

FOR LEASE OFFICE BUILDING



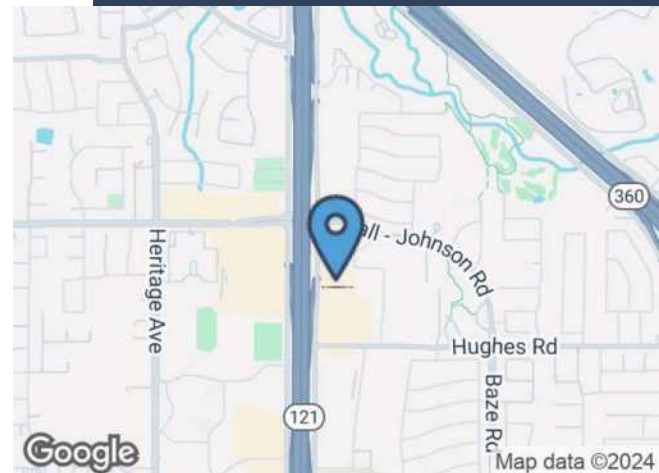
4101 WILLIAM TATE, GRAPEVINE, TX 76051



PROPERTY HIGHLIGHTS

- ±3,930 SF
- Professional Office Space
- 2nd Generation
- Move-In Ready suite
- Sublease expires 6/30/2027
- Features 9 private offices, bullpen, conference room, break room
- Building/Monument Signage
- Parking ratio: 4/1000
- Located at Hall Johnson and SH 121 (SEQ)

LEASE RATE CALL FOR PRICING



CONTACT INFORMATION

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Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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SUB-LEASE SPACE

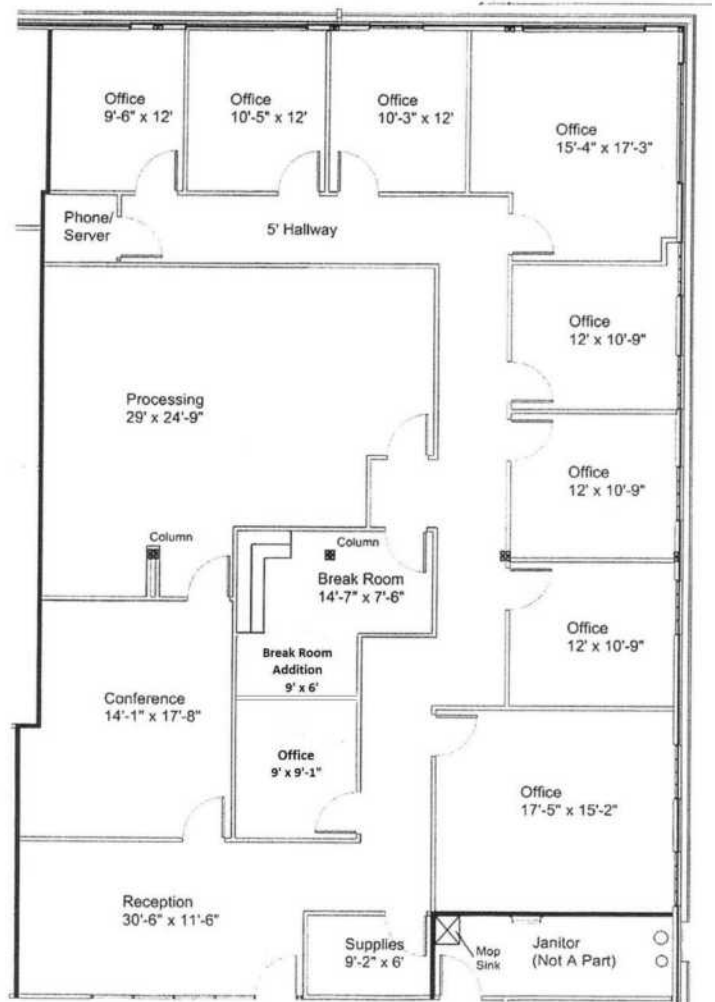
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	32 months
Total Space:	3,930 SF	Lease Rate:	Call for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Sublease, Suite 220	Available	3,930 SF	NNN	Call for Pricing

