

PRAIRIE VIEW MEDICAL PLAZA

4001 Long Prairie Rd
Flower Mound, TX 75028

Medical For Lease

3,584 SF



Leasing Information:
214.461.2300

Banks Newton
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bnewton@lpc.com

Peter Shaw
214.461.2302
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Elizabeth Madden
214.461.2366
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Lincoln

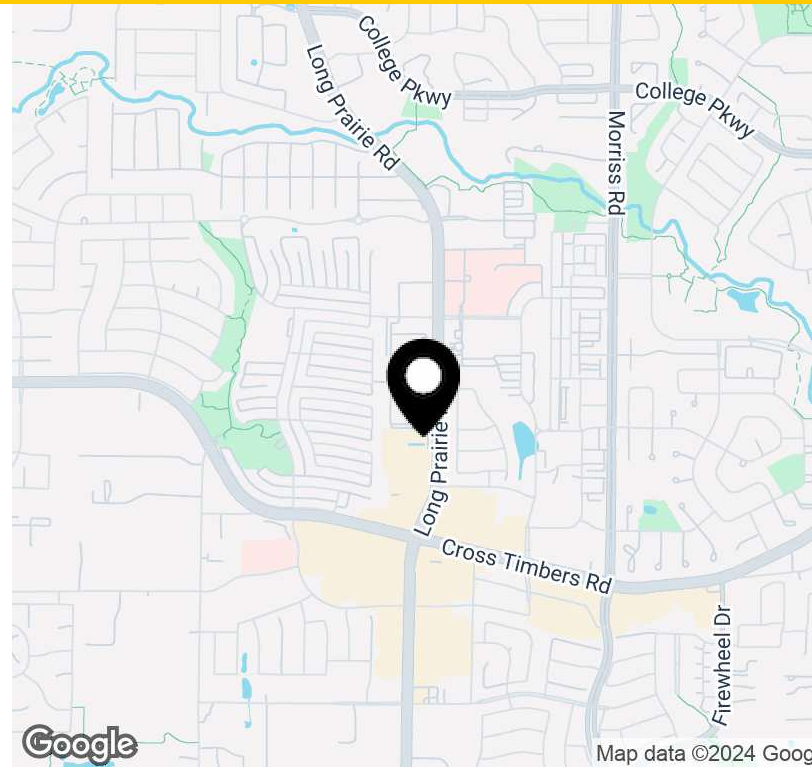
Lincoln Property Company
8140 Walnut Hill Lane Suite 700
Dallas, TX 75231

www.lpc.com

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Available Space Summary

4001 Long Prairie Rd | Flower Mound, TX 75028



Availabilities	SF
145	3,584 SF

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Property Highlights

- Building signage available for tenants
- Flower Mound ranks as one of the fastest growing cities in the U.S.
- Ample tenant improvement allowances available on 2nd generation space
- Class A medical office building located in a high-growth market
- Referral opportunities

Property Overview

Prairie View Medical Office Building is a single story, class A MOB totaling 43,000 RSF. The asset has great access and exposure to Long Prairie Road (20,280 VPD), with building signage opportunities for new tenants. The available space is a second generation dental suite with ownership offering an aggressive tenant improvement package.

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,292	4,295	9,910
Total Population	2,446	10,233	26,788
Average HH Income	\$95,293	\$120,726	\$136,264

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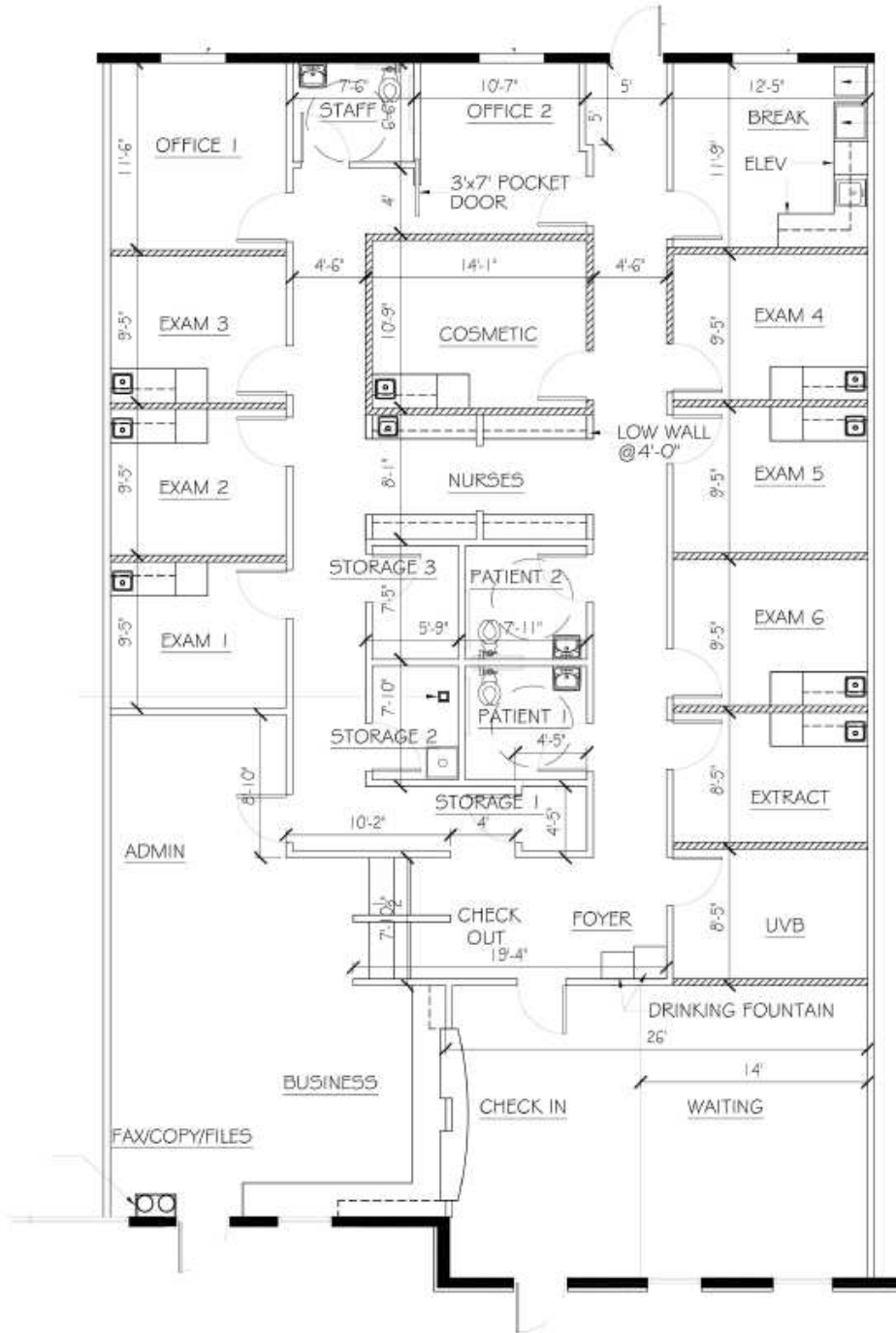
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Suite 145

