



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:

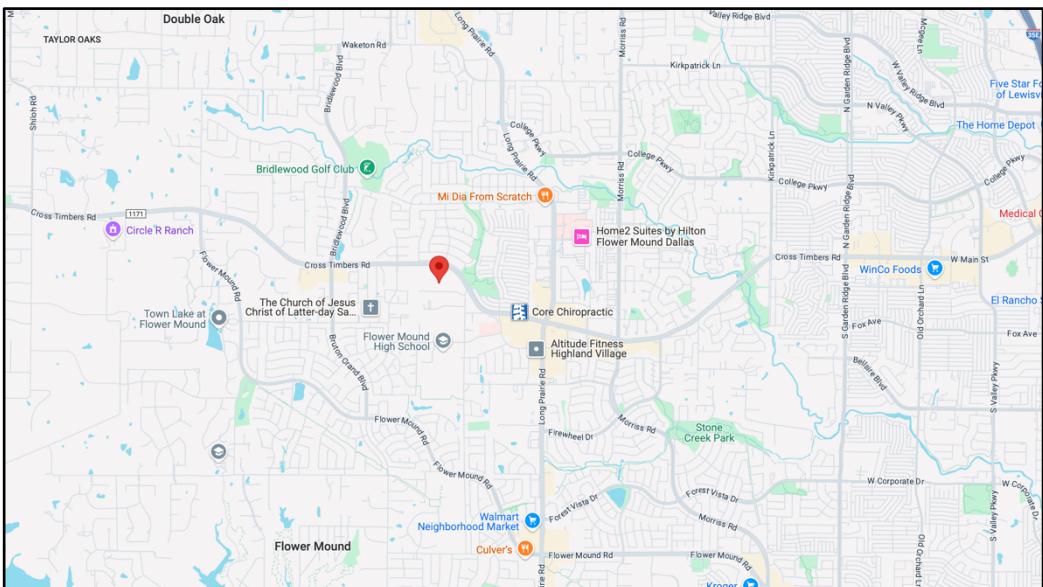
- \$19/sf/yr base rent + NNNs

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:

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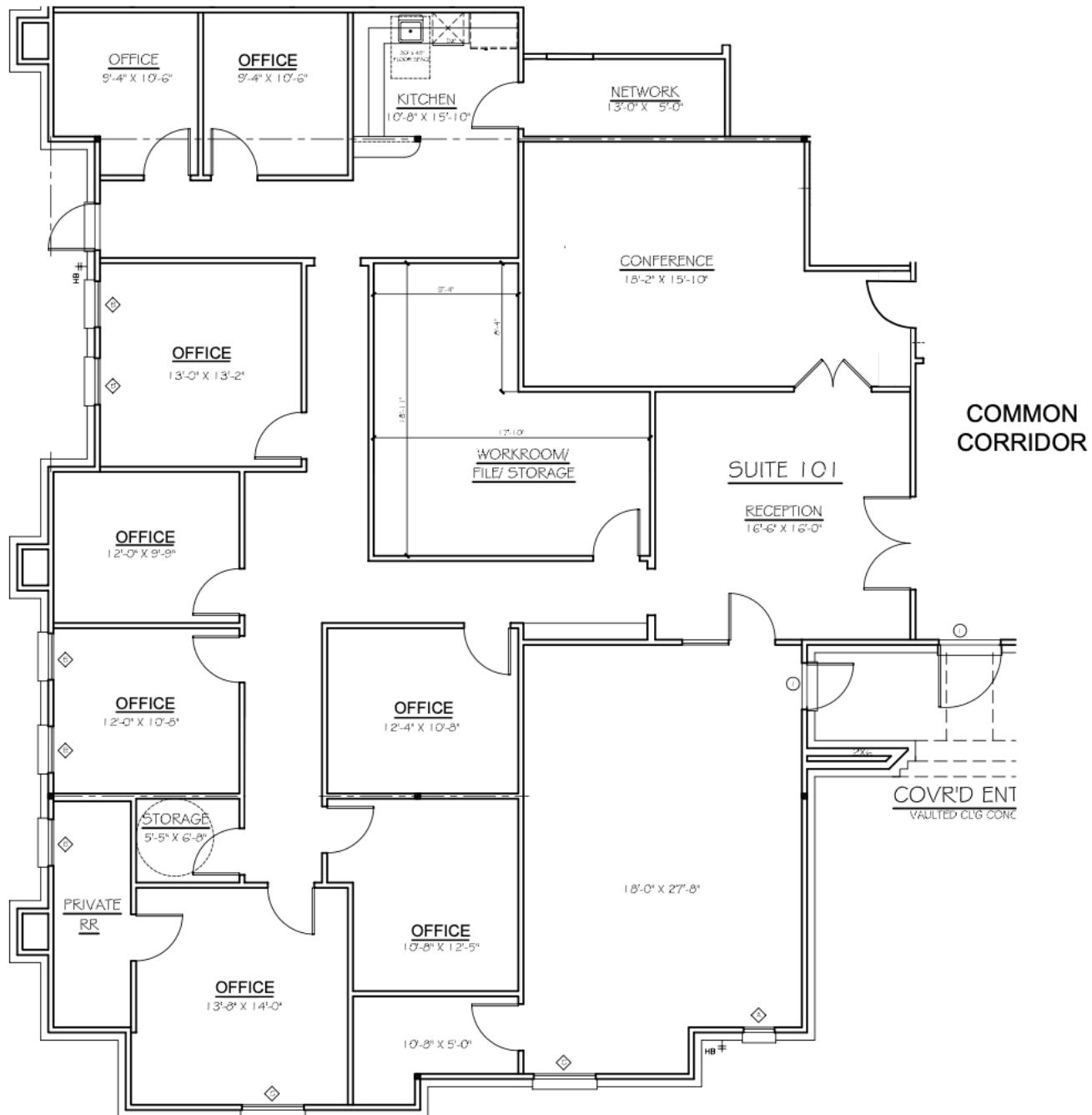
BRIDGE REALTY of TEXAS