Premises Diagram



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EXTERIOR PHOTOS



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AERIAL RETAILER MAP



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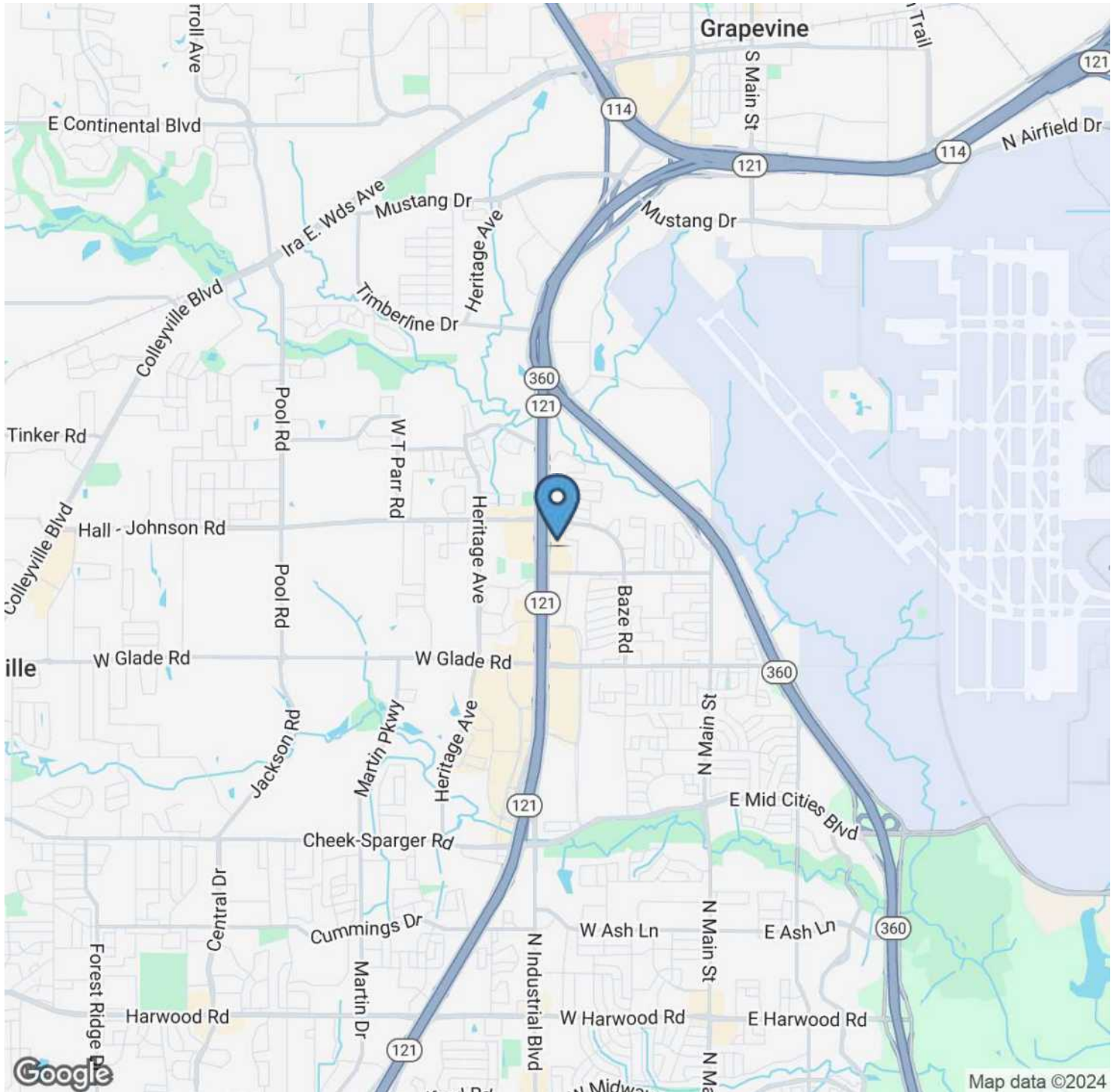
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LOCATION MAP



