

# Office ★ LEASE

LanCarteCRE.com

17516 MATANY RD JUSTIN, TX 76247



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COMMERCIAL

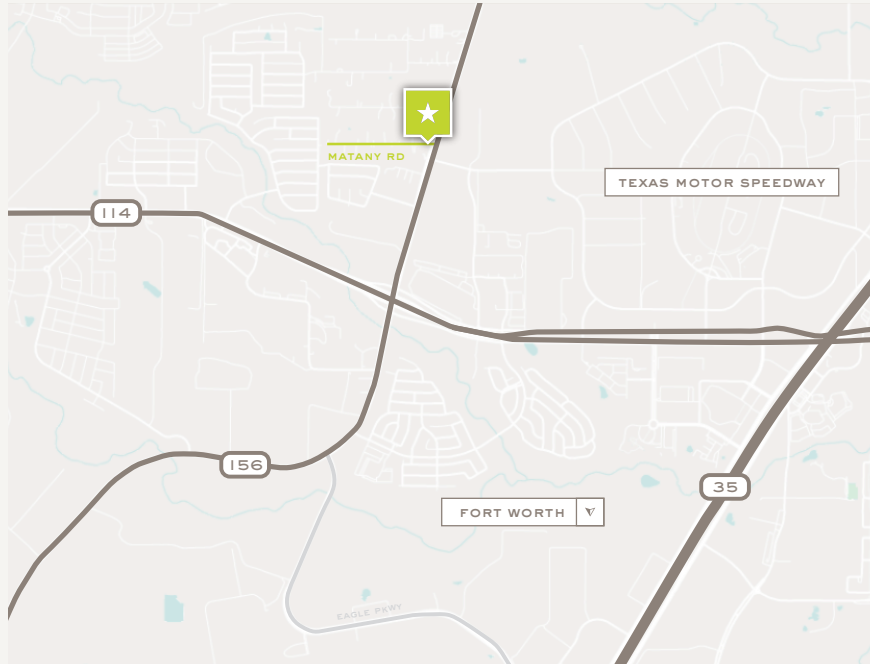
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## PROPERTY FEATURES

- 1,500 - 6,000 SF Available
- Build to Suit Office
- 16' Clear Height
- 100% HVAC
- Built in 2024
- Tenant Improvement Allowance Provided
- Ample Surface Parking
- Ability to Expand

## LOCATION OVERVIEW

Located in Justin, TX off of HWY 156. This location provides easy access to HWY TX-114 and I-35W. This property is located less than 3 miles away from the Tanger Outlets and approximately 4 miles West of Texas Motor Speedway.

## LEASING STRUCTURE

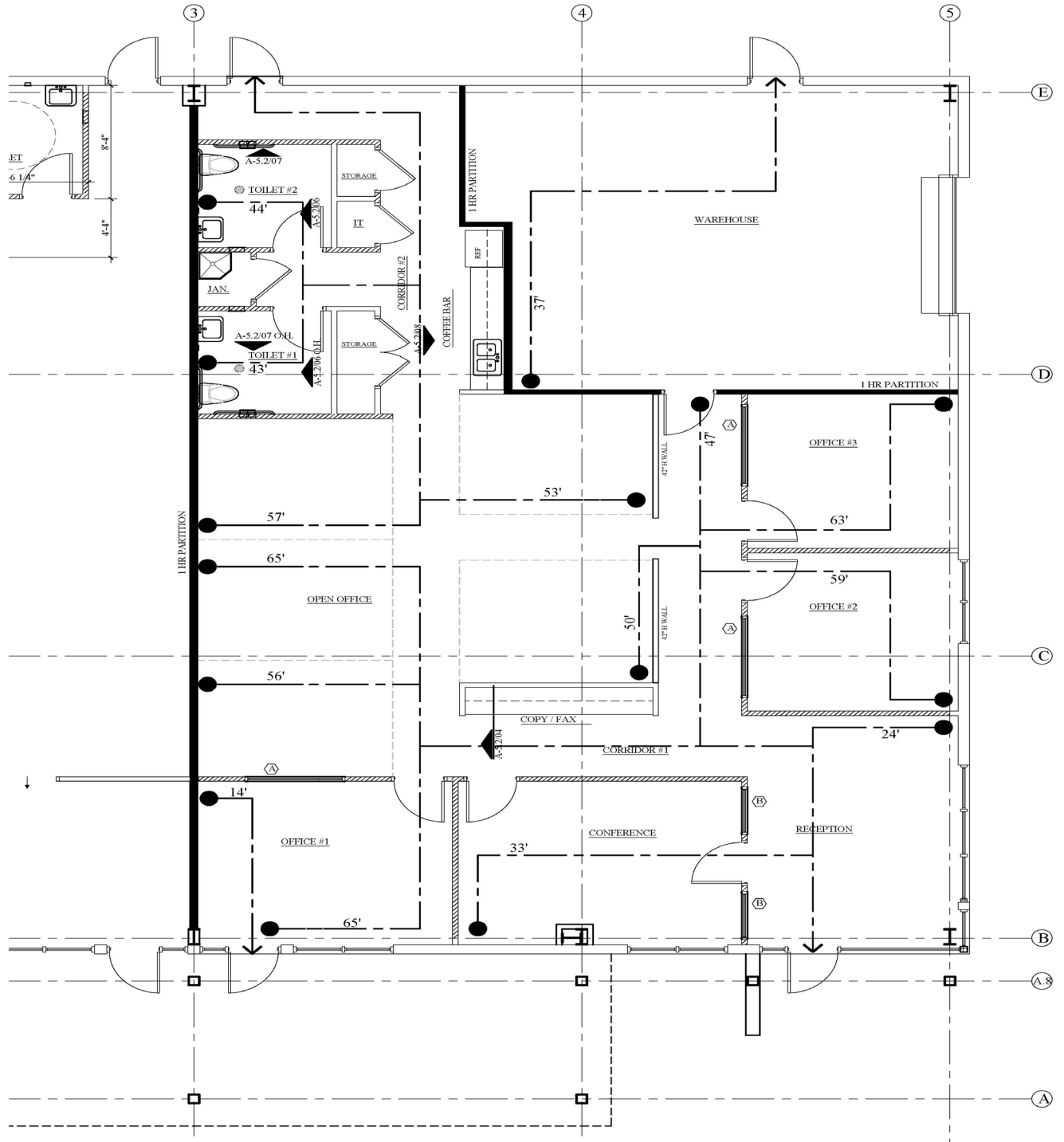
**\$20.00** SF NNN

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## CONCEPTUAL FLOOR PLAN



\*\* CONCEPT FOR REFERENCE ONLY

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EXTERIOR



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EXTERIOR



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**INTERIOR**





# LANCARTE

## COMMERCIAL

*Relentlessly Pursuing What Matters*

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