

# FOR LEASE

## PROFESSIONAL OFFICE BUILDING



1721, 1723 & 1725 E SOUTHLAKE BLVD., SOUTHLAKE, TX 76092



### PROPERTY HIGHLIGHTS

- ±261-1,119 SF
- Professional Office Space
- Building Monument Signage
- Ideal for Small Office User
- All utilities and CAM are included in the rate
- Recently renovated suites
- Exterior renovations pending
- Common Area Break Room/Restroom
- Ample Parking
- One block from Southlake Town Square

LEASE RATE \$23.00 SF/YR + 10.50| 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:	Negotiable
Total Space:	261 - 1,119 SF	Lease Rate:	\$23.00 SF/yr + 10.50 NNN

#### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
1721 E Southlake Blvd, Suite 100	Available	631 SF	NNN	\$23.00 SF/yr	-
1721 E Southlake Blvd, Suite 230	Available	587 SF	NNN	\$23.00 SF/yr	-
1721 E Southlake Blvd, Suite 250	Available	1,100 SF	NNN	\$23.00 SF/yr	-
1723 E Southlake Blvd, Suite 120	Available	667 SF	NNN	\$23.00 SF/yr	-
1723 E Southlake Blvd, Suite 210	Available	261 SF	NNN	\$23.00 SF/yr	-
1725 E Southlake Blvd, Suite 102	Available	1,119 SF	NNN	\$23.00 SF/yr	-

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## INTERIOR PHOTOS



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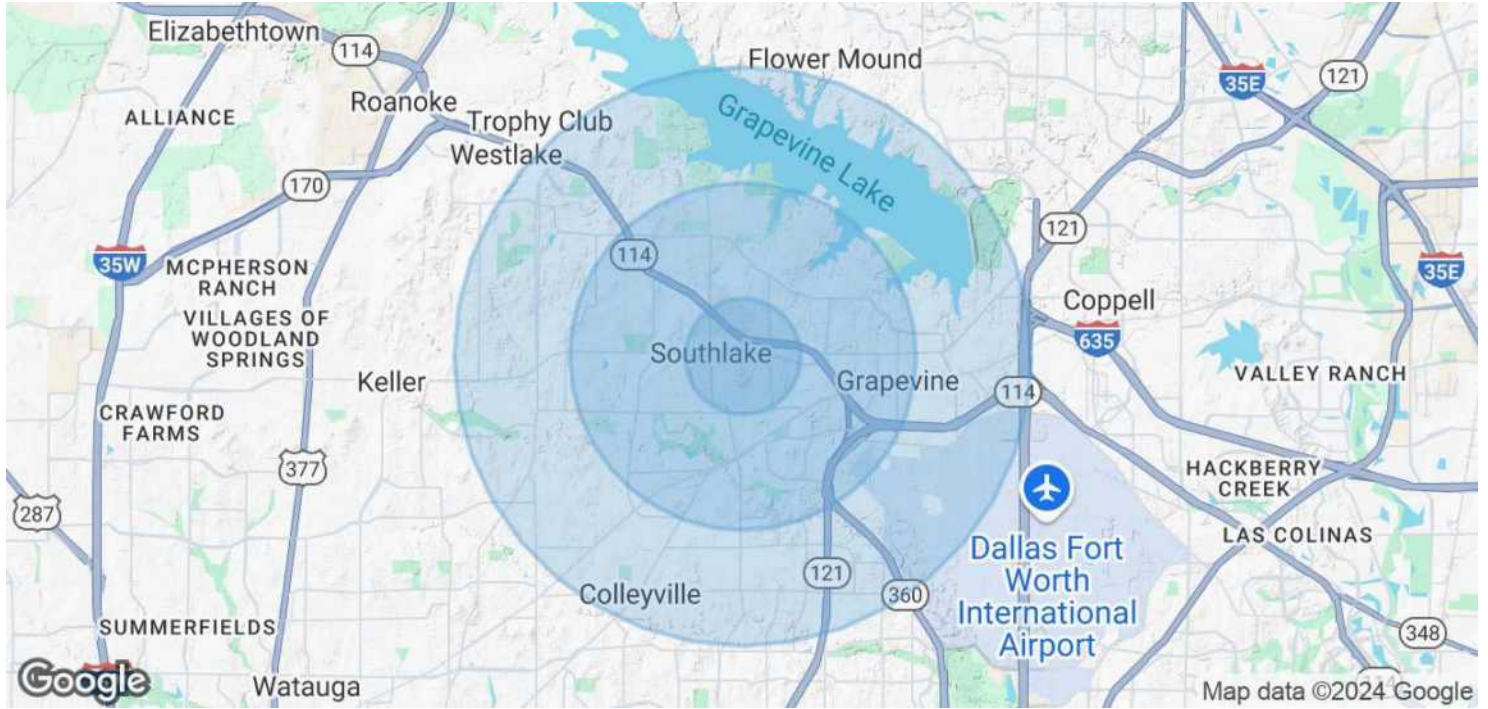
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,835	61,193	127,560
Average Age	39	40	41
Average Age (Male)	39	40	41
Average Age (Female)	40	41	42

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,164	21,657	46,593
# of Persons per HH	3.3	2.8	2.7
Average HH Income	\$304,641	\$219,788	\$216,277
Average House Value	\$991,337	\$772,153	\$758,165

\* Demographic data derived from 2020 ACS - US Census

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**BROKER CONTACTS**



**MEGAN MCNULTY**

Director of Buyer/Tenant Rep

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Principal/Broker

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