

LEASE

Argyle Business Center

2126 HAMILTON ROAD

Argyle, TX 76226

PRESENTED BY:

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377

PROPERTY SUMMARY



LOCATION DESCRIPTION

This Flex/Warehouse is located on Hamilton road off US-377 in Argyle, TX. Located approximately 1.5 miles from I-35W and 3.5 miles from I-35E, prospective Tenants will have excellent access to three major thoroughfares. The property is in area of immense residential growth and excellent surrounding demographics.

PROPERTY HIGHLIGHTS

- Flex Space
- 1,400 SF Bays
- 70' x 40'
- Private Restroom
- Creative Finish Outs
- Office Finish Outs
- 12'x14' Grade Level Doors

OFFERING SUMMARY

LEASE RATE:	\$15.00 - 19.00 SF/yr (NNN)
AVAILABLE SF:	1,400 - 7,000 SF
BUILDING SIZE:	53,200 SF

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LEASE SPACES



AVAILABLE SPACES				
SUITE	TENANT	SIZE (SF)	LEASE RATE	
■ Suite 230	Available	1,400 SF	\$18.00 SF/yr	
■ Suite 300-340	Available	7,000 SF	\$15.00 SF/yr	
■ Suite 380	Available	1,400 SF	\$19.00 SF/yr	
■ Suite 410-420	Available	2,800 SF	\$17.00 SF/yr	
■ Suite 430-450	Available	4,200 SF	\$16.00 SF/yr	

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ADDITIONAL PHOTOS



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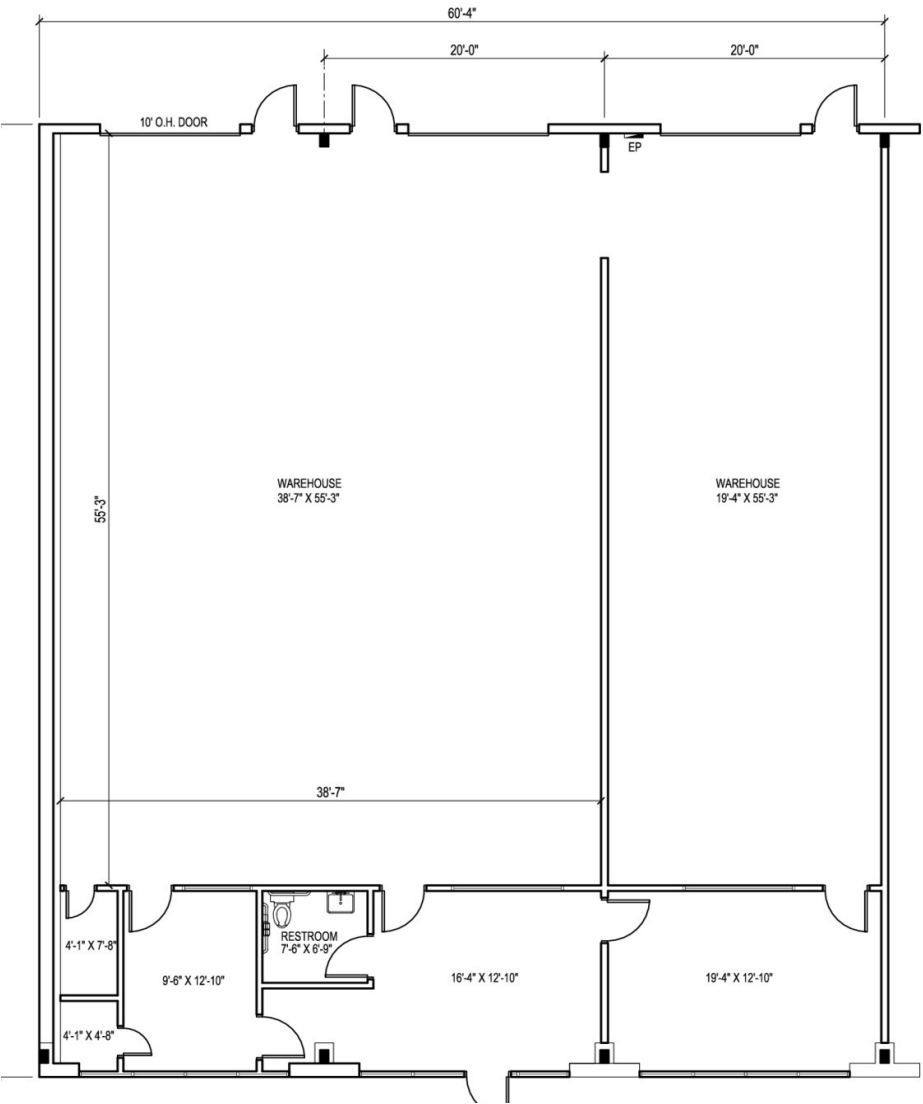
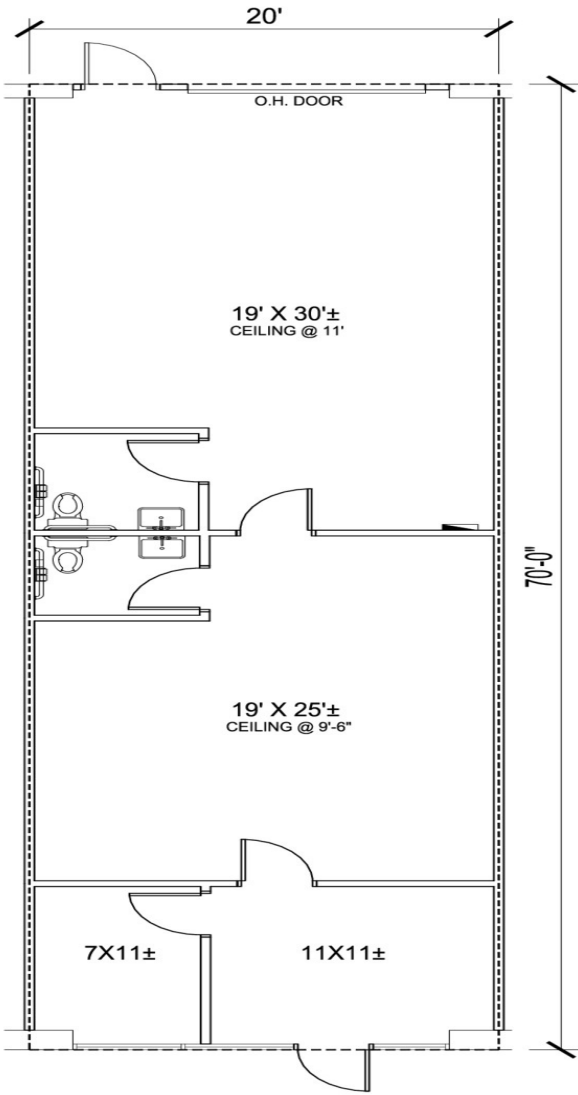
FINISH-OUT OPTIONS



