



LEASE

4880 Long Prairie Rd

4880 LONG PRAIRIE RD

Flower Mound, TX 75028



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$21.00 SF/yr (NNN)
NUMBER OF UNITS:	7
AVAILABLE SF:	1,003 - 1,697 SF
LOT SIZE:	47,825 SF
BUILDING SIZE:	16,236 SF

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PROPERTY DESCRIPTION

Prime office space available in a highly visible, two-story 16,236 SF building located at the signalized corner of Long Prairie Road (FM 2499) and Corporate Circle. This well-maintained property features modern finishes, ample natural light, and abundant surface parking. Surrounded by affluent residential communities, retail, dining, and medical offices, the location offers unmatched convenience for employees and clients. Recent building upgrades, including a new roof, provide a reliable and professional environment ideal for medical, professional, or corporate office users.

PROPERTY HIGHLIGHTS

- Suite 204 and 205 can be Configured to fit Tenant's Needs
- Beautiful Reception and Entrance to Building
- Large Common Restrooms
- Shared Conference Room on Second Floor
- Elevator in Building
- Shared Break Room on Second Floor

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,003 - 1,697 SF	LEASE RATE:	\$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 102	Available	1,697 SF	NNN	\$21.00 SF/yr
Suite 204	Available	1,472 SF	NNN	\$21.00 SF/yr
Suite 207	Available	1,003 SF	NNN	\$21.00 SF/yr

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ADDITIONAL PHOTOS



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SVN | VERUS COMMERCIAL 5

FIRST FLOOR LAYOUT



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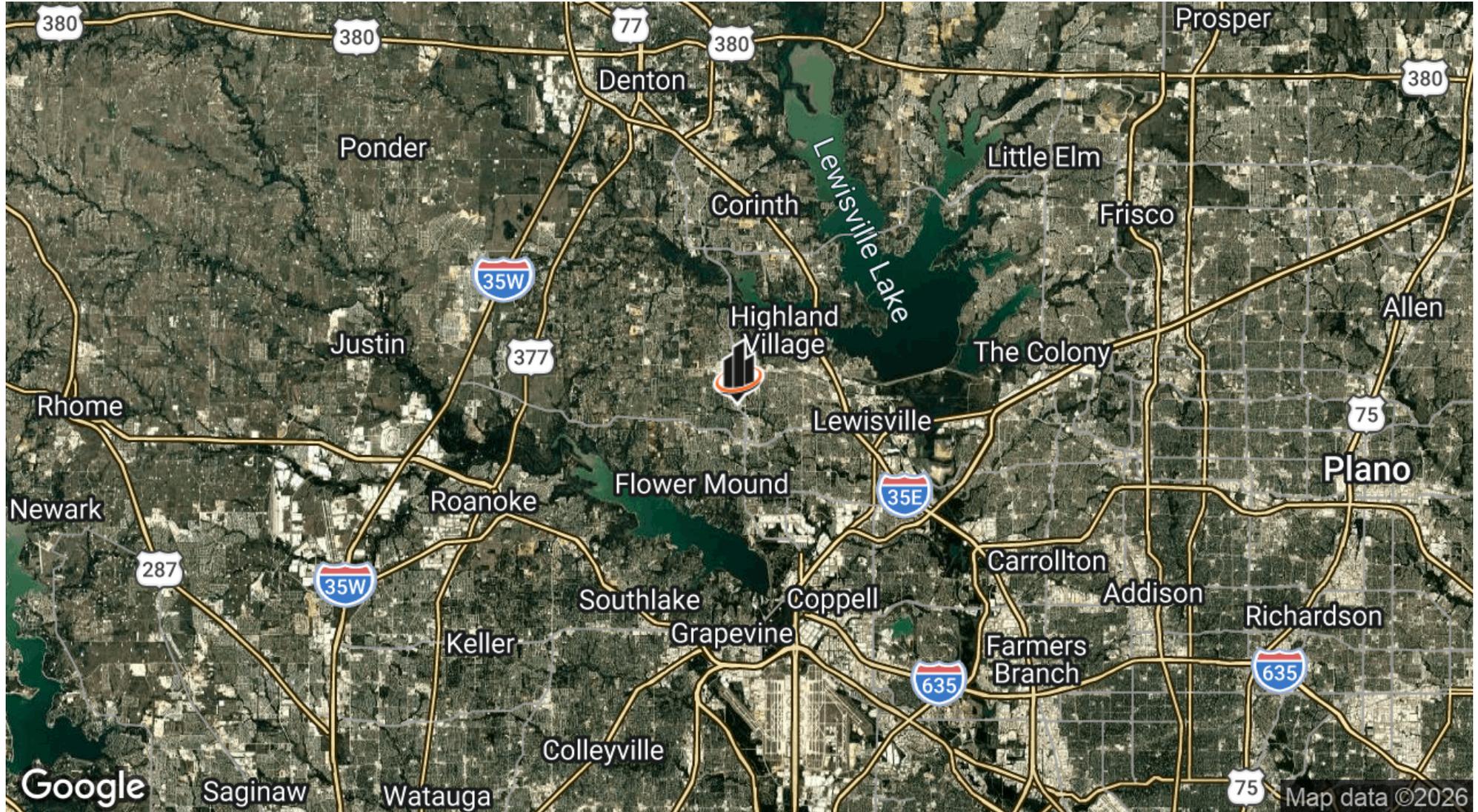
SECOND FLOOR LAYOUT



