

FOR LEASE

# 5E Business Park

505-535 WYLIE PARK BLVD | WYLIE, TX

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# Property Details

505-535 Wylie Park Blvd | Wylie, TX

<b>Property Type</b>	Flex/Retail
<b>Available SF</b>	860 – 5,452 SF
<b>Year Built</b>	2026
<b>Clear Height</b>	20' - Side Walls & 31' - Peak
<b>Grade Doors</b>	12 W x 14' H
<b>Parking Ratio</b>	2.1/1,000 SF
<b>Zoning</b>	ETJ
<b>Available</b>	March 1, 2026

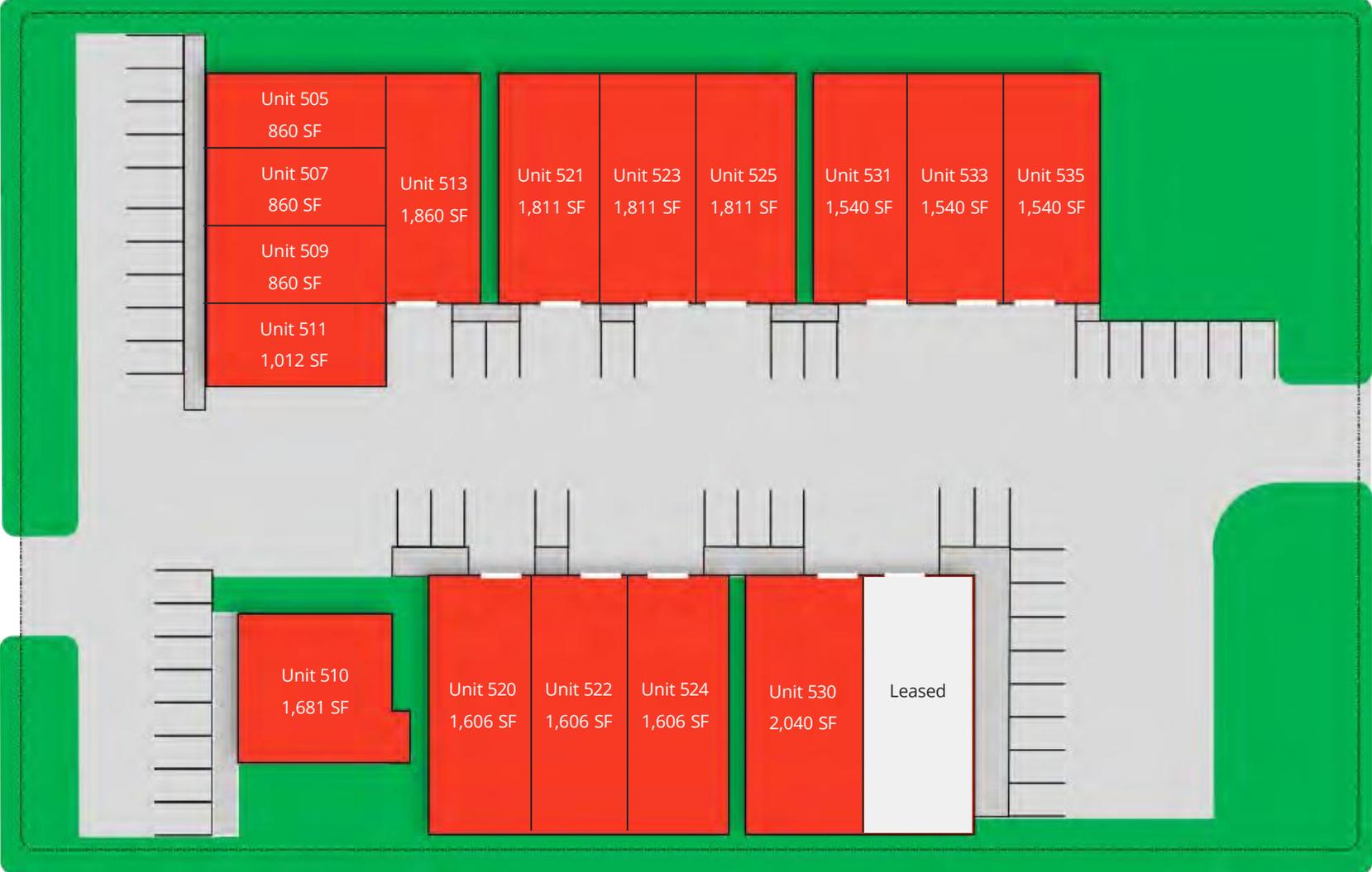
## Highlights:

