

# FOR LEASE OFFICE BUILDING



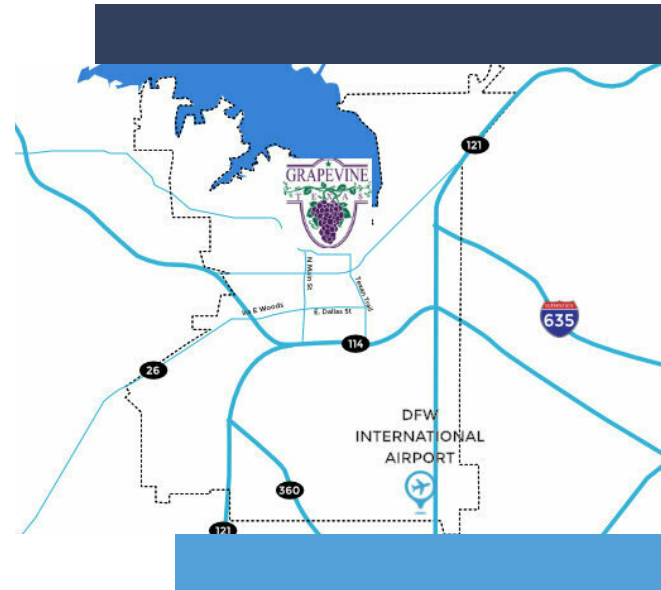
3100 W SOUTHLAKE BLVD, SOUTHLAKE, TX 76092



## PROPERTY HIGHLIGHTS

- ±1,692 SF / Suite 100
- Professional Office Space
- Move-In Ready
- Class A Finish Out
- Parking 5/1000 Ratio
- Monument Signage
- Located off W. Southlake Blvd & Pearson Road

LEASE RATE \$20.00 - 22.00 SF/YR | NNN



## CONTACT INFORMATION

**LACY MILANI-INGALLS**  
Office: 817.488.4333  
Cell: 214.228.7936  
lacy@championsdfw.com

**AMY PHAM-WOODWARD**  
Office: 817.488.4333  
Cell: 817.455.7025  
amy@championsdfw.com

**JIM KELLEY**  
Office: 817.488.4333  
Cell: 817.909.7875  
jim@championsdfw.com

### Champions DFW Commercial Realty

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

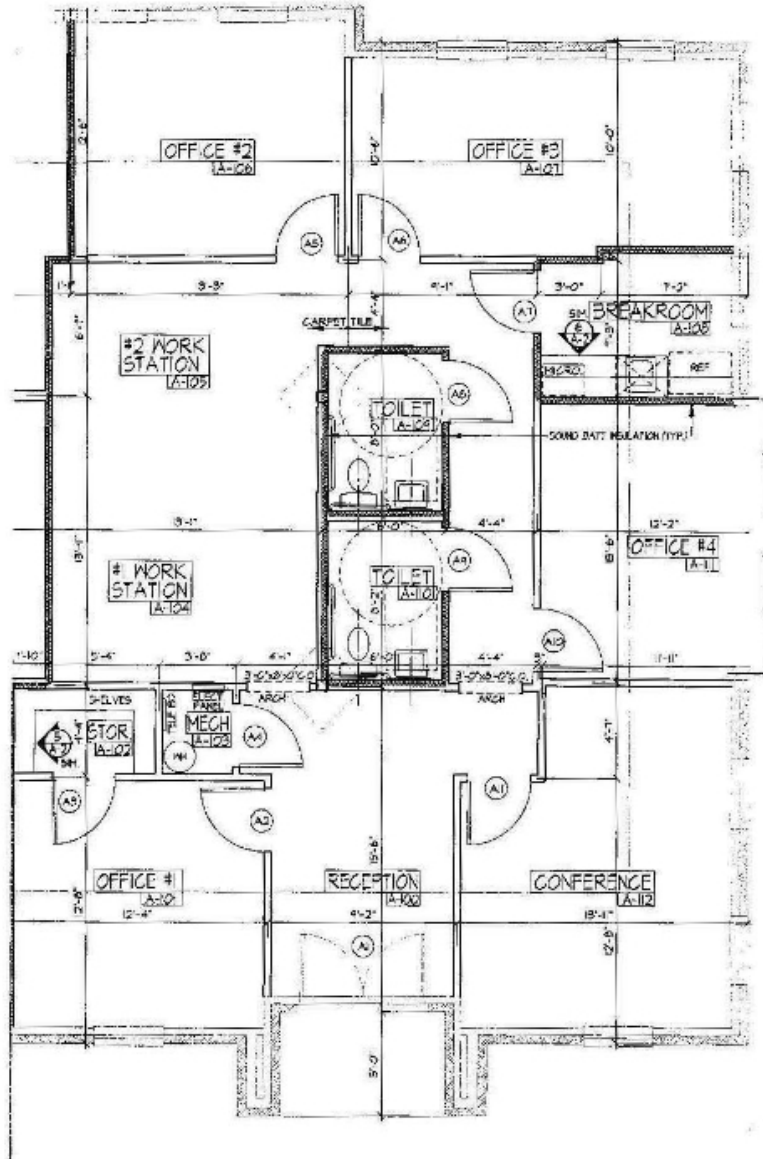
©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

# FOR LEASE OFFICE BUILDING

3100 W SOUTHLAKE BLVD, SOUTHLAKE, TX 76092

## FLOOR PLAN



### Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

# FOR LEASE OFFICE BUILDING



3100 W SOUTHLAKE BLVD, SOUTHLAKE , TX 76092

## LEASE SPACE

### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	1,692 SF	Lease Rate:	\$20.00 - \$22.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	Available	1,692 SF	NNN	\$20.00 - 22.00 SF/yr

#### Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice



# FOR LEASE OFFICE BUILDING



3100 W SOUTHLAKE BLVD, SOUTHLAKE , TX 76092

## EXTERIOR PHOTOS



### Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

# FOR LEASE OFFICE BUILDING



3100 W SOUTHLAKE BLVD, SOUTHLAKE , TX 76092

## DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,610	48,080	143,895
Average Age	37.9	39.0	38.1
Average Age (Male)	37.9	39.1	37.7
Average Age (Female)	38.0	38.7	37.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,739	15,489	47,815
# of Persons per HH	3.2	3.1	3.0
Average HH Income	\$149,345	\$155,934	\$136,918
Average House Value	\$336,115	\$391,870	\$330,489

*\* Demographic data derived from 2020 ACS - US Census*

### Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

# FOR LEASE OFFICE BUILDING



3100 W SOUTHLAKE BLVD, SOUTHLAKE , TX 76092

## BROKER CONTACTS



### LACY MILANI-INGALLS

Director of Healthcare Real Estate Services

C: 214.228.7936

lacy@championsdfw.com



### AMY PHAM-WOODWARD

Sales Associate

C: 817.455.7025

amy@championsdfw.com



### JIM KELLEY

Principal/Broker

C: 817.909.7875

jim@championsdfw.com

#### Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice



**CHAMPIONS**<sup>™</sup>  
DFW COMMERCIAL REALTY

**Champions DFW Commercial Realty**

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice