

Elm Ridge Office Park Phase 3

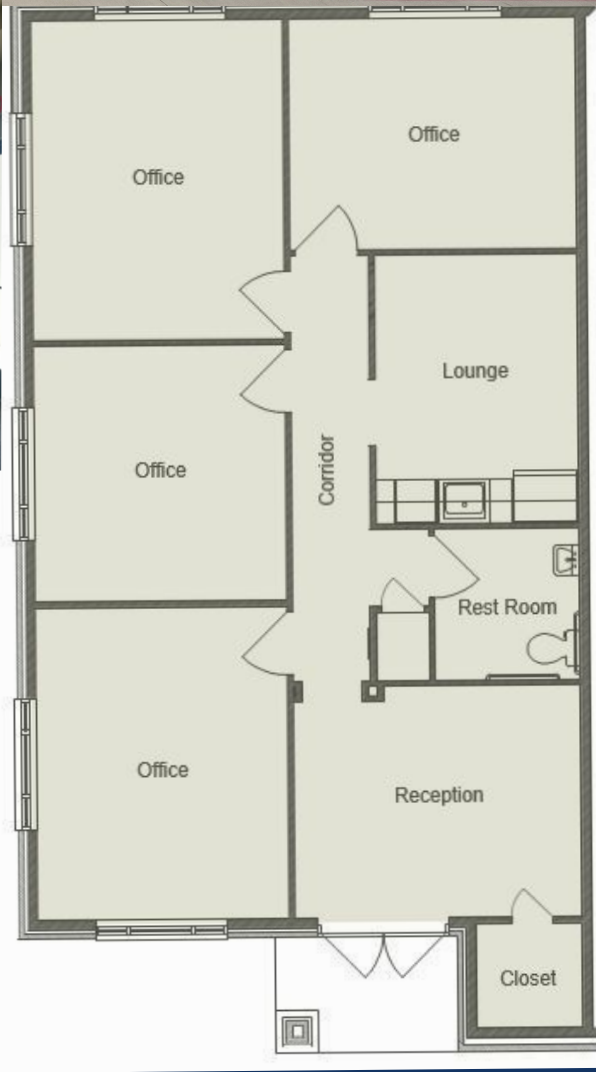
2601 Little Elm Parkway Little Elm, TX 75068

NOW SELLING AND LEASING!



SHB Development

COMMERCIAL REAL ESTATE DEVELOPMENT • SALES • LEASING



Own or lease your own office space at Little Elm's newest office park! Elm Ridge Office Park is centrally located on Little Elm Pkwy between FM423 and E El Dorado Pkwy, next to Kroger and Hat Creek Burger. Each office condominium is 1,228 square feet and can be combined for up to 4,912 square feet. Each suite comes fully built out with a reception area, four offices, kitchen, and restroom. Perfect for any professional service business. These are moving very quickly! Final buildings are beginning now! Contact Samantha today for current rates and availability.

Samantha Rollins
Sales Manager

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Website: www.shbdevelopment.com



Elm Ridge

OFFICE PARK

Little Elm, Texas



Prime Real Estate in Little Elm, Texas

Site Plan



Phase 2 & 3 - Sold Out

Buildings 23-25 - Available for Pre-Sale

Buildings 26-28 - Coming Soon!

