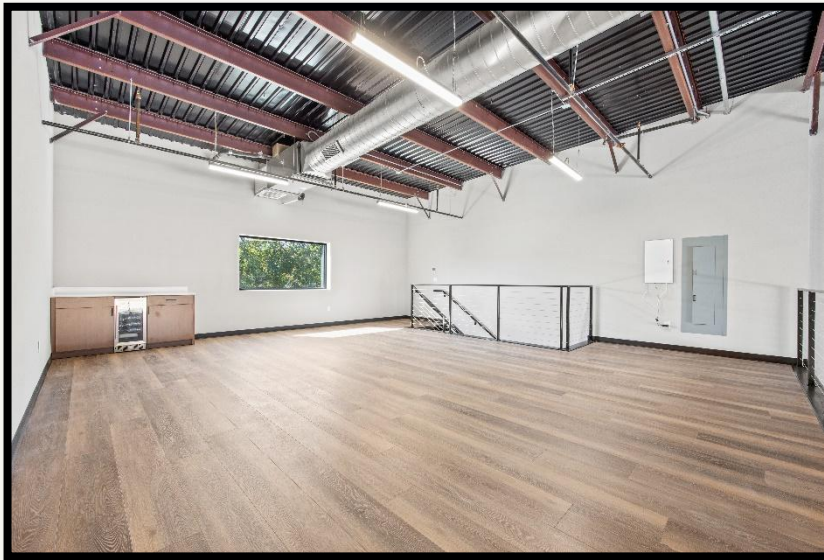
Strategic Geographic Overview

- Less than 5 miles from **13,600+** subdivision homes!
- High-Traffic Count - **18,981** vehicles on FM-407 frontage daily



Come See Us!

- Come walk the property and let us help you find your perfect commercial space
- Make an appointment with the contacts below



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