

FOR LEASE
Class "A" Office Space



Class "A" Office Building Space For Lease

PROPERTY HIGHLIGHTS

- SF Available For Lease— Suite 110: 1,210 SF, Suite 120: 1,420 SF or Combine Suites 110 & 120: 2,630 SF
- Class “A” High-Quality Professional Office Building
- Centrally Located Professional Office Building in Heart of Southlake
- Great finishout and efficient floor plan.
- Great Mix of Medical and Professional Tenants in the Heart of Southlake
- Building Signage Available
- Highly Desirable Location with Excellent Residential Demographics
- Minutes from Restaurants, Retail and Southlake Town Square and City Hall
- 5 Minutes from DFW Airport • Convenient Access to Highway 114, SH26, SH121, & Southlake Blvd.



PROPERTY HIGHLIGHTS	
Address	596 N. KIMBALL AVE., SOUTHLAKE, TX 76092
Year Built	2014
Stories	1
Building Class	A
Building Rentable SF	4,159 SF
Rent Rate	\$22-23/SF + NNN
Suites For Lease	Suite 110: 1,210 SF Suite 120: 1,420 SF Combine Suites 110 & 120: 2,630 SF
Zoning	Medical/Office Zoning
Excellent Demographics	Primed to serve Southlake's affluent, rapidly growing community with households within two miles boasting an average income of \$229,055/year
Parking	Plenty of Surface Parking Spaces
Great Location	The building has superb visibility and location on N. Kimball Ave., just north of Highway 114.



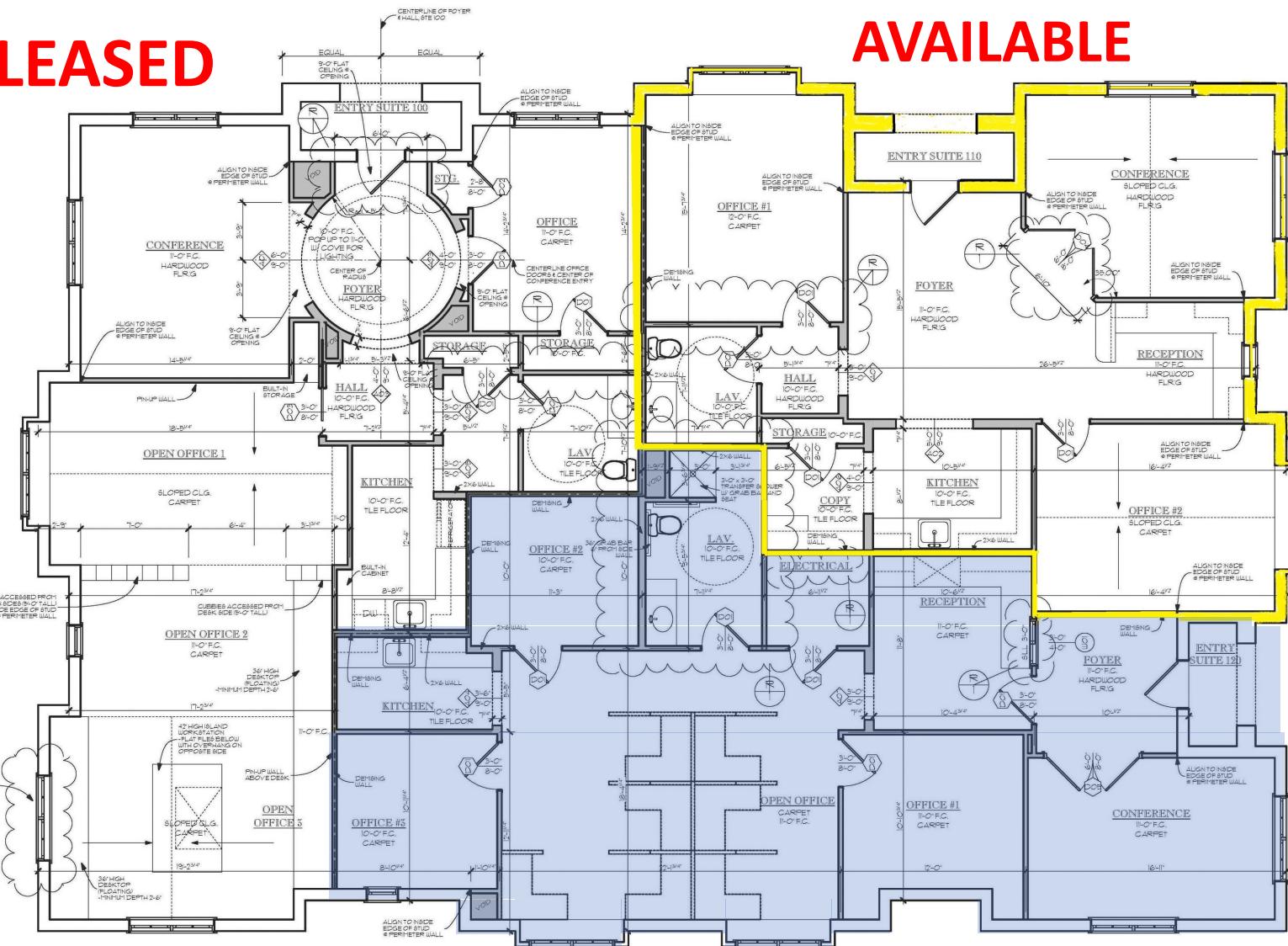


SPACE
PLANS



LEASED

AVAILABLE



AVAILABLE



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KIMBALL LAKES OFFICE PARK | 596 N Kimball Ave., Southlake, TX 76092



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