



OFFICES FOR LEASE

2300 Highland Village Rd | Highland Village, TX 75077



PROPERTY HIGHLIGHTS

NEW MANAGEMENT!!! Prime office/retail space in the heart of Highland Village, is a premier mixed-use destination combining upscale retail, office, and dining in a beautifully landscaped setting. With excellent frontage and visibility along Justin Road (FM 407), the center enjoys strong daily traffic and draws from Highland Village's affluent residential base. Tenants and visitors alike appreciate the boutique feel created by mature trees, fountains, and inviting walkways that encourage people to shop, dine, and relax. The property offers flexible suite sizes ideal for retail, medical, and professional office users, with ample parking and easy access.

PRICE

\$14.00 - \$22.00 / RSF/ YR +
NNN

SIZE

129 RSF TO 4,159 RSF
SEE PROPERTY SUMMARY
BELOW

**Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

JIM HANKING

jim@stagcre.com | (940) 400-STAG

PHOTOS

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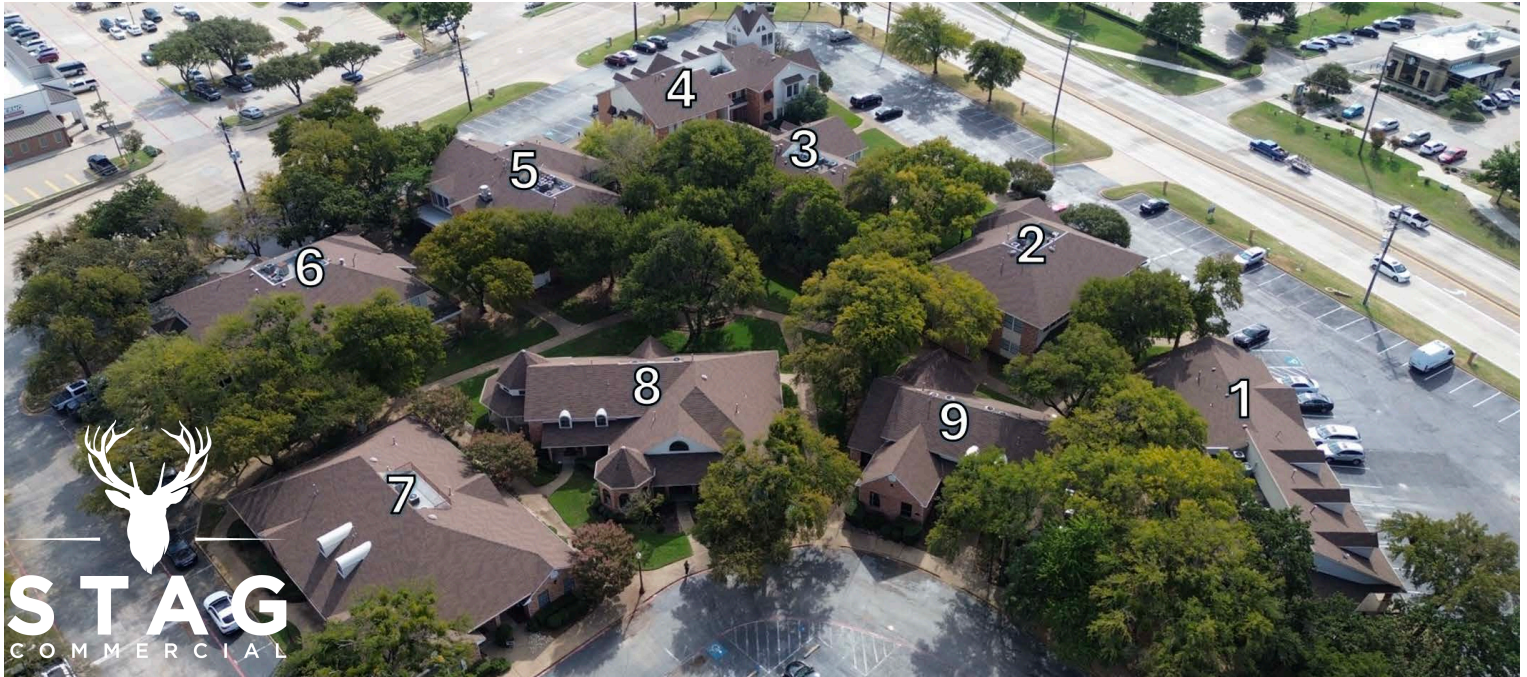
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PROPERTY SUMMARY

