

Office Space  
For Lease

WILLOWTREE  
CUSTOM HOMES

FOR LEASE

680 N. Carroll Ave., Southlake, TX 76092



## PROPERTY HIGHLIGHTS

- Suite offers Tenant a flexible space plan perfect for Office use
- Very Nice Class “A” Office Building in a Prime location on N. Carroll Ave. just South of Hwy 114
- Directly Opposite Carroll Pointe and Within Walking Distance of Several Other Retail Centers in Southlake Town Center



**PROPERTY HIGHLIGHTS**

**Address** 680 N. Carroll Ave., Southlake, TX 76092

**Space Available** Suite 110: 1,539 SF for Lease

**Year Built** 2005

**Zoning** Commercial Office Zoning

**Building Size And Acreage** 5,750 SF Professional Office Building on 0.643 Acres

**Great Location** Centrally located Directly Opposite Carroll Pointe and Within Walking Distance of Several Other Retail Centers in Southlake Town Center.

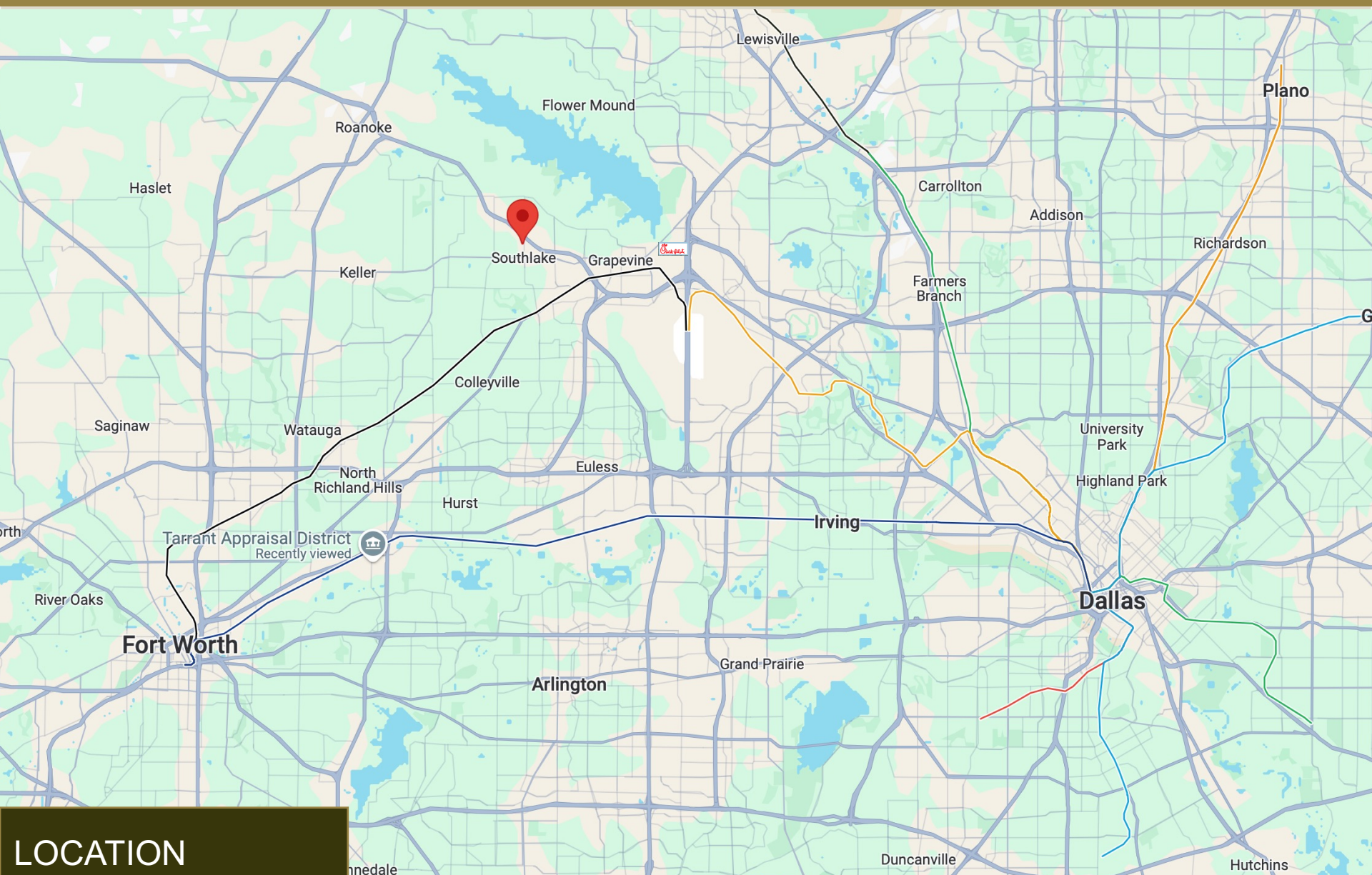
**Rent Rate** \$22-\$23/SF plus NNN

- Site Highlights**
- Front of the building with great visibility
  - Suite offers Tenant a flexible space plan perfect for Office use
  - Building and Monument Signage Available
  - Quality construction & appealing architecture
  - Great Location With Excellent Residential Demographics

