



FOR LEASE



Man Cave



Service Bay Doors



Mezzanine Office



Storefronts

Now Pre-Leasing — Riverwalk Flower Mound Promenade Flex Space

Long Prairie Rd & Promenade Way, Flower Mound, TX 75028

Capstone Commercial is pleased to introduce Riverwalk Flower Mound — premium Promenade Flex Space coming to the heart of Flower Mound's Riverwalk Mixed-Use District. This is not your typical flex product — units feature upscale finishes, a 26-foot parapet facade, and mezzanine office above open warehouse, all at 30%+ below surrounding retail rents. If you have tenants in the Flower Mound, Lewisville, Highland Village, or Denton County market looking for flex, industrial, retail/showroom, or man-cave space — this is a deal worth presenting.

HIGHLIGHTS

- ✓ New construction — upscale flex with 26' parapet facade
- ✓ Retail storefronts along pedestrian promenade
- ✓ Mezzanine office space (~800 SF) with open warehouse below
- ✓ Service bay doors on the rear of each unit
- ✓ ~22' interior clear height
- ✓ Adjacent to future Cultural Arts & Performing Center
- ✓ Build-to-suit options — unit widths easily adjusted
- ✓ 100+ parking spaces
- ✓ Premium Riverwalk address at 30%+ below surrounding retail rents
- ✓ 6 pad site units fronting Long Prairie Road with retail-level visibility

PROPERTY DETAILS

PROPERTY TYPE
Flex / Industrial

UNIT SIZES
2,155 – 3,240 SF

MEZZANINE
~800 SF office

BASE RATE
\$22.00/SF NNN

BLENDED RATE
~\$20.00/SF NNN

LOADING
Service bay doors (rear)

AVAILABLE UNITS
22 (16 main + 6 pad site)

GROUND FLOOR
~1,860 SF (62' x 30')

CLEAR HEIGHT
~22' interior

MEZZANINE RATE
\$15.00/SF NNN

STATUS
Pre-Leasing — New Construction

BUILD-TO-SUIT
Available

[Request Flyer & LOI Template](#)

CONTACT

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