



Office Space For Sale

85 VILLAGE LANE,
SUITE 200

COLLEYVILLE, TX 76034



LANCARTE
COMMERCIAL

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SALE PRICE

\$270 /SF | CAP RATE: 7.65%

PROPERTY FEATURES

- 4,300 SF office suite
- 100% leased to CPA firm
- Lease expires September 2029
- Private garage parking spaces (7)
- Private balconies

LOCATION OVERVIEW

This property is situated in The Village at Colleyville, at the core of the Dallas/Fort Worth area. Its prime location offers close proximity to a variety of dining and leisure options. Nearby, you'll find popular eateries such as Chick-Fil-A, Einstein Bros. Bagels, and Snuffer's Bar and Grill, along with the convenience of Market Street for shopping. For relaxation and pampering, the Elixir Salon and Spa at the Village is located on the ground floor, along with Temple Coffee & Eatery. Colleyville stands out as one of Texas's most affluent suburbs, rounding out the city's appeal.

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TENANT PROFILE



WEBSITE LINK

- Link - <https://bcslip.com/>

HIGHLIGHTS

- One, 5-year renewal
- 2.5% annual rent increase
- Current Monthly Base Rent: \$7,403
- NNN lease

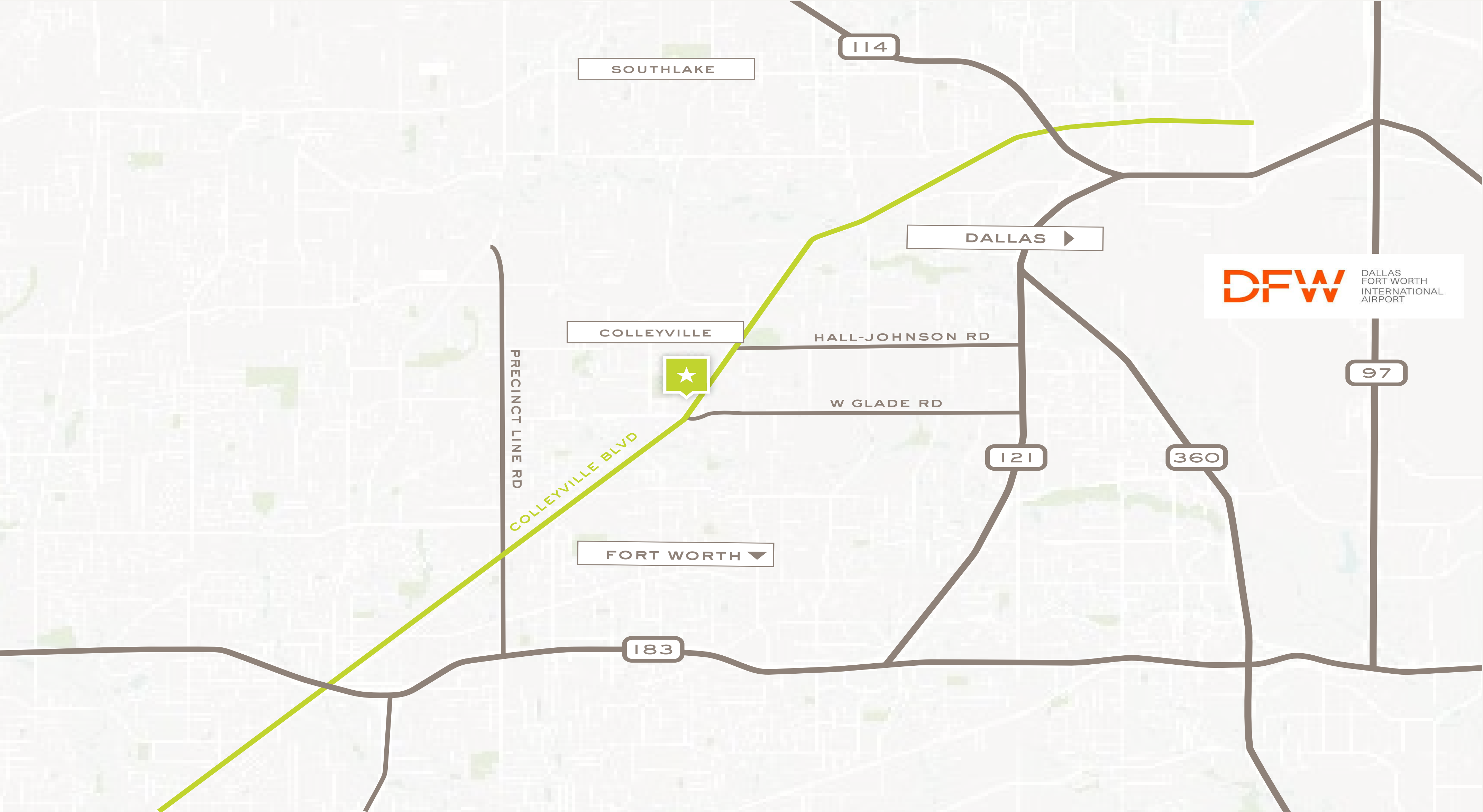
OVERVIEW

BCS LLP (Buchanan Clarke Schlader) specializes in forensic accounting services for the property & casualty insurance industry and corporate/litigation counsel worldwide. They have offices located in Dallas (Colleyville), Kansas City, Indianapolis, Atlanta and New Jersey. Their team of highly skilled Certified Public Accountants focuses on damage analysis, dispute resolution, and financial investigation to support insurance claims and legal matters. With extensive domestic and international experience, they deliver professional, timely, and expert financial services to help clients resolve complex accounting issues.

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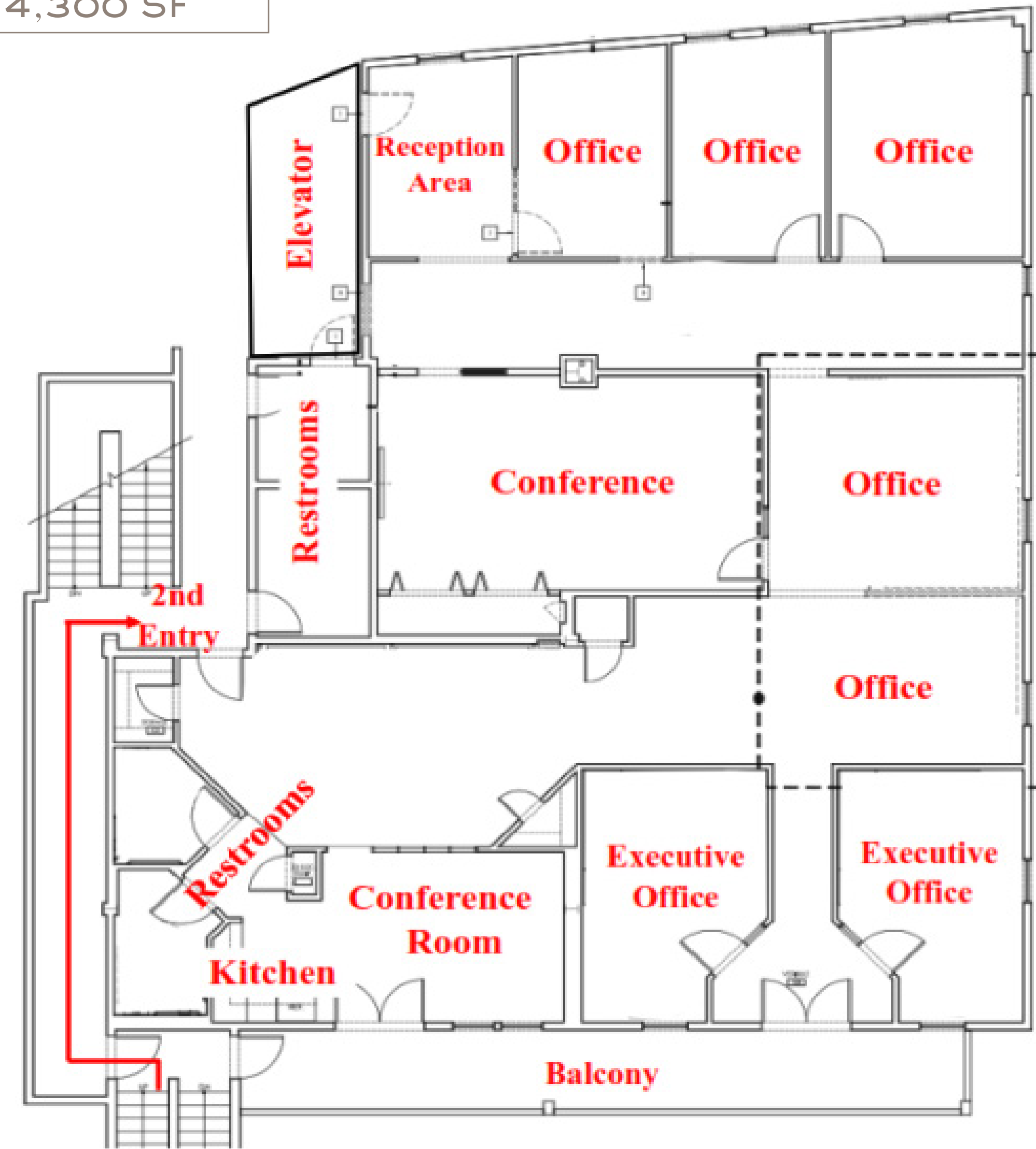


