

# FOR LEASE OFFICE BUILDING



1301 MUNICIPAL WAY, GRAPEVINE, TX 76051



## PROPERTY HIGHLIGHTS

- ±4,449 SF (Sub-Lease)
- Professional Office Space
- Sublease Opportunity
- Sublease term ends May 31, 2027
- Move-In Ready Suite
- Equipped with 10 private offices, a conference room, team/bullpen, and breakroom
- Easy access to SH 114 and SH 121
- Walkable to Restaurants/Hotel
- Located off Main Street and SH 114

LEASE RATE \$19.00 SF/YR | NNN

## CONTACT INFORMATION

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### Champions DFW Commercial Realty

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

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## LEASE SPACES



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	48 months
Total Space:	4,449 SF	Lease Rate:	\$19.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 260	Available	4,449 SF	NNN	\$19.00 SF/yr

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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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## AERIAL RETAILER MAP



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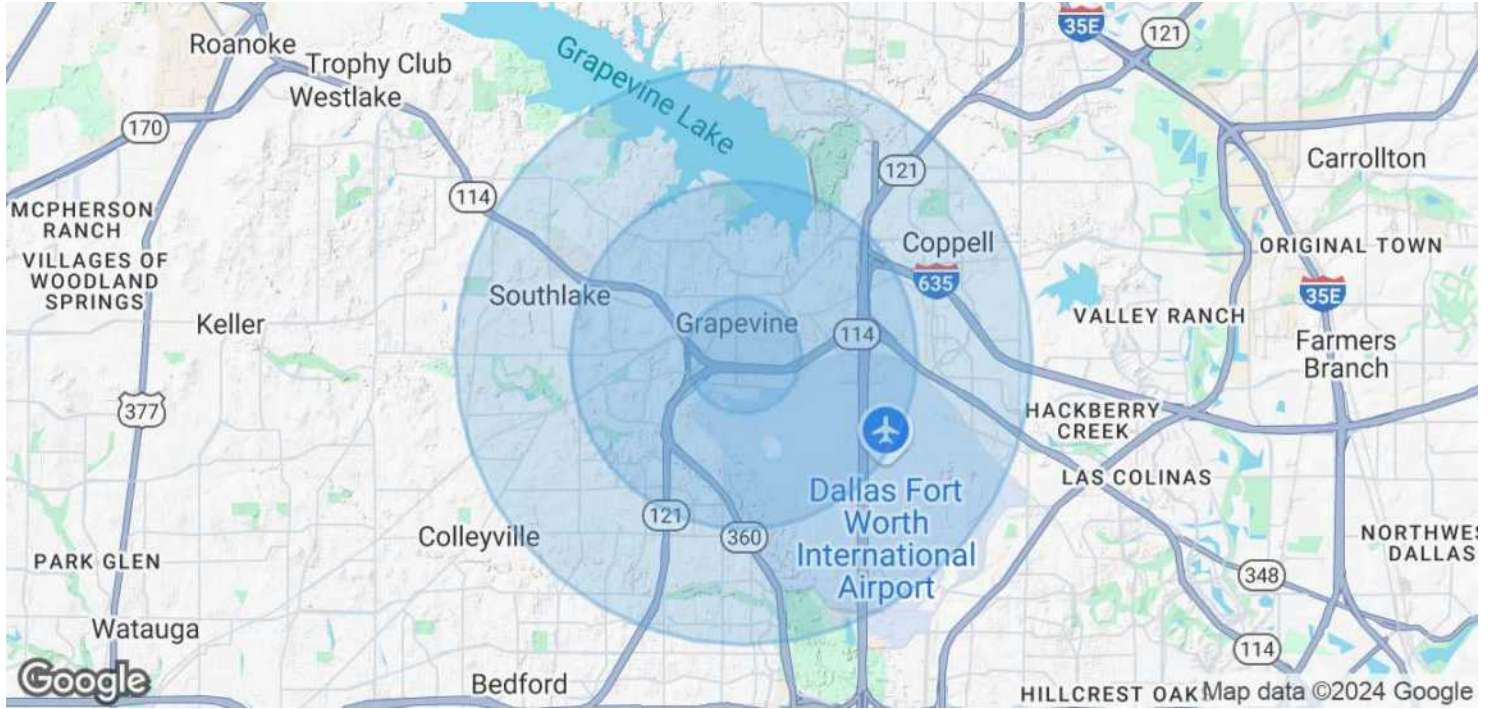
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,511	34,328	106,871
Average Age	35.2	35.7	37.5
Average Age (Male)	31.0	35.3	37.7
Average Age (Female)	36.5	35.8	37.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	951	13,163	41,454
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$60,712	\$85,750	\$110,566
Average House Value	\$172,075	\$225,609	\$273,427

\*Demographic data derived from 2020 ACS - US Census

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**BROKER CONTACTS**



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