



# The Suites of Argyle Oaks

➤ *The Premier Flex Space in Argyle – Now Open!*

**Only 1 Unit Available!**

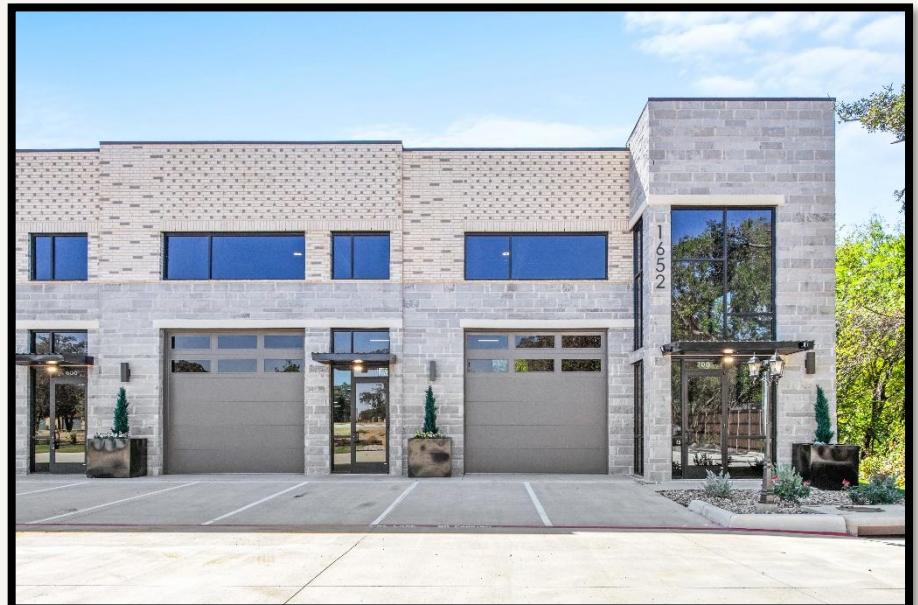
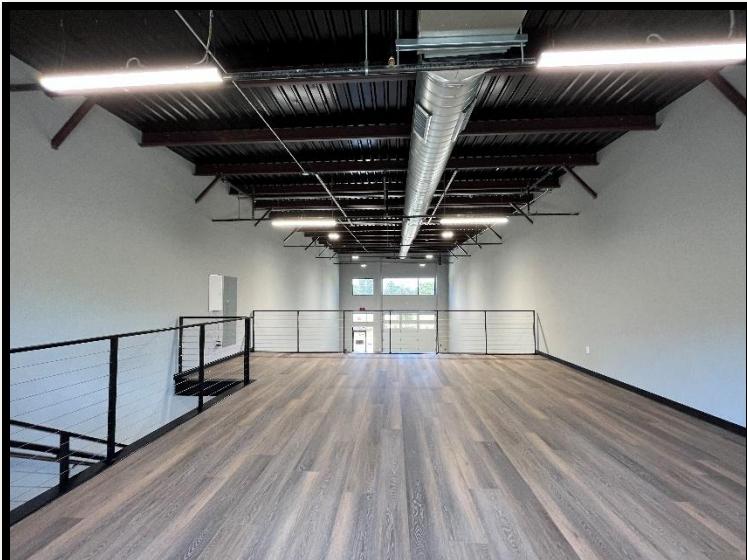


Steve Schreiber  
President - HIG  
252-626-5279  
[steve@harrierig.com](mailto:steve@harrierig.com)



# The Suites of Argyle Oaks

- **Leases Available:** One Unit Available Soon
- **High-end Flex Space:** Multiple sizes for lease. Perfect for a small business or Getaway Pad
- **Central location:** Work close to home. Easy access to Lantana, Highland Village, Argyle, Justin, Flower Mound and Northlake
- **Signage:** Prominent and visible from FM-407
- **Parking:** Space available for any commercial office need
- **Great finish out:** Flexible designs with both 2400SF and 4900SF units.