PROPERTY:	Village Creek Center
LOCATION:	2300 Highland Village Rd. Highland Village, TX 75077
POTENTIAL USE:	Professional Office General Office Retail Executive Suites
AVAILABILITY:	<p>Building 2: <u>Suite 200 – 1st Floor 2,300 RSF</u> - 2nd Gen former Eye Doctor suite. Rent \$22/SF + NNN. Available now.</p> <p>Building 3: <u>Suite 300/310 – 1st Floor 4,159 RSF</u> - 2nd Gen former Spa suite (Can be demised) <u>Suite 3204 – 2nd Floor 1,132 RSF</u> - 2nd Gen Office</p> <p>Building 4: <u>Suite 405 – 1st Floor 1,100 RSF</u> – Frontage to Highland Village Rd. Large reception/work area, 3 offices, Conference room, IT/Copier area, restroom. <u>Suite 420 – 1st Floor 1,533 RSF</u> - 2nd Gen Retail Space. <u>Suite 440 – 2nd Floor 935 RSF</u> – “White Box” space. <u>Suite 450 – 2nd Floor 1,192 RSF</u> - 2nd Gen Office space with 3rd Floor ‘Crows Nest’ Office <u>Suite 460/470 – 2nd Floor 2,425 RSF</u> - 2nd Gen Office space available end of 2025</p> <p>Building 5: <u>Suite 530 – 2nd Floor 1,296 RSF</u> - Office space upstairs from restaurant <u>Suite 535 – 2nd Floor 612 RSF</u> - Office space upstairs from the restaurant <u>Suite 550 – 2nd Floor 1,581 RSF</u> - Office space upstairs from the restaurant</p> <p>Building 6: <u>Suite 630 – 2nd Floor 897 RSF</u> – Upstairs; Reception area, 3 large offices, copier/file room area. <u>Suite 6201-6204 – 2nd Floor 946 RSF</u> – Upstairs office space with four private offices.</p> <p>Building 7: <u>Suite 710 – First Floor Retail 1,965 RSF</u> – Currently combined with Suite 720 to create 3,269 RSF. <u>Suite 720 - First Floor Retail 1,304 SF</u> - Currently combined with Suite 710 to create 3,269 RSF.</p> <p>Building 9: <u>Suite 900 – 1st Floor 3,316 RSF</u> - 2nd Gen Retail/Restaurant space with</p>

Certified Grease Trap, oversized Restrooms, Full Kitchen— w/o Appliances.

**EXECUTIVE OFFICE
SUITES:**

ALL-INCLUSIVE EXECUTIVE OFFICE SUITES

- Private office
- Utilities included
- High-speed wireless internet
- Access to common area restroom and kitchen
- Janitorial services for common areas provided twice per week

Building 2: 2nd Floor Executive Office Suites

Suite 2207 - 166 RSF – Executive Office Suite **\$480/month**

Suite 2209 - 285 RSF - Executive Office Suite **\$770/month**

Suite 2218 – 236 RSF - Executive Office Suite **\$640/month**

SIGNAGE: Monument Signage, Façade Signage, Marquis Sign in Lobby

UTILITIES: Large Suites - Tenants Expense – All existing to the site

PARKING: Private Parking Lot

RATE: \$14.00 - \$22.00 / SF / Yr + NNN (Est \$7.77/SF)

TERMS: Negotiable

COMMENTS: NEW MANAGEMENT!!! Prime office/retail space in the heart of Highland Village, is a premier mixed-use destination combining upscale retail, office, and dining in a beautifully landscaped setting. With excellent frontage and visibility along Justin Road (FM 407), the center enjoys strong daily traffic and draws from Highland Village's affluent residential base. Tenants and visitors alike appreciate the boutique feel created by mature trees, fountains, and inviting walkways that encourage people to shop, dine, and relax. The property offers flexible suite sizes ideal for retail, medical, and professional office users, with ample parking and easy access. Anchored by Bistecca—An Italian Steakhouse and surrounded by thriving local businesses, Village Creek Center delivers a high-end, community-driven environment where business visibility meets everyday convenience. Perfect for tenants seeking sophistication, visibility, and steady foot traffic in one of Denton County's most desirable trade areas.

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www.stagcre.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date