

GRAPEVINE SPRINGS



PROPERTY DESCRIPTION:

Located on Northwest Highway (Business 114) in Grapevine, Texas. *Grapevine Springs* offers excellent access to Highways 114, 121, and 360. Just minutes from DFW International Airport, Baylor Regional Hospital and Historic Downtown Grapevine.

LEASE RATES:

\$21.00 -\$22.00 (depending on size and deal terms) +
NNN's est. at \$7.82 SF

TERM:

5 Years

TI ALLOWANCE:

Negotiable - Based on credit and Lease term

Contact:

817.291.7729

Chad O'Neal

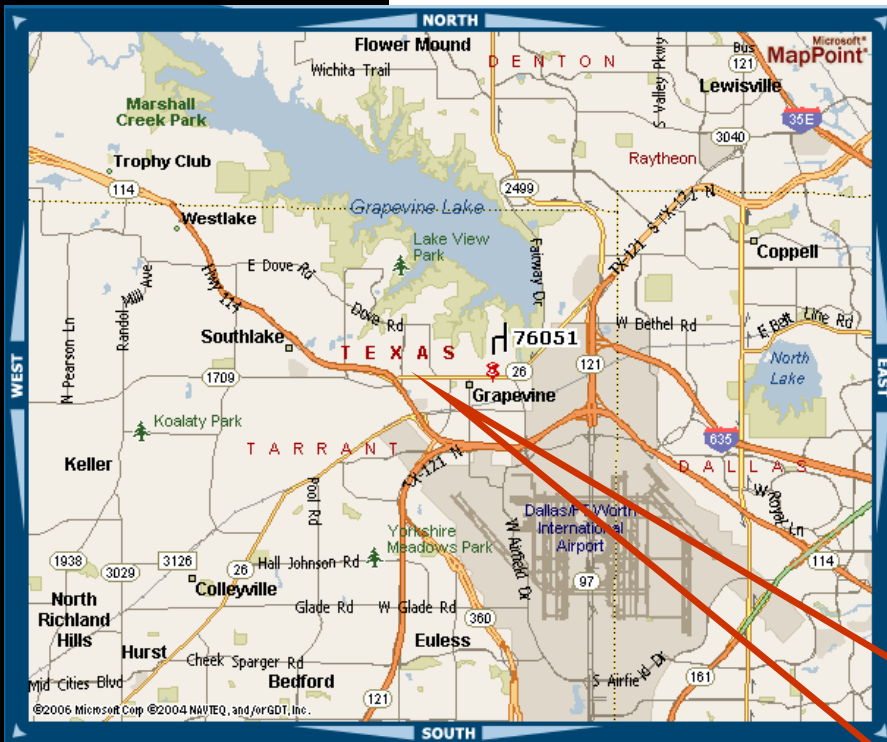
coneal@rfrcommercial.com

Suite 900 - 4,487 SF - Divisible into up to two spaces

Available: December 1, 2025

Former Cook's Children's – Pediatrics Space

This space features 9 exam rooms, 2 weigh stations, waiting room with restroom, a central check in area, with access to a supply area and nurses station, two additional restrooms in the back, as well as a private office and break area.

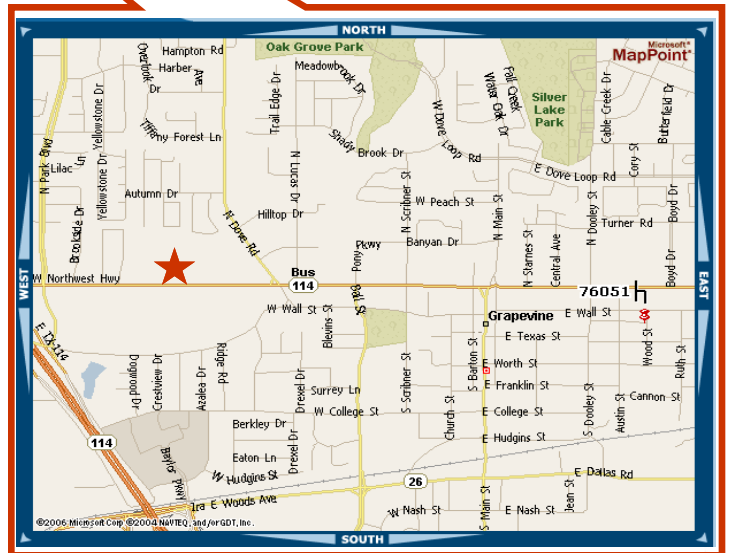


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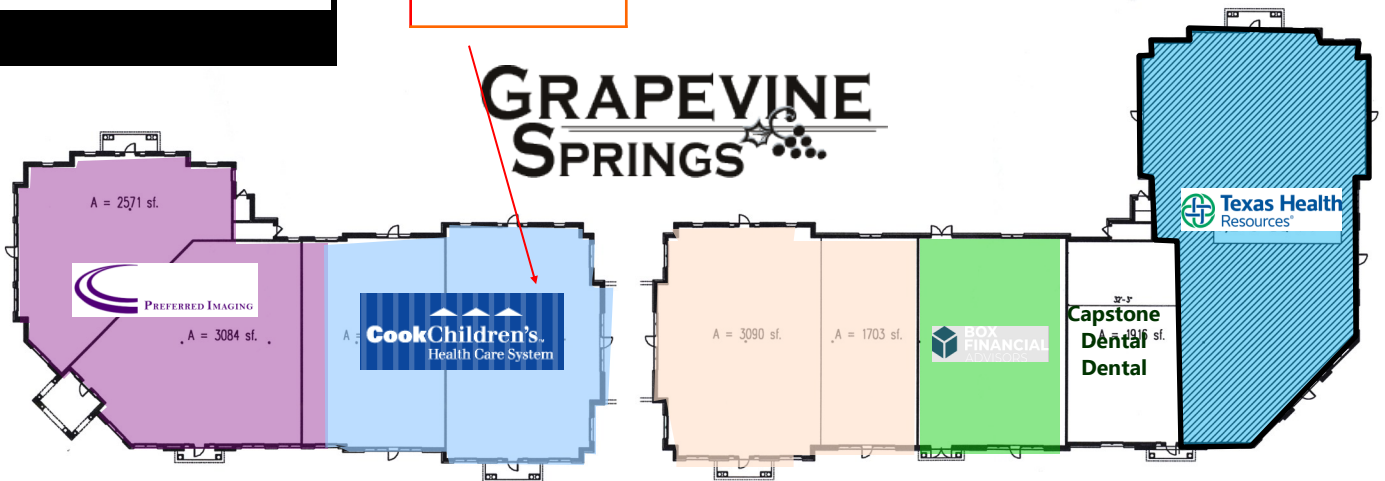
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Suite 900
4,487 SF
Space
Available
Divisible



GRAPEVINE SPRINGS



A Development by: **Wright Development**

4,487 SF - Former Cook's Children's space
 This space is divisible into multiple spaces
This floor plan may not be 100% accurate