# The Suites of Argyle Oaks

## ➤ Finished Units

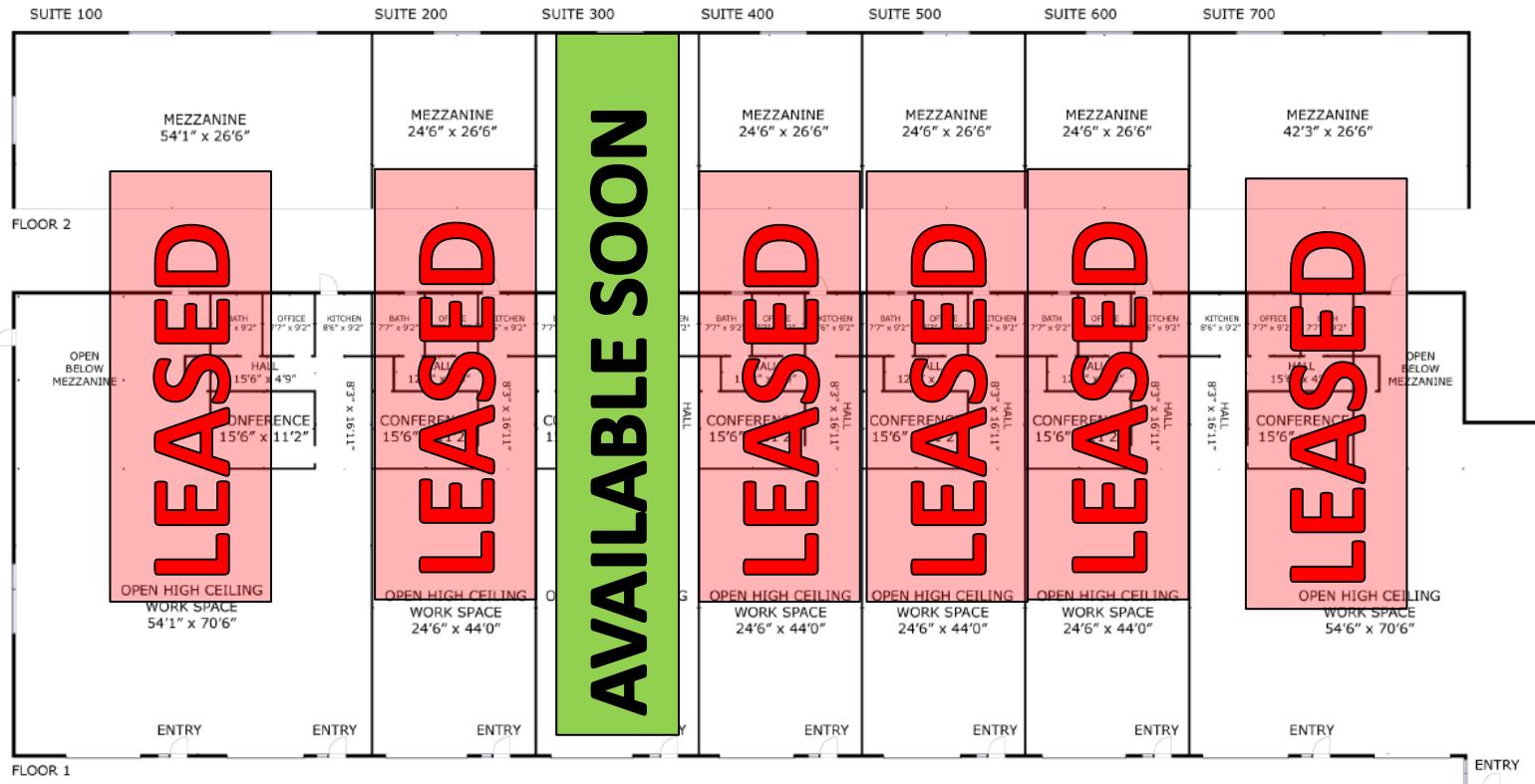
- High end finish out
- 650 sq/ft mezzanine w/ owners suite
- 9" Vinyl Plank Floors
- 12 x 12 power garage entry
  - Vertical lift
  - Paneled with windows
- 25' ceilings
- Finished bath, 2x offices, meeting room, kitchen included
- Numerous windows with natural light – unique to flex space units
- Multiple units can be combined
- All spaces A/C and heat
- 3 phase electric and city water





