

**FOR LEASE**  
**Class "A" Office Space**

**PROPERTY**  
Kimball Lakes Office Park

**LOCATION**  
2101 E Kirkwood Blvd., Southlake, TX



*Class "A" Office Building Space For Lease*



## PROPERTY HIGHLIGHTS

- SF Available – 1,264 sq ft.
- Building & Suite Number – 2101 Kirkwood Blvd Suite 200 Southlake TX 76092
- Space Condition (Spec, 2nd Gen, Shell, etc.) – Space is high end finish out with kitchen included
- Rental Rate/SF - \$22/sq ft to \$24/SF
- Additional Expenses (Full Service, Mod Gross, NNN – if NNN, please provide estimate per SF) \$10/sq ft NNN
- TIA Offered (Yes/No – Amount) - Negotiable
- Floor Plans of Proposed Space - Attached
- Parking Ratio – 6 dedicated plus 1 handicapped space, plus shared parking when others not occupied.
- Signage Available for Space – Keystone next to front door at tenants expense

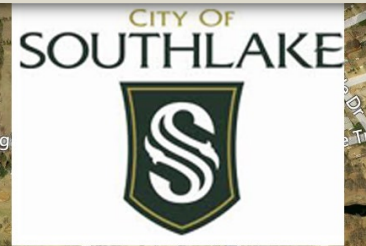


PROPERTY HIGHLIGHTS	
Address	2101 KIRKWOOD BLVD., SUITE 120 SOUTHLAKE, TX 76092
Year Built	2016
Stories	1
Building Class	A
Building Rentable SF	5,990 SF
Rent Rate	\$22-24/SF + NNN
Suites	Suite 200 – 1,264 SF FOR LEASE
Zoning	Medical/Office Zoning
Excellent Demographics	Primed to serve Southlake's affluent, rapidly growing community with households within two miles boasting an average income of \$229,055/year
Parking	Plenty of Surface Parking Spaces
Great Location	The building has superb visibility and location on Kirkwood Blvd. just north of Highway 114.





# PROPERTY OVERVIEW

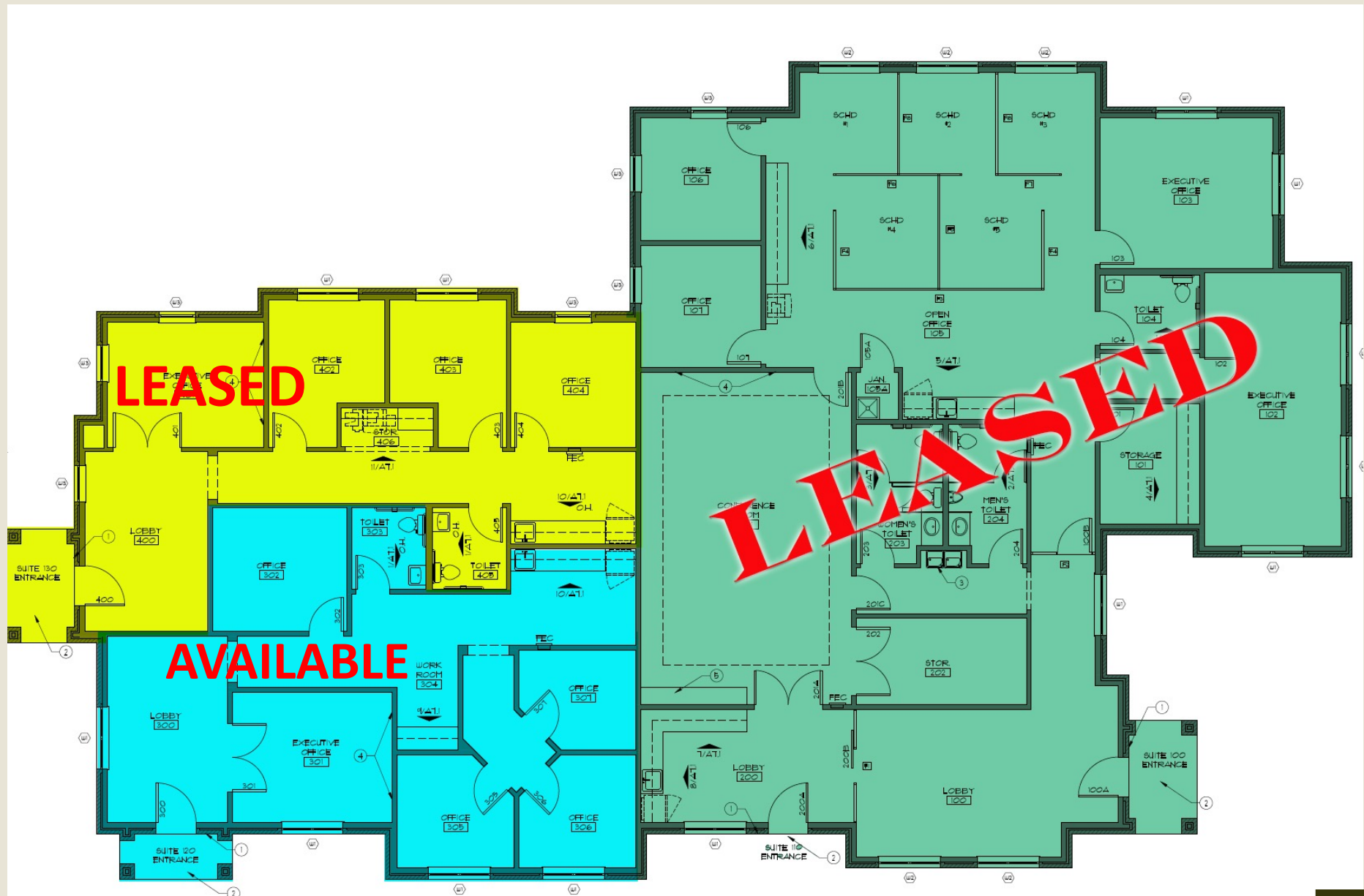


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Southlake, TX 76092



SPACE  
PLANS









**CONTACT INFORMATION**

**PAUL BLIGHT**

Partner

C: 214.682.7192

O: 214.637.4300

[pblight@glaciercommercial.com](mailto:pblight@glaciercommercial.com)

**STACEY YEARIAN**

Vice President

C: 214.682.7192

O: 214.637.4300

[yearian@glaciercommercial.com](mailto:yearian@glaciercommercial.com)

**KIMBALL LAKES OFFICE PARK | 2101 Kirkwood Blvd Suite 120 Southlake TX 76092**



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