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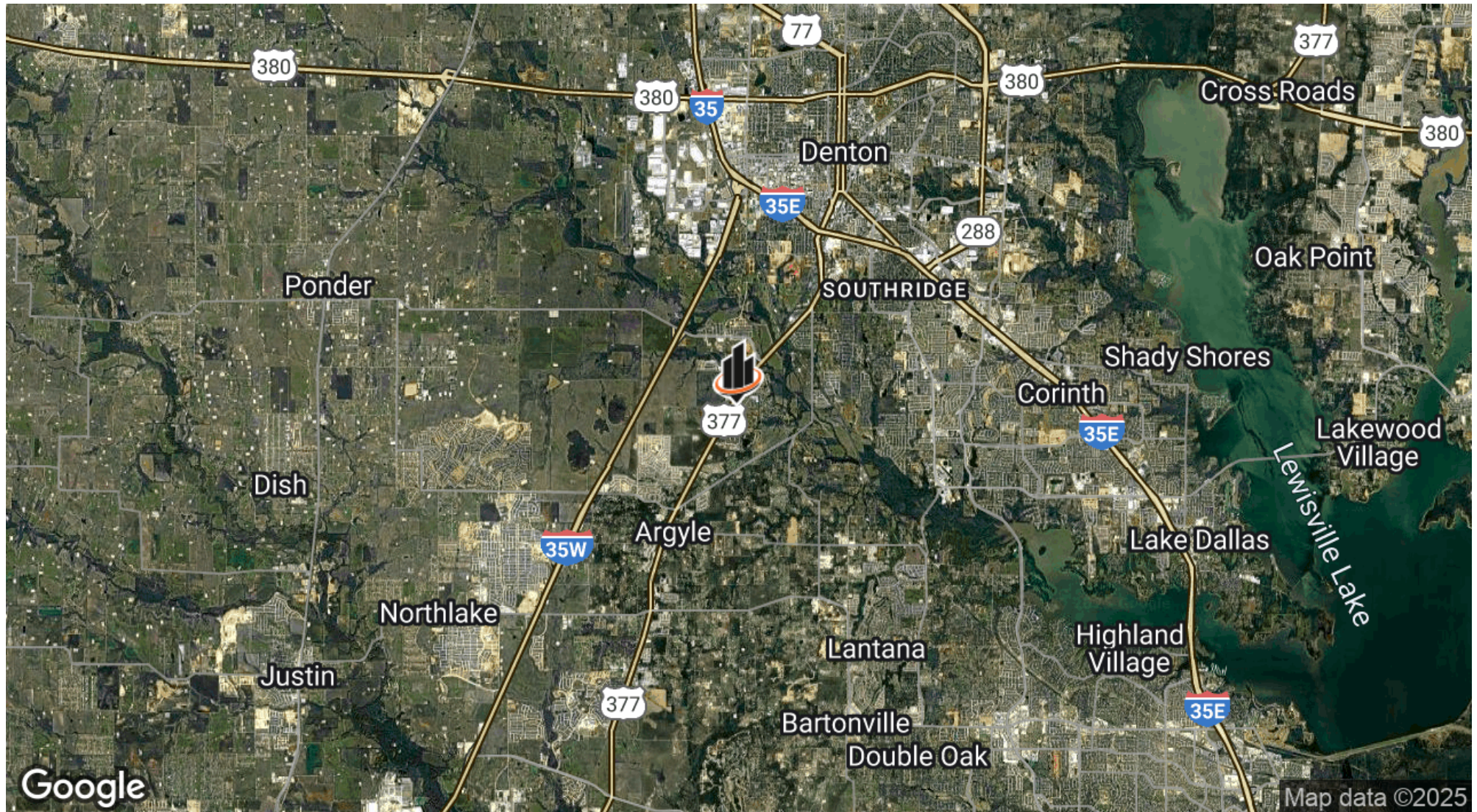
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SUITE 410 & 300-320 LAYOUTS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