# Only 1 Unit Available!

## THE SUITES OF ARGYLE OAKS



SHEET # 4

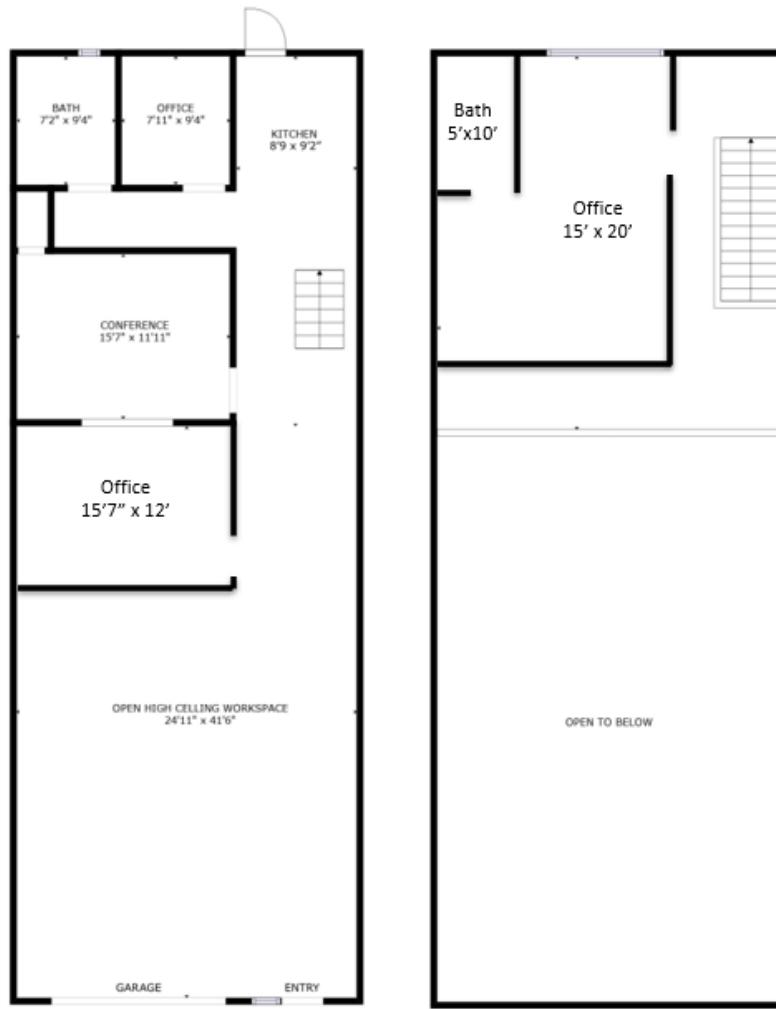
GROSS INTERNAL AREA  
FLOOR 1: 16414 sq.ft, FLOOR 2: 5973 sq.ft  
TOTAL: 22387 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# Floor Plans

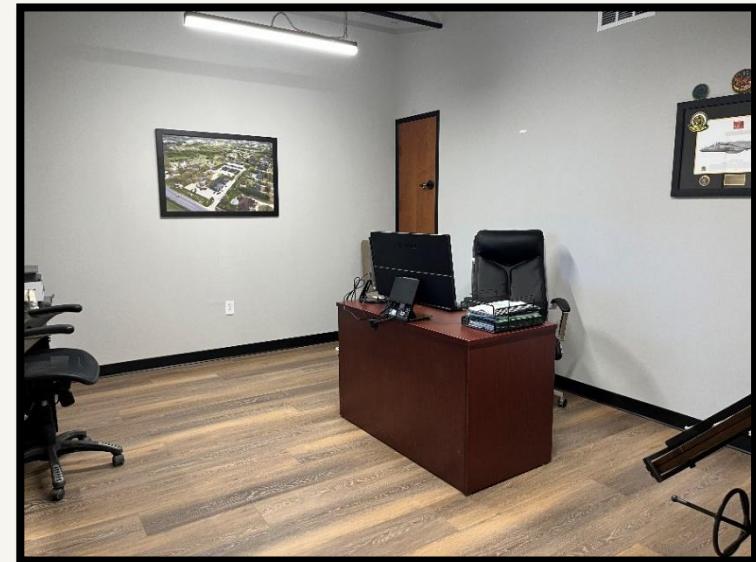
- Suite 300: 2400SF Finished Space



**Matterport**

# The Suites of Argyle Oaks

- First level Finish out
  - 650 SF of finished meeting room, kitchen, bath, 2x offices
  - 10' ceilings with Vinyl Plank Flooring
- First Level Open area
  - 800 SF of open area with 25' ceilings
  - Stained concrete flooring
  - Vertical lift garage door
- Second Level Mezzanine
  - Owner's suite with bath
  - With 10' ceilings and Vinyl Plank Flooring.
  - Electrical, HVAC, and plumbing designed for easy expansion



