

10,200 SF OFFICE BUILDING

FOR SUB-LEASE



TIG Real Estate Services, Inc.

1046 TEXAN TRAIL, GRAPEVINE, TX 76051

Rare Sub-Lease Opportunity with Immediate Availability!

FLEXIBLE LEASING:

MOVE-IN READY WITH
FURNITURE OR BRING YOUR OWN



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Building Features

- 10,200 square feet - freestanding office building
- 14 spacious offices with two executive offices thoughtfully connected to conference rooms for meetings and presentations
- Dedicated training room set up as a bullpen - dynamic space for team gatherings and collaborative work sessions
- A studio space for creative endeavors or specialized work needs
- Two sets of bathrooms

[SCHEDULE A TOUR](#)

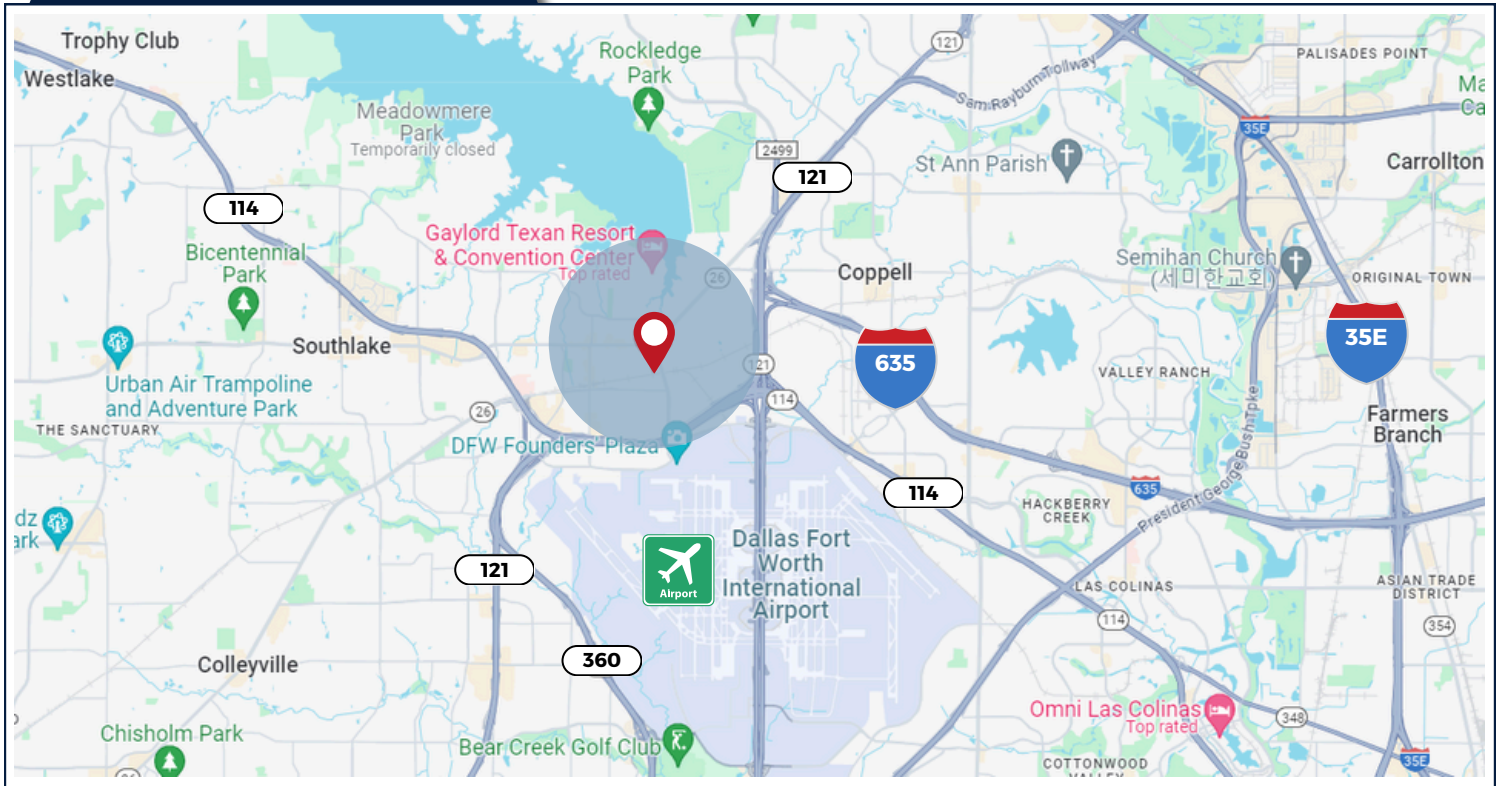
Location

- Nestled in the vibrant community of Grapevine, Texas
- Convenient access to major highways such as Highway 121 and Highway 360
- Access to SH 114 & I-635 and minutes to DFW International Airport
- Proximity to Grapevine Mills, historic Downtown Grapevine, picturesque Grapevine Lake, and nearby wineries that offer a taste of the local wine culture, with tours and tastings available to visitors

4350 BELTWAY DRIVE, ADDISON, TX 75001 • TIGUSA.COM • 972-661-0232



LOCATION



DEMOGRAPHICS

DESCRIPTION	1 MILE	5 MILE	10 MILE	
TOTAL POPULATION	5,839	115,576	772,710	
AVERAGE AGE	38.5	39.7	37.8	
TOTAL HOUSEHOLDS	3,049	44,455	303,926	
AVERAGE HH INCOME	\$87,965	\$141,692	\$112,685	
AVERAGE HOUSE VALUE	\$95,515	\$353,896	\$285,093	2020 ACS - US CENSUS



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