



113 BARNETT BOULEVARD

HIGHLAND VILLAGE, TX 75077

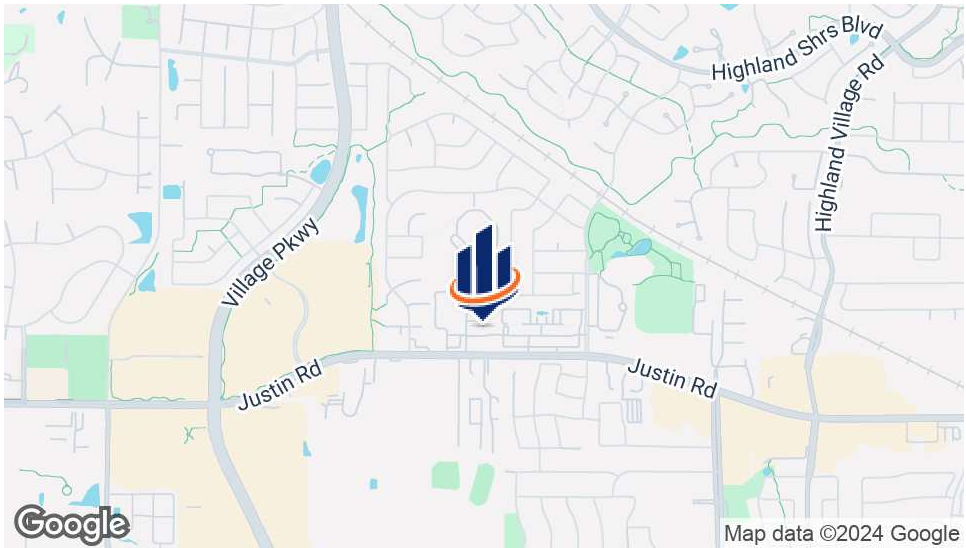
Brad Tyndall

O: 940.381.2220

brad.tyndall@svn.com



Property Summary



OFFERING SUMMARY

Lease Rate:	\$22.00 - 24.00 SF/yr (NNN)
Building Size:	8,000 SF
Available SF:	1,176 SF
Year Built:	2024

PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity at 113 Barnett Boulevard, Highland Village, TX. This contemporary property boasts a prime location, offering close proximity to Justin Road/FM 407. With ample parking, it is ideal for Medical or Professional office space. The White Box condition allows for a customizable layout. Enjoy the benefits of easy access to dining and shopping, a high-traffic area and the surrounding rooftops.

LOCATION OVERVIEW

Located just off Justin Road/FM 407, the property is in a prime location in Highland Village, TX. Blocks away from the Shops at Highland Village and surrounded by residential and commercial development, this area is well suited for medical and professional office uses. Located blocks from Elementary and Middle Schools as well, offering convenient access for the surrounding community.

SPACES

Suite 200

LEASE RATE

\$22.00 - 24.00 SF/yr

SPACE SIZE

1,176 SF

Complete Highlights



LOCATION INFORMATION

Street Address	113 Barnett Boulevard
City, State, Zip	Highland Village, TX 75077
County	Denton

BUILDING INFORMATION

Building Class	A
Year Built	2024

PROPERTY HIGHLIGHTS

- Prime location in Highland Village
- Contemporary and professional design
- Ample parking for visitors and employees
- ADA Restroom in Place
- HVAC, Drop Ceiling and Lighting in Place
- Close proximity to Justin Road/FM 407
- Ideal for Medical or Professional office space
- Easy access to dining and shopping

113 BARNETT BOULEVARD HIGHLAND VILLAGE, TX 75077

SVN | Verus Commercial | Page 3

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos



113 BARNETT BOULEVARD HIGHLAND VILLAGE, TX 75077

SVN | Verus Commercial | Page 4

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Map

