



FOR LEASE – Move-in Ready Office

3419 Cross Timbers Road
Flower Mound, TX

ABOUT THIS LOCATION:

Located at Cross Timbers Road (FM 1171), a major arterial road through Flower Mound. Less than 1 mile from the FM 1171 and FM 2499 intersection. Close to the exclusive Bridlewood neighborhood, Flower Mound High School, and nearby retail and restaurant offerings.

SIZE:

- Suite 101 - 3,866 RSF
(may be demised to 3,471 RSF)
- Suite 103 - 2,001 RSF
(Suites 101 and 103 may be combined for up to 5,867 RSF)

LEASE RATES:

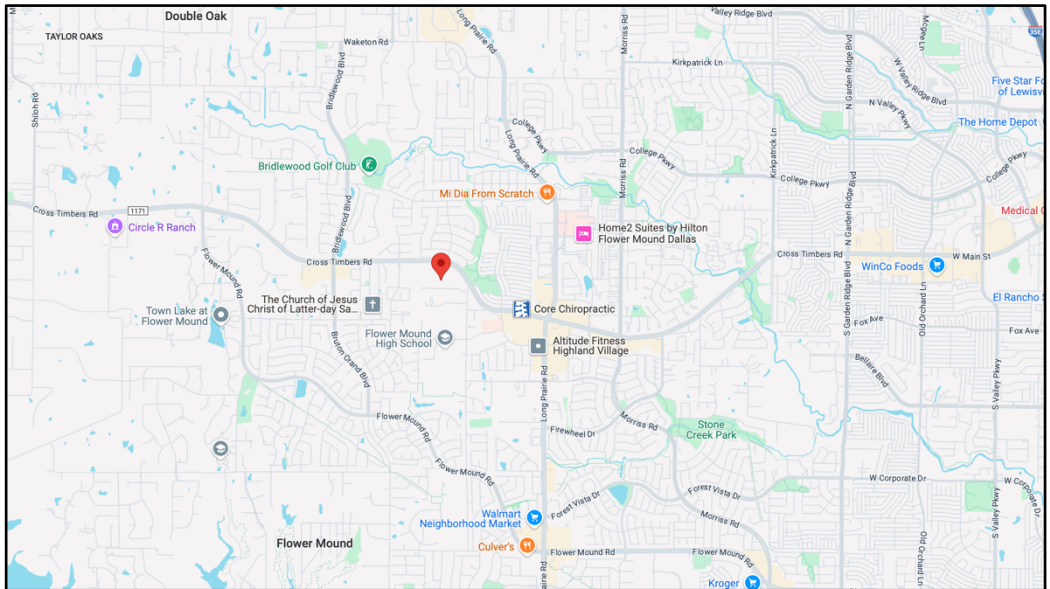
- \$19/sf/yr base rent + NNNs

HIGHLIGHTS:

- Beautiful building with designer finishes
- Move-in ready, 2nd generation professional office spaces with a combination of individual offices and large open work area.
- Common area restrooms.

AVAILABILITY:

- Within 30 days



FOR INFORMATION:

