

# 8849 Davis Blvd

8849 Davis Blvd, Keller, TX 76248



Presented by  
Texas Best Properties, LLC



## Price: \$22.00 /SF/YR

This open-plan space is ready for customization, offering a rare opportunity to lease a spacious and well-located property ideal for a variety of business needs. Spanning 1,995 square feet, the space provides ample room for versatile use. Expansive windows flood the interior with natural light, creating a bright and inviting atmosphere that enhances both client experience and productivity. Previously finished as a Pilates studio, the modern design features contemporary finishes and stylish décor, making it a professional and tranquil environment. High-quality flooring ensures suitability for fitness practices, office spaces, and more. Centrally located with high visibility and easy access, the property benefits from strong foot traffic and abundant parking. The flexible open layout allows for easy customization, accommodating a range of business models, from class-based setups to specialized equipment arrangements. Whether for a new venture or an expanding business, this space offers the perfect blend of functionality and aesthetic appeal. Contact us today to schedule a tour and explore how this space can be tailored to meet specific business needs.

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The population within a 3-mile radius is projected to grow 5% in the next five years, ensuring a steady influx of potential customers.

Strategically positioned on Davis Boulevard, this space benefits from over 37,000 daily vehicle impressions, maximizing business visibility.

Surrounded by thriving businesses: Acquario Italian Restaurant, Harmony Salon & Spa, and a physicians' office, driving consistent foot traffic.

Just a 20-minute drive to Dallas-Fort Worth International Airport, offering seamless connectivity for clients, employees, and business operations.



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## **Texas Best Properties, LLC**

1540 Keller Pky, Suite 108-201  
Keller, TX 76248



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Front Exterior Main Building



Alternate

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Aquario Restaurant	-	

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Space Entrance

## Listing space

### 1st Floor

Space Available	1,995 SF
Rental Rate	\$22.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

This second-generation Pilates space features an open-concept floor plan that can be easily converted for various uses. Situated on a corner lot, the property offers ample parking and is surrounded by a vibrant mix of retail and office tenants. With excellent visibility, it benefits from traffic counts exceeding 37,000 vehicles per day on Davis Boulevard. Additionally, the location is highly convenient, positioned just one mile south of Southlake Boulevard.

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## Property Photos



Front Room Interior



Back Room Interior



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## Property Photos



Back Room Interior



First Bathroom

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## Property Photos



Sink Area



Back Room Front Facing



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## Property Photos



Back Room Rear Facing



Second Bathroom



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## Property Photos



90 Degree Aerial Photo



Aerial Photo

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## Location

