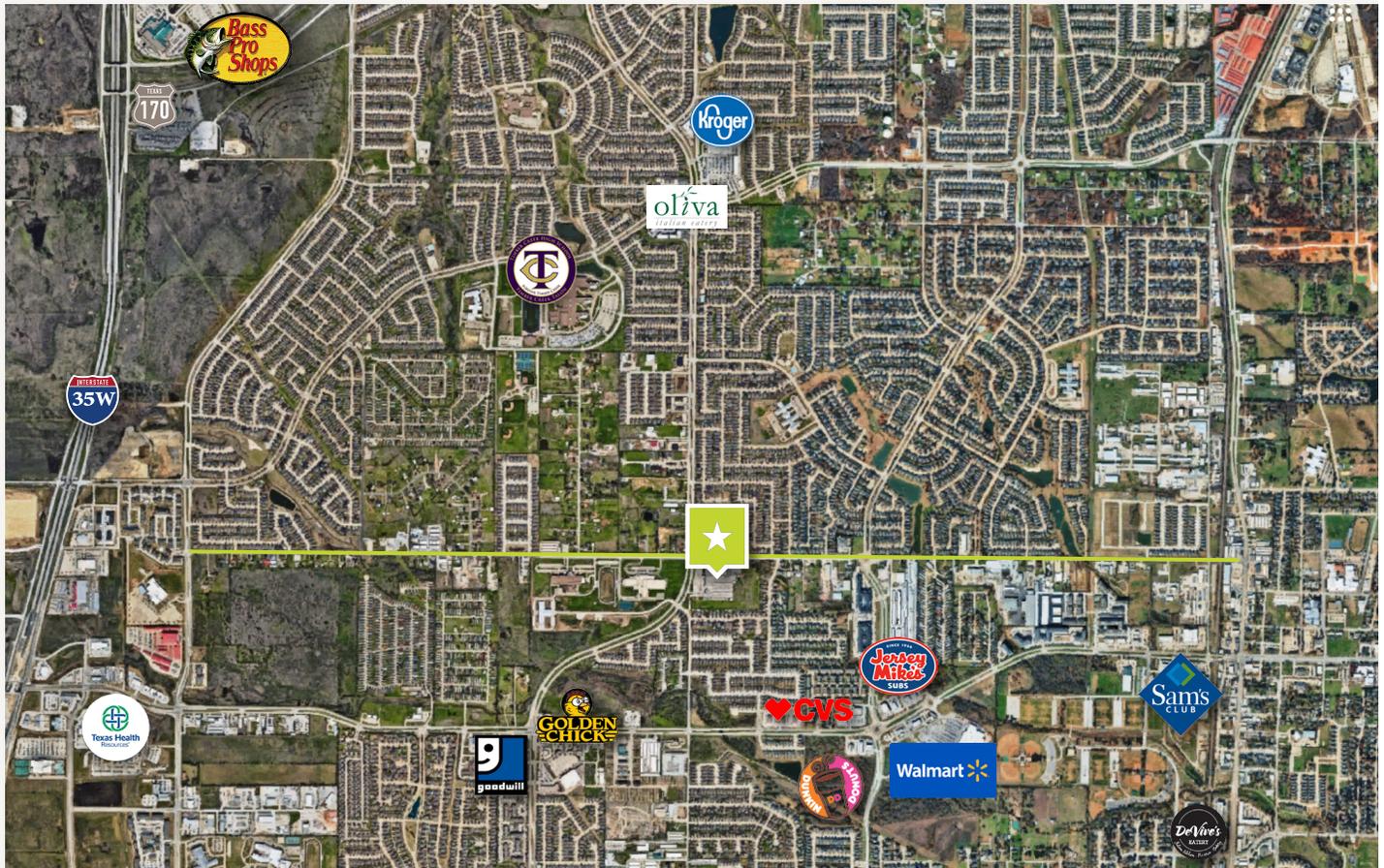


# Office ★ LEASE

LanCarte.com

4520 KELLER HICKS RD, KELLER, TX 76244





### PROPERTY FEATURES

- 3,072 SF Office Space
  - 4 Private Offices
- Access and Amenities
  - Conference Room
  - Common Area
  - Kitchen
  - Breakroom
- Built in 2001
- Additional warehouse upon request

### AVAILABLE SPACES

SUITE 3A (OFFICE)	<b>3,072 SF</b>
.....	
SUITE 3B (WAREHOUSE OPTIONAL)	<b>1,276 SF</b>

### LOCATION OVERVIEW

Located in the fast-growing Keller–North Fort Worth industrial corridor, 4520 Keller Hicks Rd benefits from exceptional access to I-35W, Hwy 170, and US-377, connecting tenants to major distribution routes throughout the DFW metroplex. Office tenants at 4520 Keller Hicks Rd also benefit from close proximity to a variety of local dining options that support employee convenience and client meetings. Nearby restaurants include DeVivo’s Italian Kitchen, Oliva Eatery, and coffee spots throughout Keller and North Fort Worth. The growing restaurant scene adds to the area’s appeal as a well-rounded, amenity-rich office location.

### LEASE RATE & STRUCTURE

### CONTACT BROKER



**LANCARTE**  
**COMMERCIAL**  
**BROKERAGE ★ PROPERTY MANAGEMENT**

*Relentlessly Pursuing What Matters*

**Matthew Murff**

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