Diana Pergande | Phyllis Garcia

972.899.1851 | Diana@BridgeRealtyTexas.com | Phyllis@BridgeRealtyTexas.com

www.BridgeRealtyTexas.com

400 Parker Square, Suite 270H | Flower Mound, TX 75028

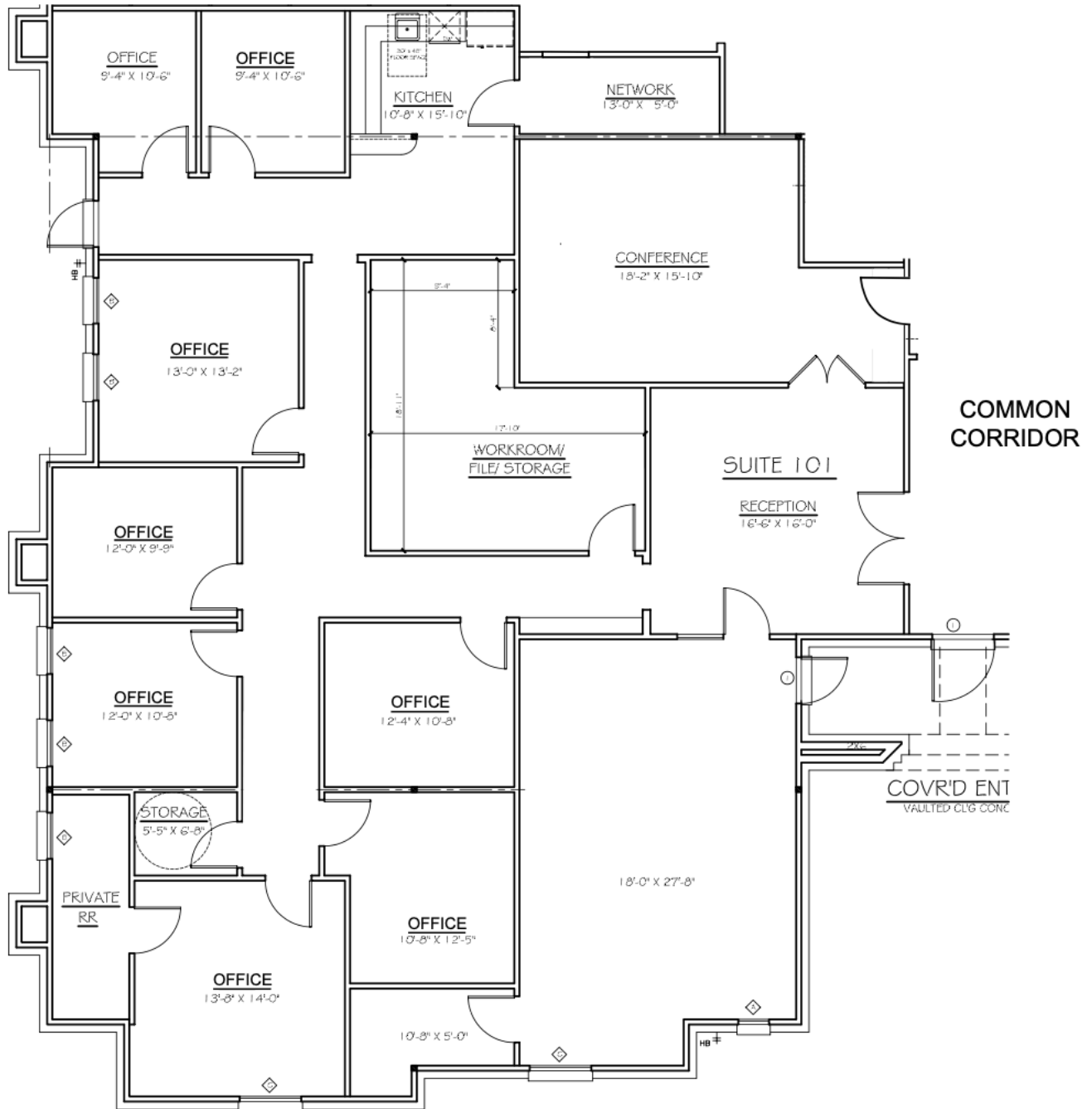
This information is believed to be accurate, but no representation or warranty, express or implied, as to its accuracy or completeness is made by any party. The presentation of this property is submitted subject to errors, omissions, change of price or prior sale or lease, or withdrawal without notice.