- New Construction Business Park
- Move-in ready suites available
- Each suite has 258 SF of turn-key office per suite with an office and bathroom (ability to add/customize more)
- Fully insulated warehouse
- Option for full HVAC
- Flexible ETJ zoning allows for a wide variety of general industrial uses or distribution tenants



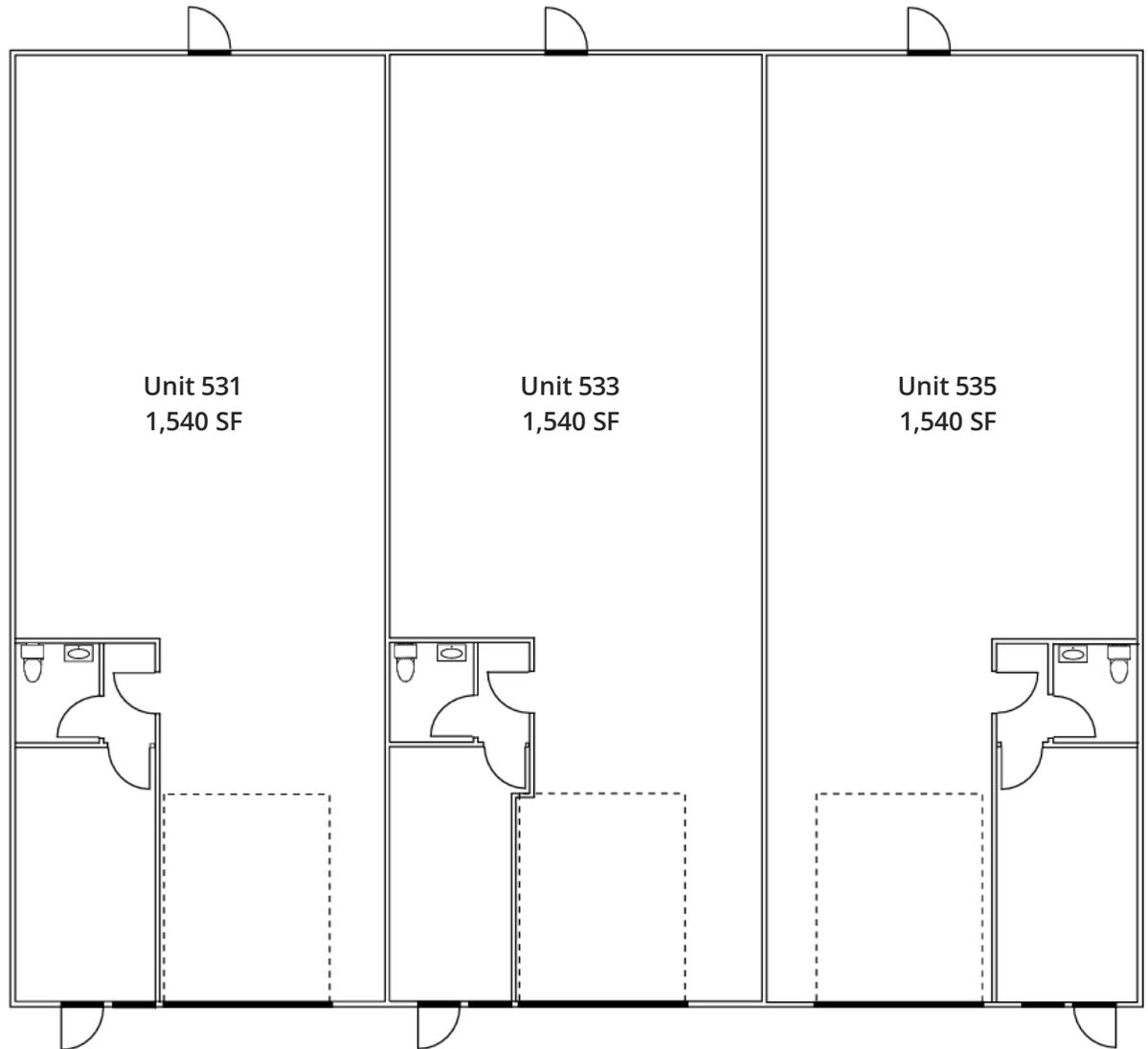
# Site Plan

- Available
- Leased



# Specs | Bldg. 1

Type	Flex
Total Suites	3
Suite Sizes	1,540 – 4,080 SF
Clear Height	20' - Side Walls 31' - Peak
Grade Level Doors	12' x 14'
Depth	60'
Delivery Condition	258 SF of finished office space



