

**MEDICAL/OFFICE
CONDO BUILDING
FOR LEASE**



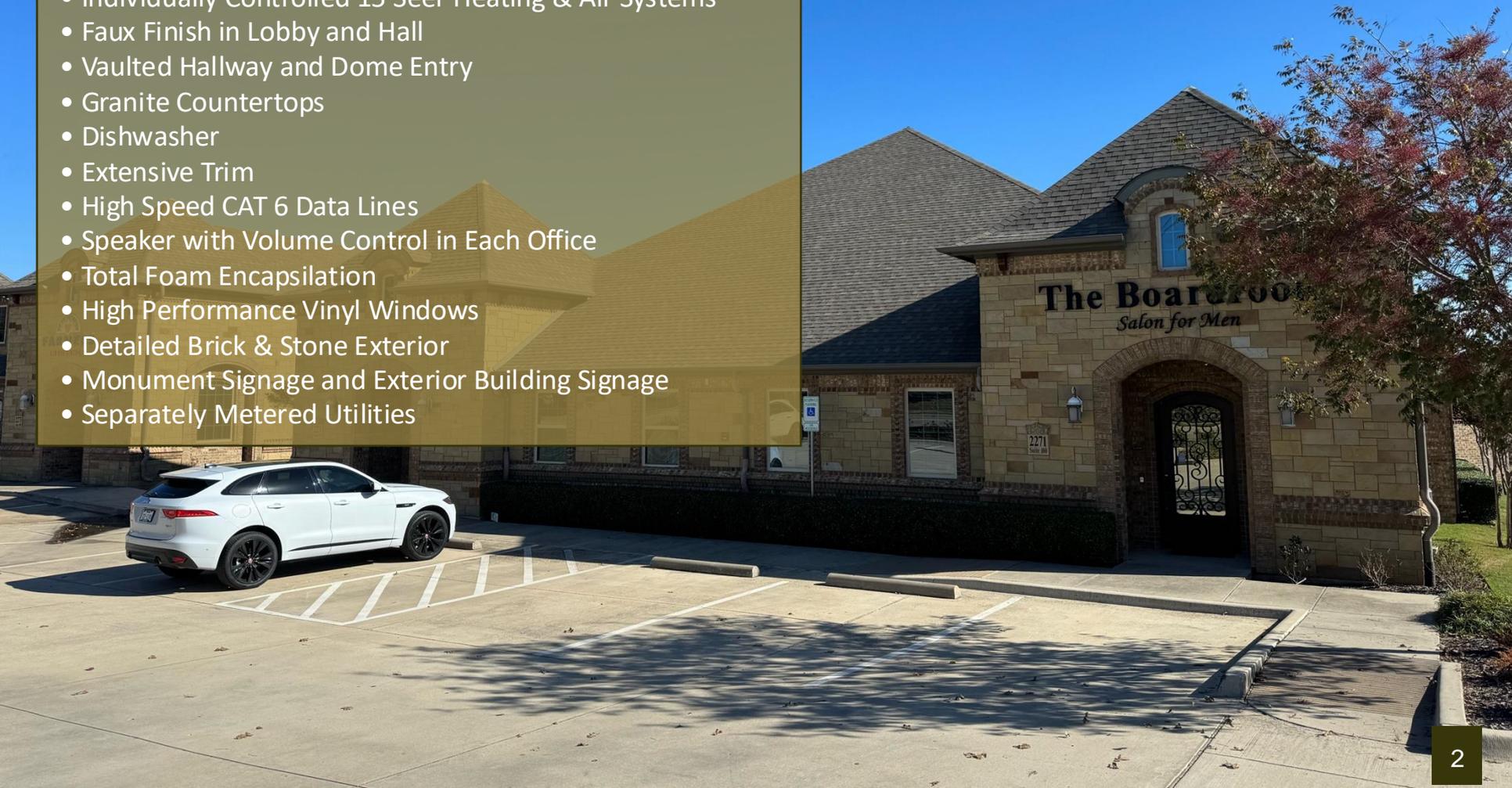
WESTGATE OFFICE PARK CONDOMINIUMS
2271 E Continental Blvd 100 and 120, Southlake, TX 76092



PROPERTY HIGHLIGHTS

- Class “A” Office Building with great visibility
- Unique Ownership Opportunity in the Heart of Southlake
- Total SF is 5,878
(Suite 100 - 2,939 SF and Suite 120 – 2,939 SF)
- Individually Controlled 15 Seer Heating & Air Systems
- Faux Finish in Lobby and Hall
- Vaulted Hallway and Dome Entry
- Granite Countertops
- Dishwasher
- Extensive Trim
- High Speed CAT 6 Data Lines
- Speaker with Volume Control in Each Office
- Total Foam Encapsulation
- High Performance Vinyl Windows
- Detailed Brick & Stone Exterior
- Monument Signage and Exterior Building Signage
- Separately Metered Utilities