# The Suites of Argyle Oaks

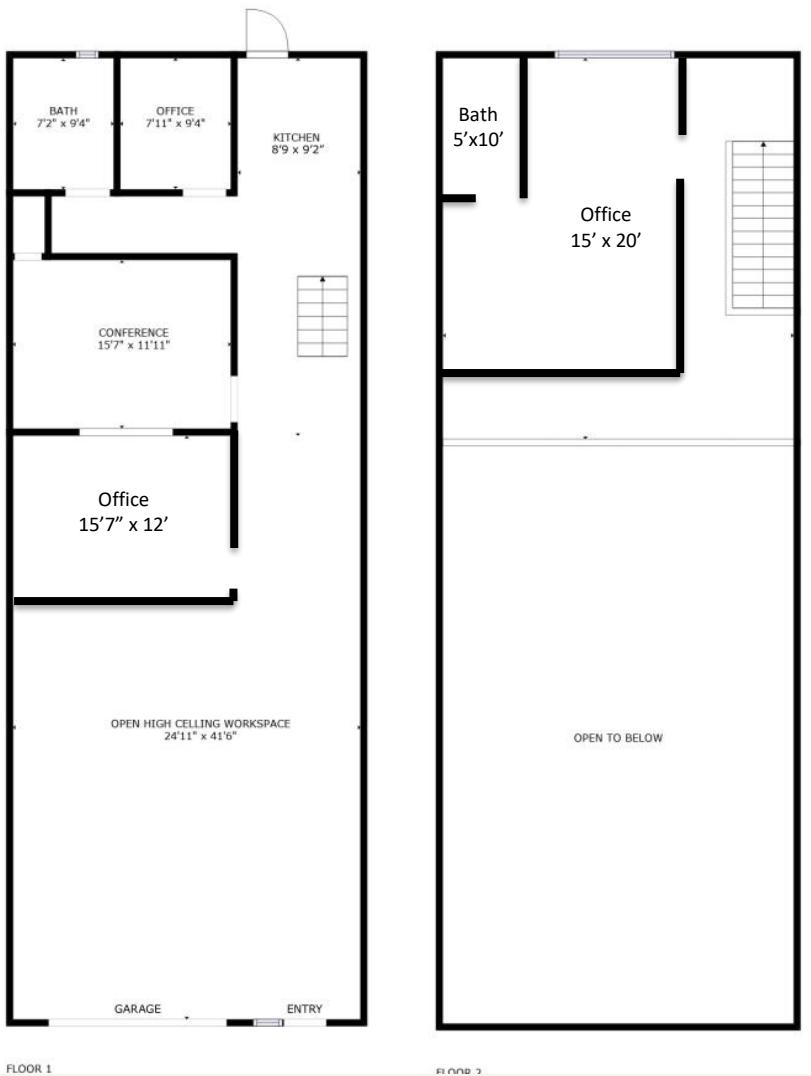
- **Setting:** Located within Argyle Oaks Business Park. Beautifully landscaped with mature trees and stone accents throughout.
- **Access:** Direct access off FM-407
- **Central location:** easy access to Lantana, Highland Village, Argyle, Justin, Flower Mound and Northlake



# The Suites of Argyle Oaks

- **Perfect for:**
  - ❖ Showrooms
  - ❖ Man Caves
  - ❖ Storage for cars/boats/RV
  - ❖ Trade businesses with need for warehouse spaces
  - ❖ Brokerage services
  - ❖ Studios
  - ❖ Online sales with inventory