**Excellent Demographics** Primed to serve Southlake's affluent, rapidly growing community with households boasting an average over 2x the national average at \$248,261

**Parking** Plenty Surface Parking Spaces available

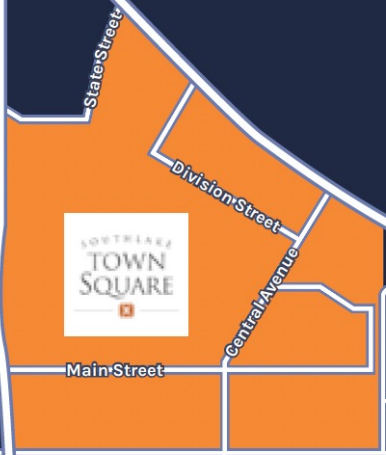




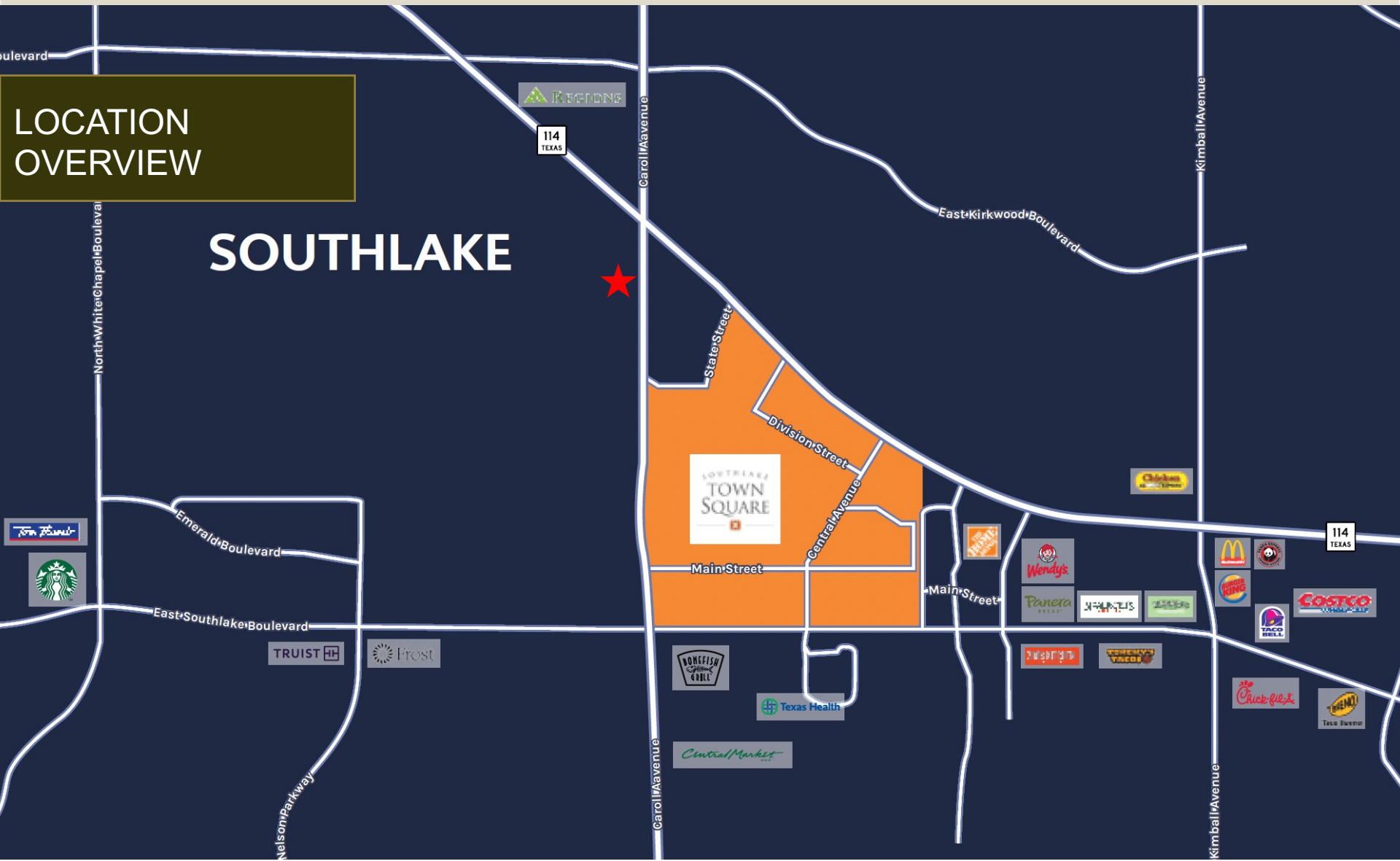
**LOCATION  
OVERVIEW**

