

Office Space ★ LEASE

LanCarte.com

LAKESIDE OFFICE BUILDING
870 INTERNATIONAL PKWY, SUITE 180, FLOWER MOUND, TX 75022



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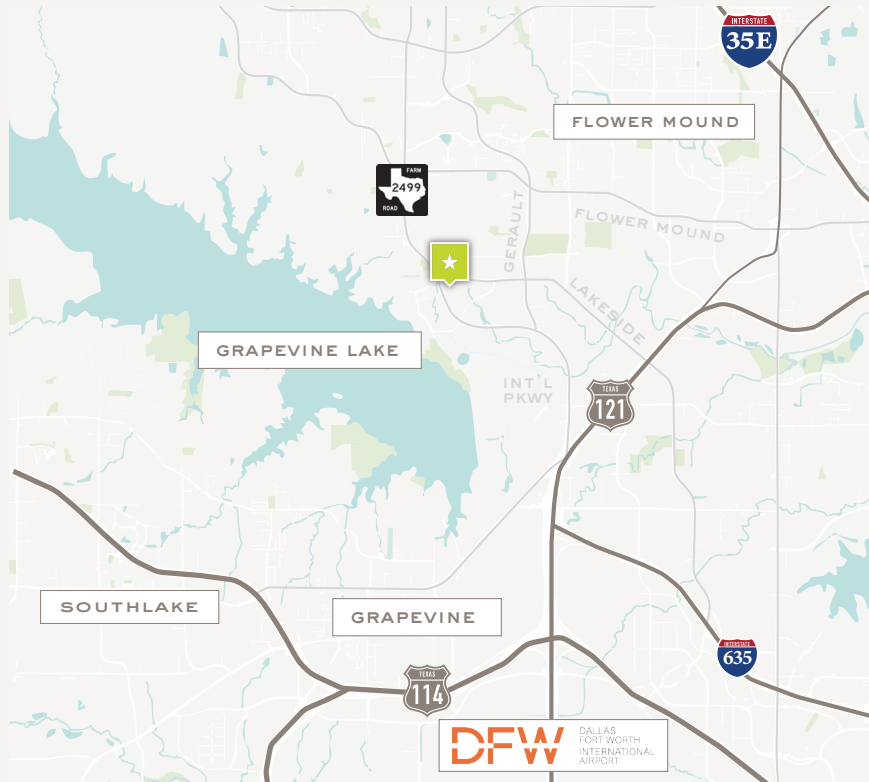
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PROPERTY FEATURES

- 1,644 SF
- Current Floorplan
 - Reception Area
 - Conference Room
 - 4 private Offices
 - Kitchen/Breakroom
 - Copyroom/Workroom
- Building Signage
- Monument Signage Available
- Ample Parking

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 Los Cominos, 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

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SITE PLAN



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RETAIL MAP



DEMOGRAPHICS

With a population of 81,270, Flower Mound is a diverse community that maintains a welcoming small-town atmosphere while actively fostering a dynamic and growing economic environment. The surrounding area is supported by a strong and affluent population base, characterized by a well-established, professional demographic, high household incomes, and strong home values. Together, these factors contribute to long-term stability, significant purchasing power, and a thriving local economy.

POPULATION
> 1 MILE

7.2K

AVERAGE
AGE

41

POPULATION
> 3 MILES

57.6K

AVERAGE HH
INCOME

\$159K

POPULATION
> 5 MILES

206K

MEDIAN
HOME VALUE

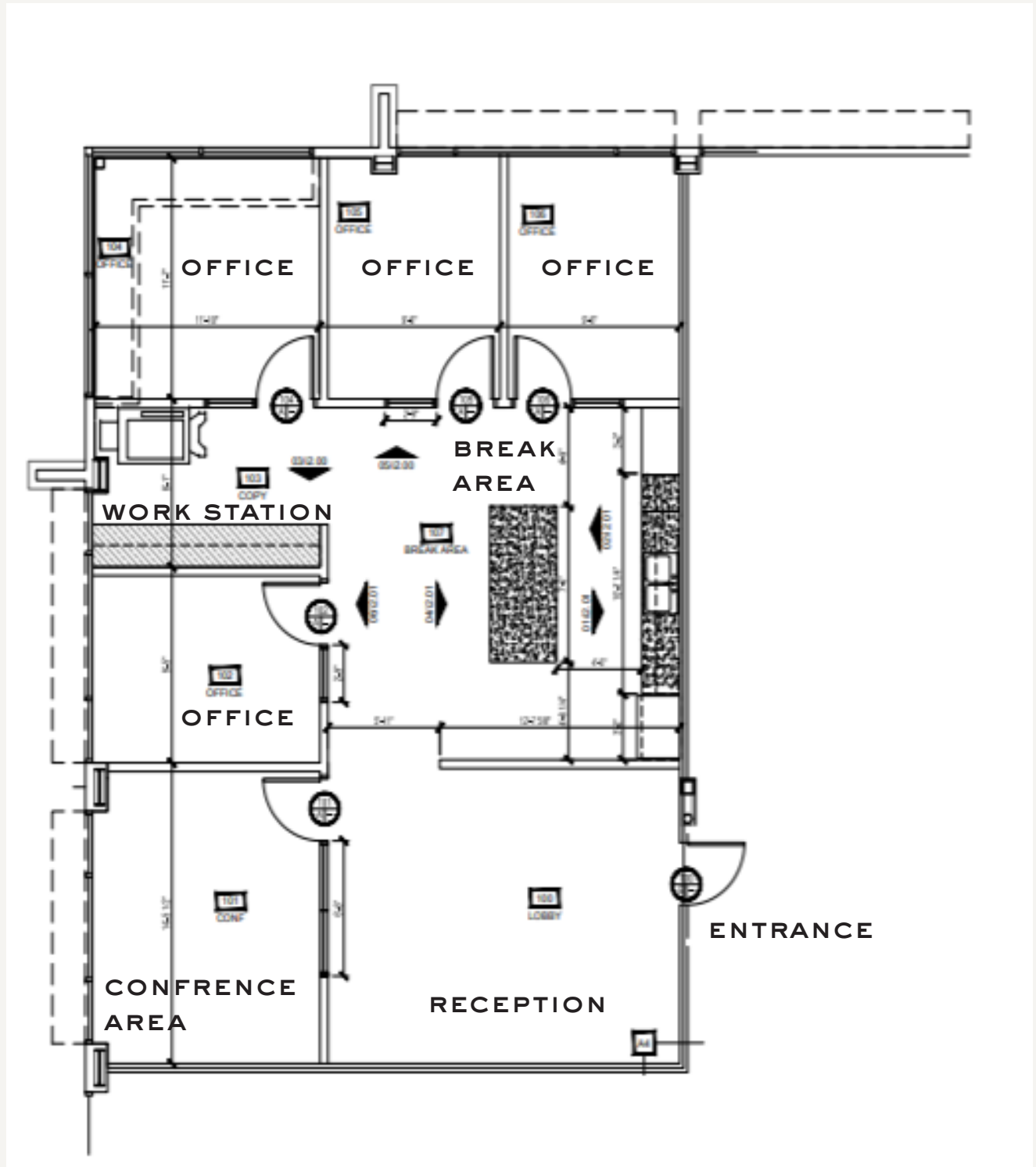
\$475K

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FLOORPLAN



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INTERIOR



ENTRY RECEPTION



ENTRY RECEPTION

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INTERIOR



OFFICE



OFFICE



KITCHEN/BREAKROOM



KITCHEN/BREAKROOM



CONFERENCE ROOM



LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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