



# NEW CONSTRUCTION

## Turn-key Office Suites

3411 Cross Timbers Road, Flower Mound, TX

### ABOUT THIS LOCATION:

Located at Cross Timbers Road (FM 1171), a major arterial road through Flower Mound. Less than 1 mile from the FM 1171 and FM 2499 intersection. Close to the exclusive Bridlewood neighborhood, Flower Mound High School, and nearby retail and restaurant offerings.

### SIZES:

- 738 RSF – 2,396 RSF\*
- \*some suites may be combined*

### LEASE RATES:

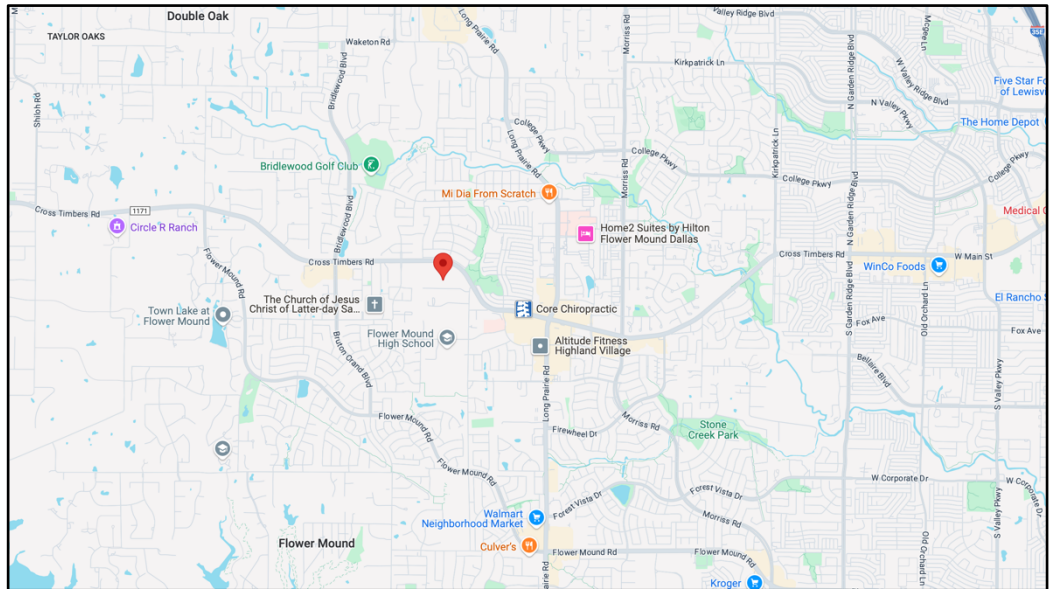
- See broker for pre-leasing rates

### HIGHLIGHTS:

- Beautiful building with designer finishes
- Turn-key professional office spaces.
- Common area entrance and restrooms.

### AVAILABILITY:

- Immediate
- Move-in Ready Suites



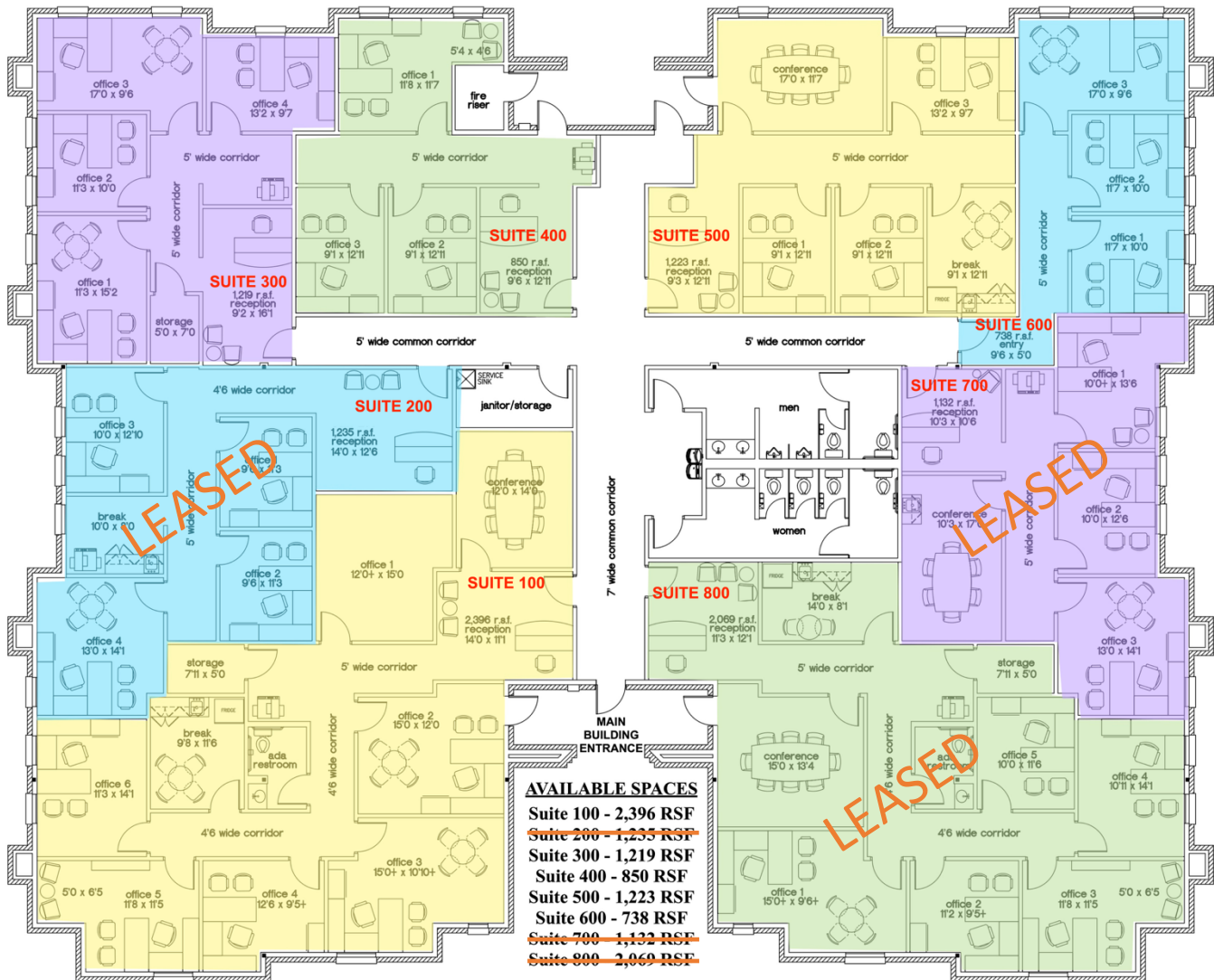
### FOR INFORMATION:

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# LEASING PLAN

3411 Cross Timbers Road  
Flower Mound, TX



**SUITE FLOOR PLAN**  
3411 CROSS TIMBERS RD., FLOWER MOUND, TX

\*Some suites may be combined. See broker for details.

SCALE  
0 1 3 5 10 20

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