

**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 <b>Combine Suites 110 &amp; 120: 2,630 SF</b>
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.





PROPERTY OVERVIEW





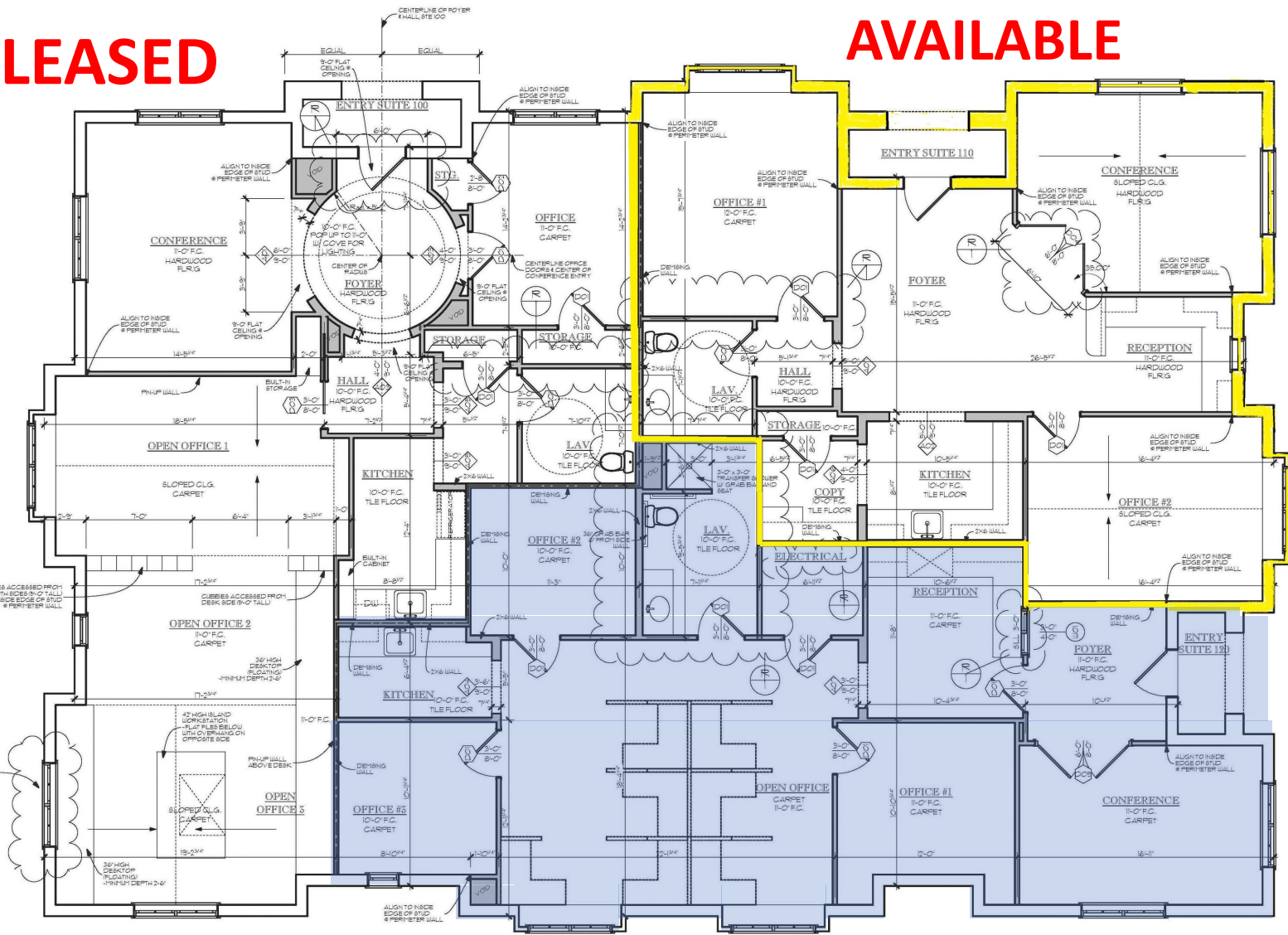
SPACE  
PLANS



LEASED

AVAILABLE

AVAILABLE



1 MAIN LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"







## CONTACT INFORMATION

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



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