

FOR LEASE

OFFICE SPACE

400 Shops Blvd, Suite 200
Willow Park, TX 76087
4,000 SF
\$30/SF + NNN



2ND GEN OFFICE SPACE

LOCATION + PROPERTY FEATURES

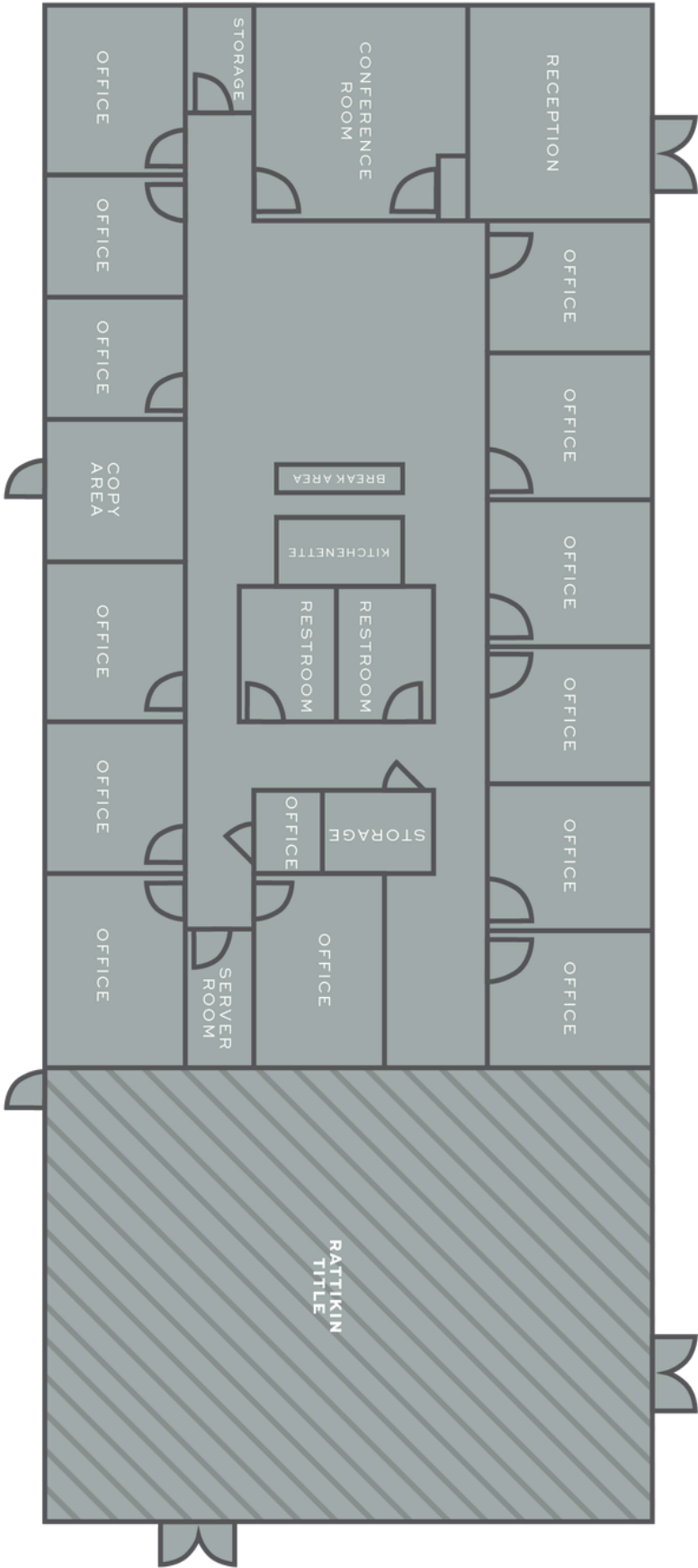
- Beautifully finished second-generation office space featuring a welcoming reception area, a large conference room, and multiple private work areas.
- High-quality interior finishes throughout, including hardwood/tile flooring in common areas and carpeted offices for comfort and noise control.
- Includes two dedicated printer/storage rooms and a full equipped kitchen ideal for team use and client hospitality.
- Positioned within The Shops and The District at Willow Park, an open-air lifestyle shopping center with strong co-tenancy and high community visibility.
- Located just west of Fort Worth in the booming Parker County market — 92,000 VPD and over 53,000 visitors to Willow Park North per month.



LEASING: Aaron Valencia — 432-349-2884 | aaron@theagameagent.com









	1 MI	3 MI	5 MI
2023 Population Estimate	3,122	15,849	36,086
2028 Population Projection	3,484	17,714	40,778
Growth 2023 -2028	11.60%	11.77%	13.00%
Average Household Size	2.80	2.80	2.80
2023 Avg Household Income	\$125,234	\$131,284	\$131,505