COMMERCIAL REAL ESTATE

FLOOR PLAN

3419 Cross Timbers Road, Suite 101
Flower Mound, TX

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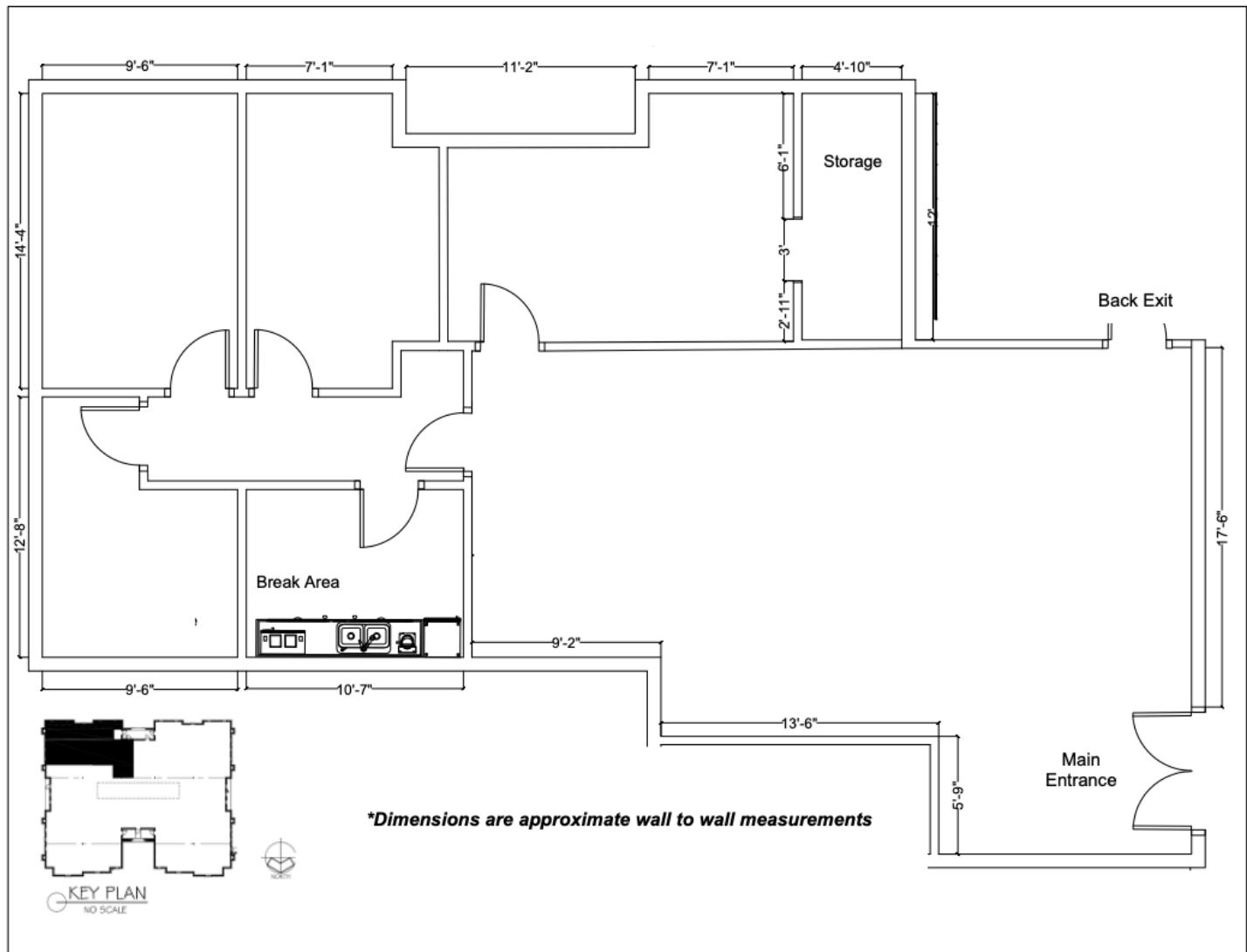




FLOOR PLAN

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





PHOTOS

3419 Cross Timbers Road
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