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4,300 SF



FLOOR PLAN



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1 COLLEYVILLE
PUBLIC LIBRARY

2 COLLEYVILLE
CITY HALL

3 PUBLIC
PARK

4 Chick-fil-A

5 PEDIATRIC
DENTISTRY
OF COLLEYVILLE

6 VILLAGE
LANE
APOTHECARY

7 DFW
AESTHETICS

8 Luxor
Custom Jewelers

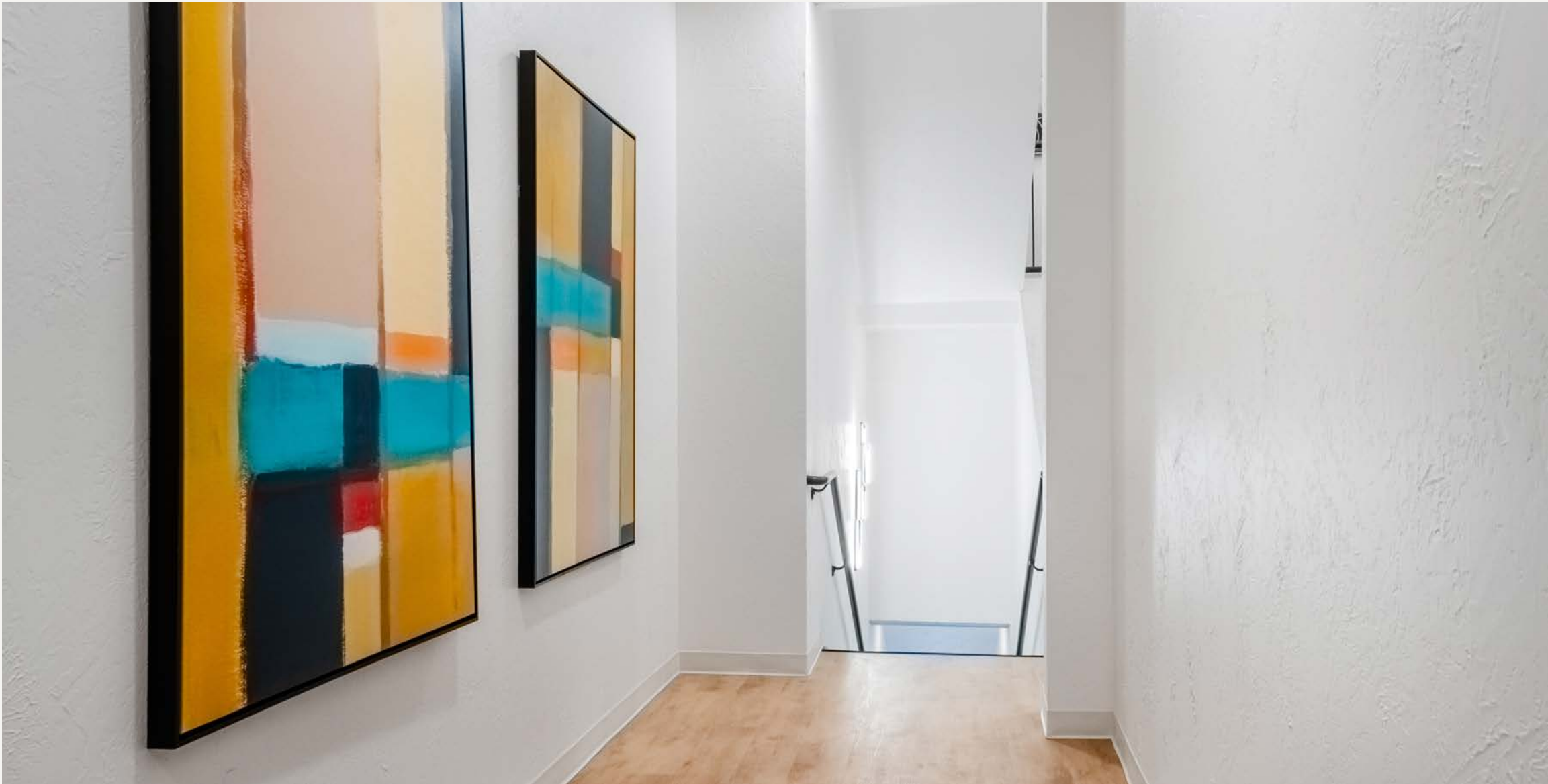
9 DENALI
WEALTH MANAGEMENT

* There are approximately 40 businesses
in The Village at Colleyville.

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CONFERENCE ROOM





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