# The Suites of Argyle Oaks



## Suite 300

### GROSS INTERNAL AREA

FLOOR 1: 1706 sq. ft, FLOOR 2: 697 sq. ft

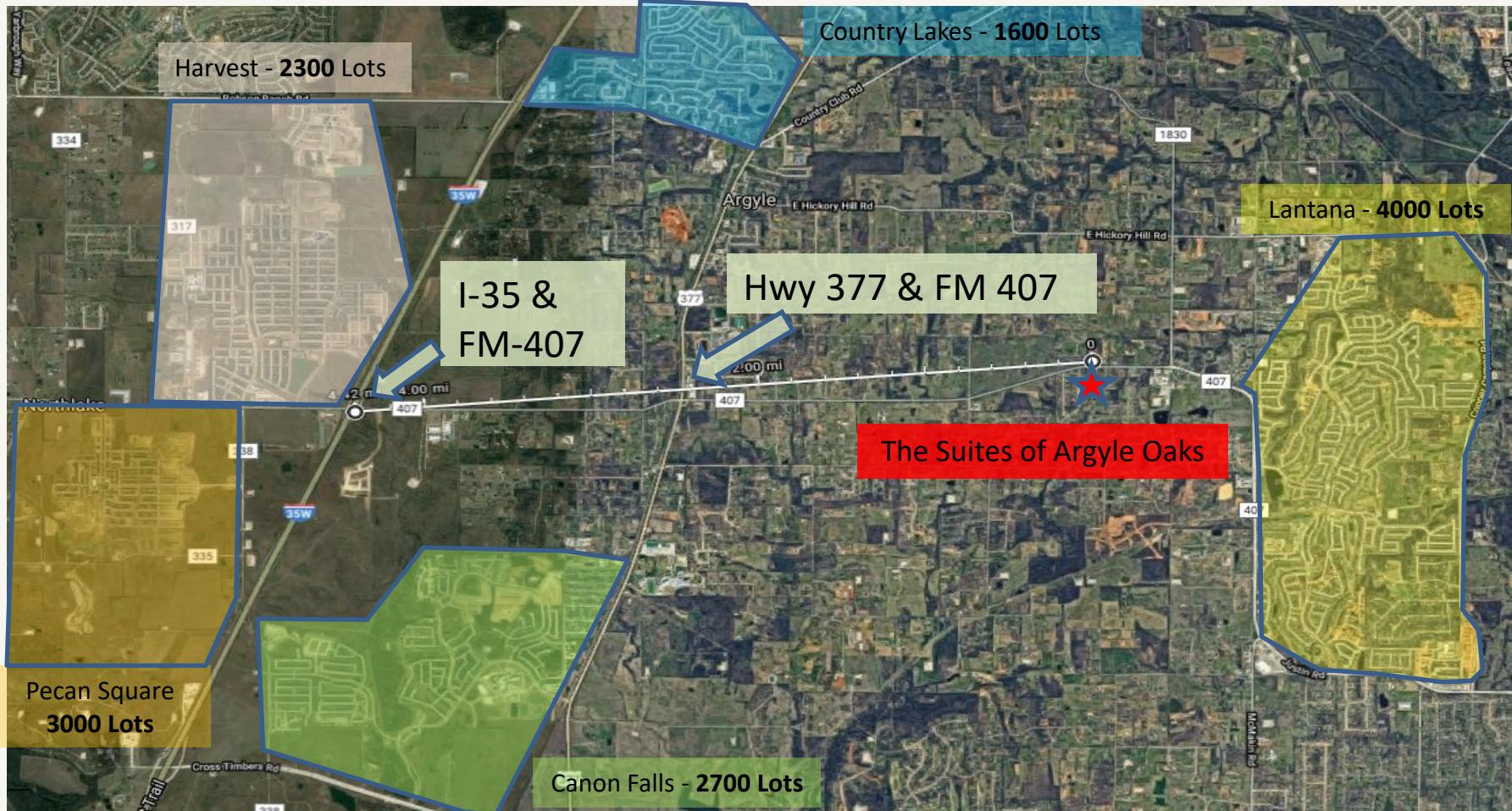
TOTAL: 2403 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



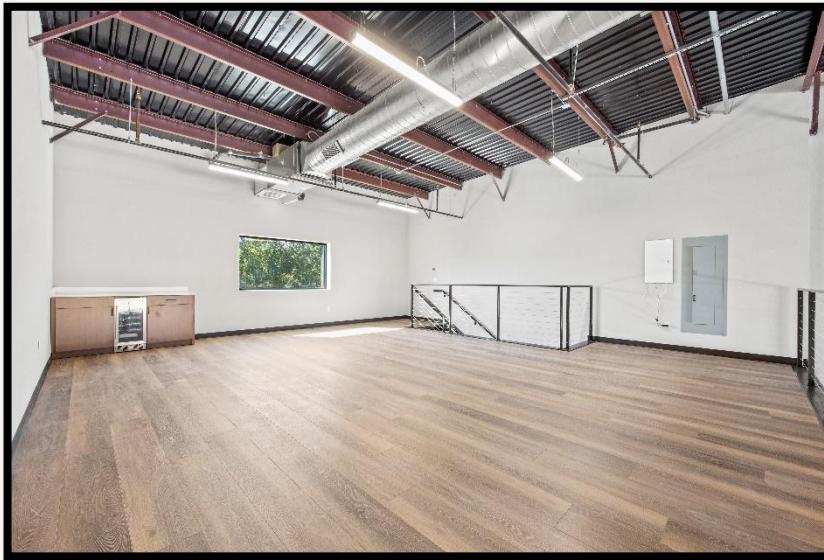
# Strategic Geographic Overview

- Less than 5 miles from 13,600+ subdivision homes!
- High-Traffic Count - 18,981 vehicles on FM-407 frontage daily



# Come See Us!

- Come walk the property and let us help you find your perfect commercial space
- Make an appointment with the contact below



Steve Schreiber  
President - HIG  
252-626-5279  
[steve@harrierig.com](mailto:steve@harrierig.com)



**HARRIER INVESTMENT  
GROUP**