PROPERTY HIGHLIGHTS



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Address	2271 E Continental Blvd 100 & 120 Southlake, TX 76092
Suites For Sale	Suite 100 – 2,939 SF Suite 120 – 2,939 SF
Year Built	2012
Zoning	Commercial Office Zoning
Building Size	5,878 SF
Traffic Counts	Surpass 9,129 Vehicles Per Day at E. Continental Blvd & S. Kimball Ave.
Rent Rate	\$26.00 per SF plus NNN
Investment Highlights	<ul style="list-style-type: none"> • End Cap Unit with Lots of Natural Light • Located in the Heart of Southlake • Easy Ingress/Egress to Major Roads • 100% Occupied NNN-Leased Office Condo Building in Affluent Suburb of Southlake, TX
Excellent Demographics	Average Household Income is over \$155,604 in a 2-Mile Radius, Almost Triple the National Average
Parking	Plenty Surface Parking Spaces
Fantastic Location	Conveniently located where Southlake, Colleyville, and Grapevine come together. Minutes from TX-121, TX-114, and DFW airport.



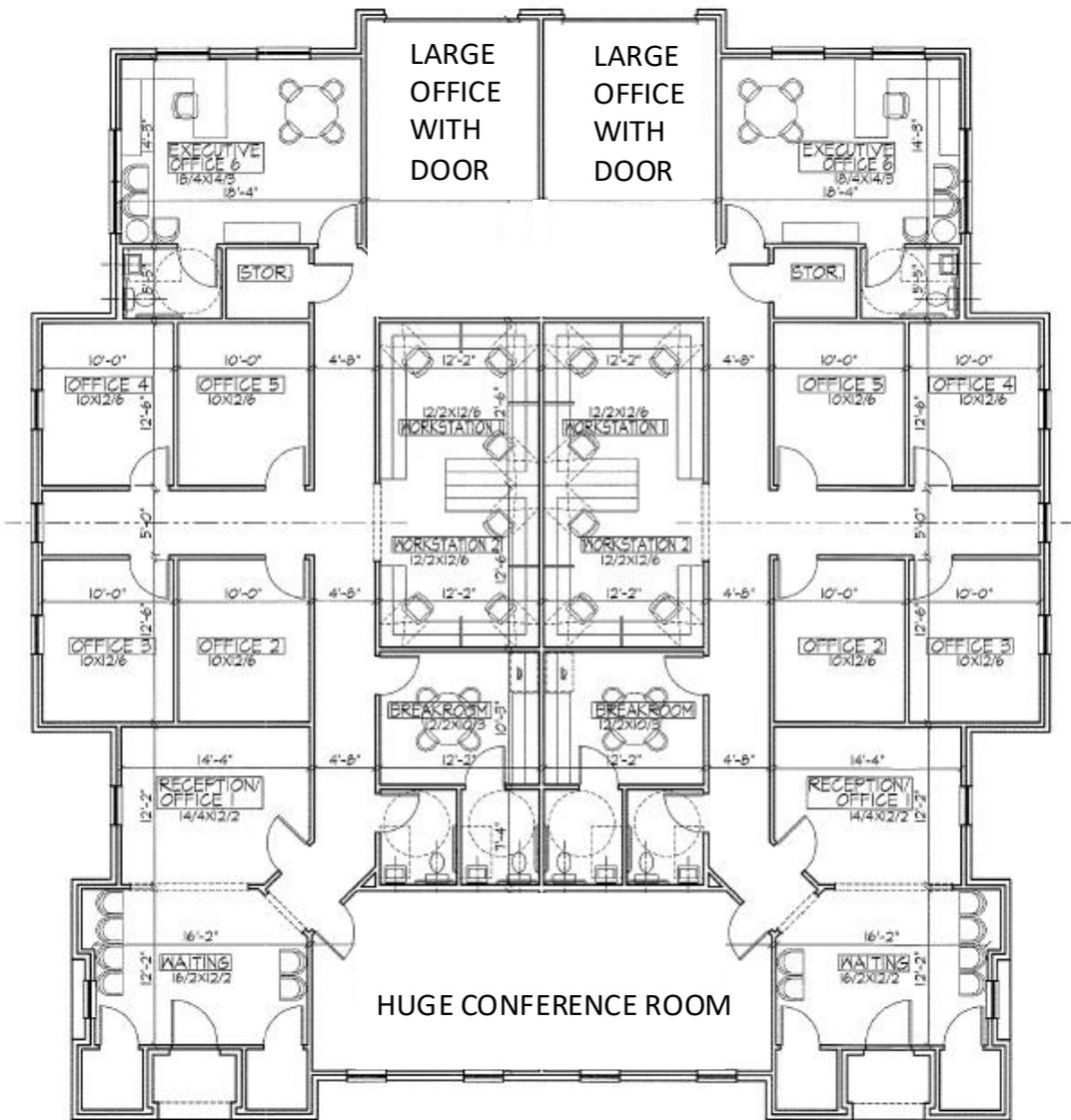
OFFICE CONDO
FOR SALE





PROPERTY OVERVIEW

FLOOR PLAN





INTERIOR
PHOTOS



CONTACT INFORMATION

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