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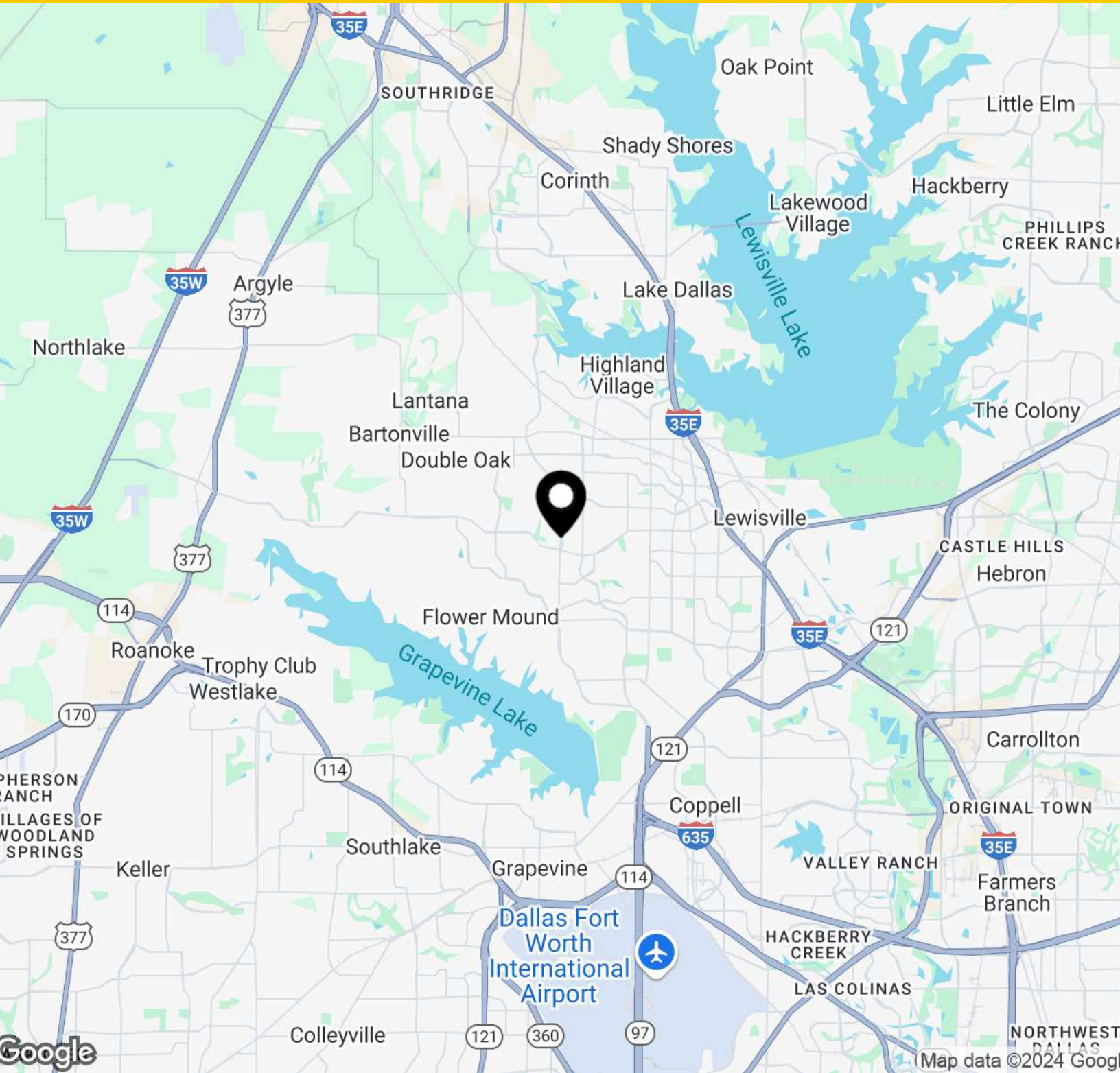
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Location Map

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