# LOCATION OVERVIEW

# SOUTHLAKE



SOUTHLAKE TOWN SQUARE



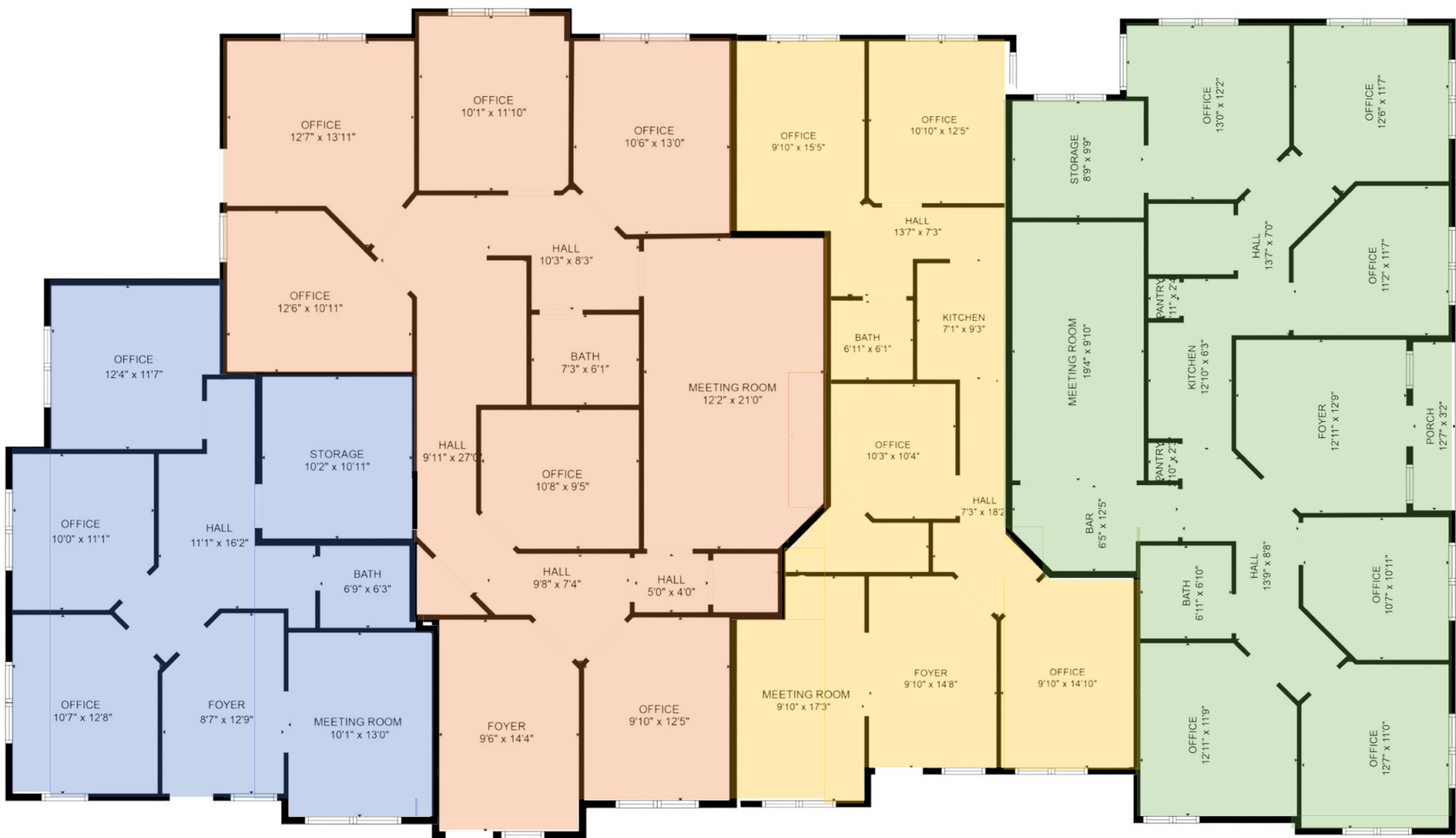
**FOR SALE**

**LOCATION  
OVERVIEW**



FLOOR PLAN





Suite 130  
**LEASED**

Suite 110  
**AVAILABLE**

Suite 120  
**LEASED**

Suite 100  
**LEASED**



## CONTACT INFORMATION



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