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LOCATION MAP



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AREA ANALYTICS

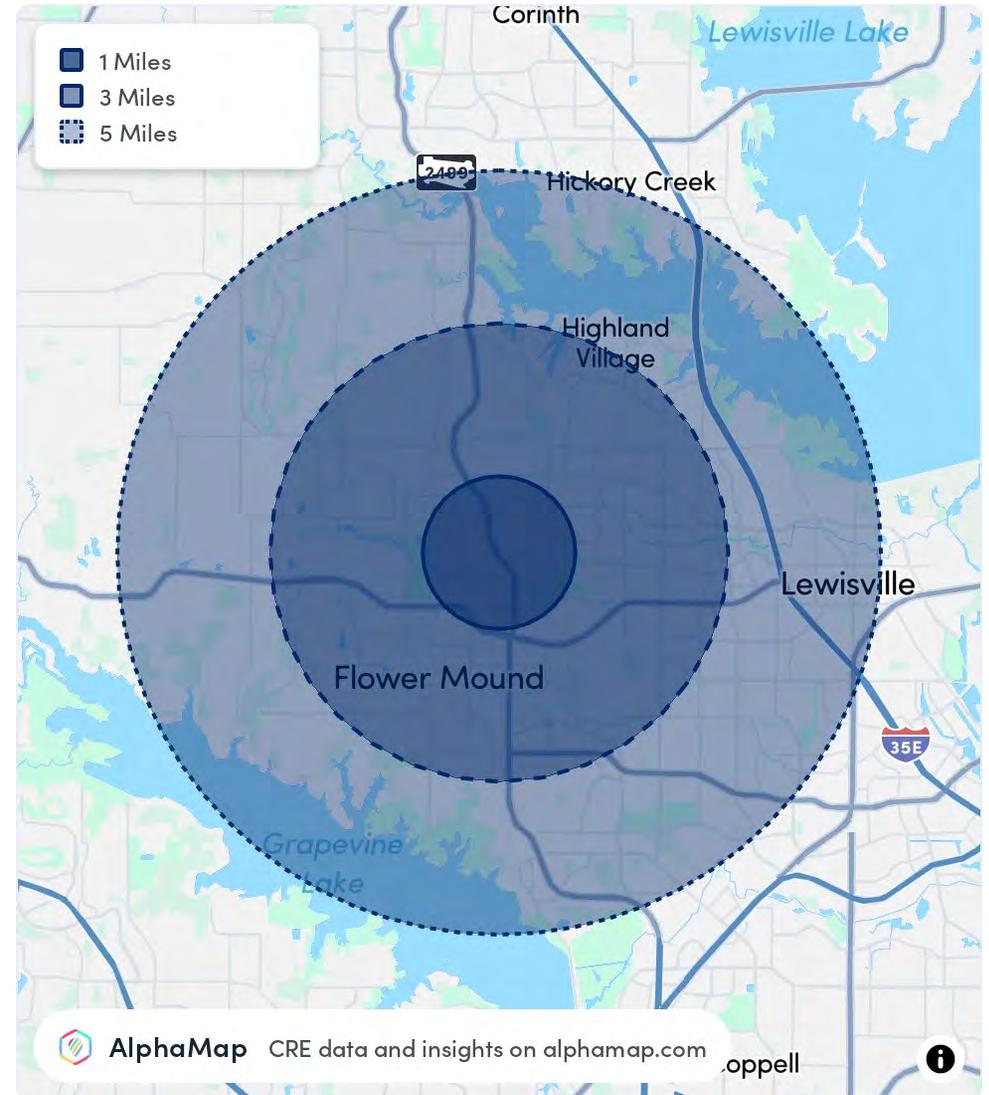
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,454	101,441	187,242
AVERAGE AGE	41	40	39
AVERAGE AGE (MALE)	40	39	39
AVERAGE AGE (FEMALE)	42	41	40

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,717	35,271	65,306
PERSONS PER HH	2.6	2.9	2.9
AVERAGE HH INCOME	\$194,282	\$184,775	\$169,885
AVERAGE HOUSE VALUE	\$542,374	\$533,614	\$510,529
PER CAPITA INCOME	\$74,723	\$63,715	\$58,581

Map and demographics data derived from AlphaMap



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MEET THE TEAM



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