FLOOR PLAN

3419 Cross Timbers Road, Suite 101
Flower Mound, TX

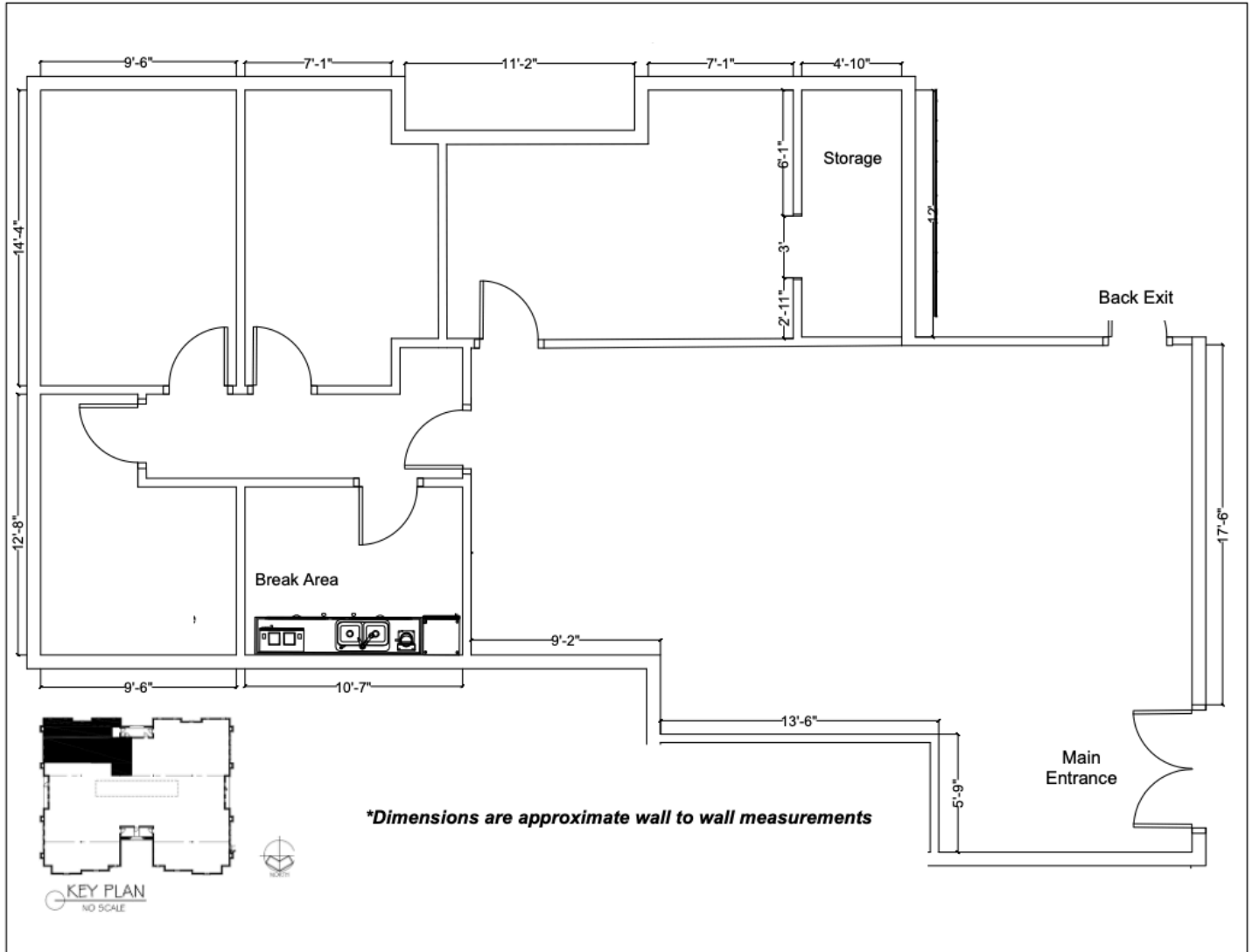
3419 Cross Timbers Road, Suite 101 Flower Mound, TX



FLOOR PLAN

3419 Cross Timbers Road, Suite 103
Flower Mound, TX

3419 Cross Timbers Road,Suite 103, Flower Mound, TX





PHOTOS

3419 Cross Timbers Road
Flower Mound, TX