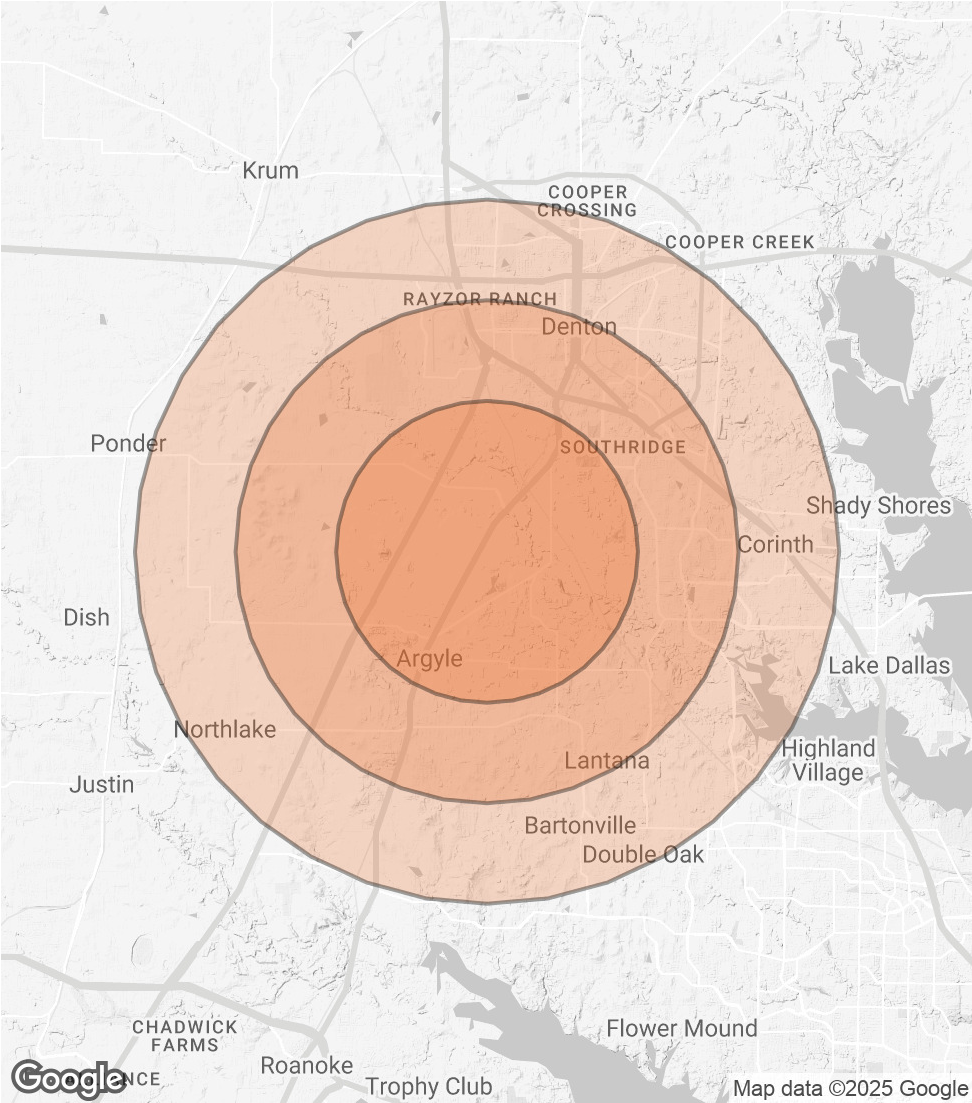
POPULATION

	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	23,823	122,344	213,732
AVERAGE AGE	38	37	37
AVERAGE AGE (MALE)	37	36	36
AVERAGE AGE (FEMALE)	40	37	38

HOUSEHOLDS & INCOME 3 MILES 5 MILES 7 MILES

TOTAL HOUSEHOLDS	8,198	46,339	79,040
# OF PERSONS PER HH	2.9	2.6	2.7
AVERAGE HH INCOME	\$148,808	\$123,829	\$126,598
AVERAGE HOUSE VALUE	\$534,279	\$456,271	\$453,268

Demographics data derived from AlphaMap



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