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INTERIOR PHOTOS



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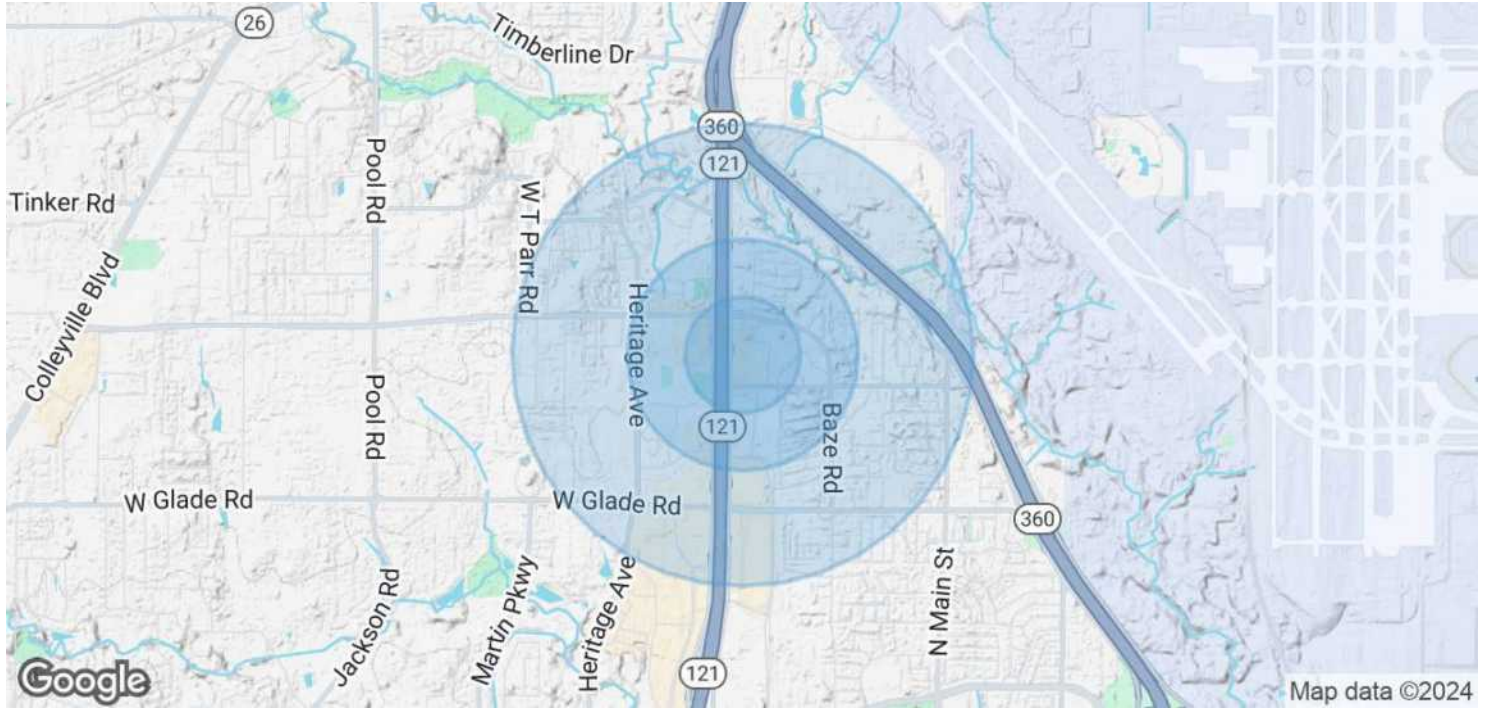
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	567	2,498	9,940
Average Age	43.3	43.5	42.8
Average Age (Male)	40.6	41.7	41.1
Average Age (Female)	45.5	45.2	44.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	213	923	3,724
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$134,111	\$143,065	\$147,606
Average House Value	\$361,111	\$372,897	\$379,804

* Demographic data derived from 2020 ACS - US Census

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BROKER CONTACTS



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