



FOR LEASE OFFICE & RETAIL SUITES

3370 Long Prairie Road
Flower Mound, TX



LOCATION:

Prairie Commons Flower Mound

3370 Long Prairie Rd, Flower Mound, TX

Located in the heart of Flower Mound, this development has suites in both shell condition and fully finished as general office.

- Within walking distance of retail/restaurants.
- Convenient access to DFW Airport.
- 1.1 miles from Texas Health Presbyterian Hospital.
- Multiple access points from Long Prairie Road, Churchill Drive and Yucca Drive.

AVAILABLE SPACES:

- Suite 600 – 4,870 RSF

*Suite 600 may be demised to approximately 3,000 RSF (see broker for details)

LEASE RATE:

- \$23/SF/YR Base Rent + NNNs

SPACE CONDITION:

- Suites 600 – Shell Condition (TI Available)

HIGHLIGHTS:

- High Quality Building Construction with Natural Stone and Timber Accents
- Energy Efficient Construction
- Rainwater Harvesting – Saves on Irrigation Costs
- Native Prairie Landscape – 100% Native Texas Plants from Seed
- Dark Sky Site Lighting throughout this Development – Reduces Light Pollution
- Pollinator & Rain Gardens

FOR INFORMATION:

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BUILDING 6
3370 LONG PRAIRIE ROAD
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16,834 TOTAL RENTABLE S.F.





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