✕ Reserved / Under-Contract



SHBDevelopment.com

Site Address: 2601 Little Elm Pkwy
Little Elm, Tx 75068

SHB Development, LLC
214.973.9111



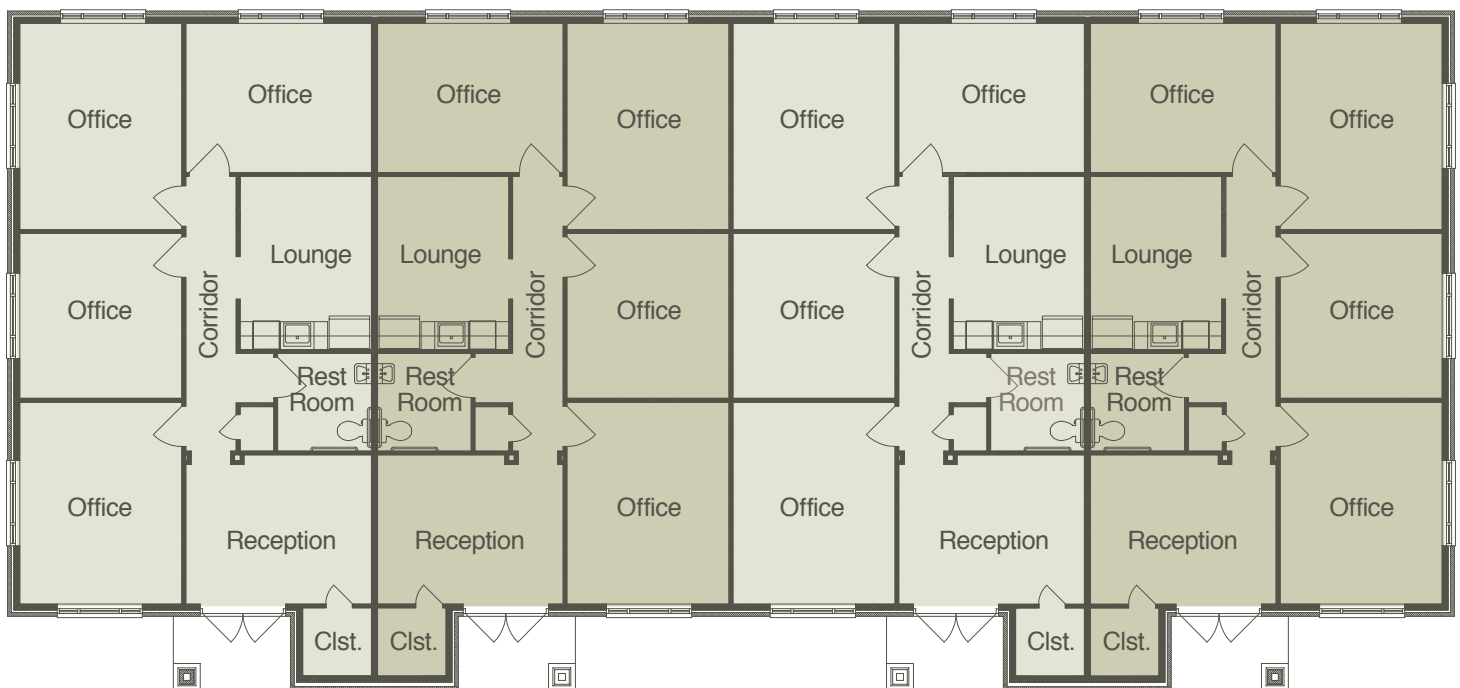
Elm Ridge
OFFICE PARK

Little Elm, Texas



Prime Real Estate in Little Elm, Texas

4-Unit Floor Plan



Offices are efficiently designed and can be expanded to create larger units.
Choose from 1,225 square feet up to 4,900 square feet.

Included Features

Exterior Design Features:

- Combination stone and brick
- Covered individual entries with porch light
- Individual corporate identity sign

Landscaping and Irrigation:

- Professionally designed landscape throughout community
- Automatic irrigation system and maintenance-free landscaping through Community Association Management

Quality Construction Features:

- Professionally engineered foundation and framing
- Reception area with 11' double tray ceilings
- 10' ceiling height throughout

Energy Features:

- Double Pane low-E windows
- R21 Batt insulation exterior walls
- R11 Batt insulation interior walls
- R38 Blown fiberglass insulation in attic
- Poly-sealant and caulking for energy efficiency

Heating and Air System:

- 16 SEER high-efficiency Carrier HVAC system

Cabinets and Countertops:

- Quality Kitchen cabinetry
- 42" upper cabinets
- Granite slab countertops

Flooring:

- Quality commercial carpet in offices
- Ceramic tile in kitchen and restroom
- Luxury vinyl tile flooring in reception and hallway

Doors, Windows, Trim and Hardware:

- Commercial double doors at entry
- 8' raised-panel interior doors
- Elegant satin chrome lever hardware
- Energy efficient, double-paned 6' x 5' commercial grade windows
- 5" baseboard and designer casing
- Double step-down ceiling in reception area

Electrical:

- Elegant light fixture in reception area
- LED recessed can lights throughout
- Two conduits provided to each office for phone/computer and security

Plumbing:

- Stainless steel sink and chrome faucet in kitchen
- Sink, faucet and accessories package in restroom
- Elongated commode in restroom
- Ice-maker line to refrigerator