# Specs | Bldg. 2

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Type	Flex
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Total Suites	3
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Suite Sizes	1,811 - 5,433 SF
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Clear Height	20' - Side Walls 31' - Peak
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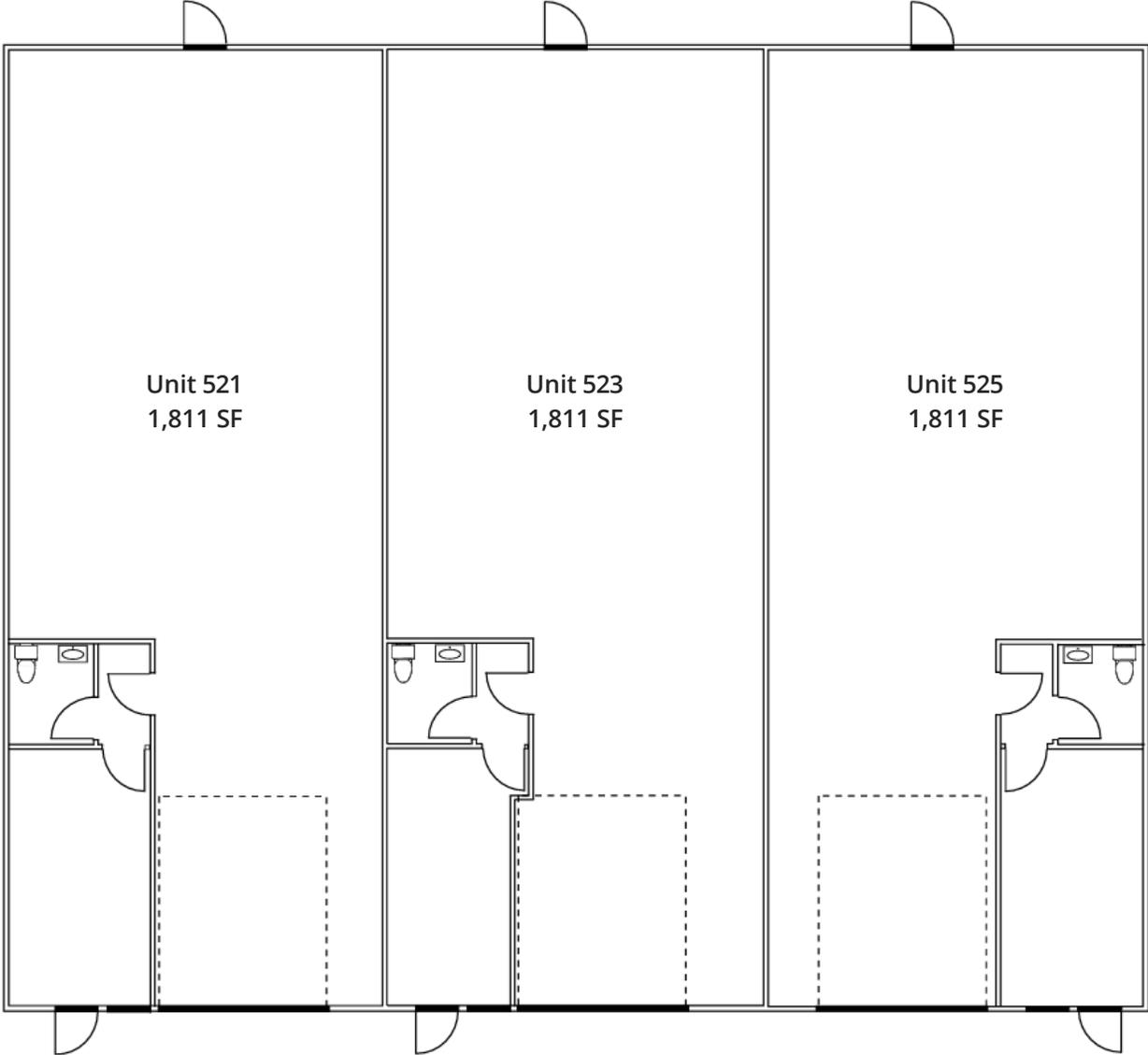
Grade Level Doors	12' x 14'
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Depth	68'
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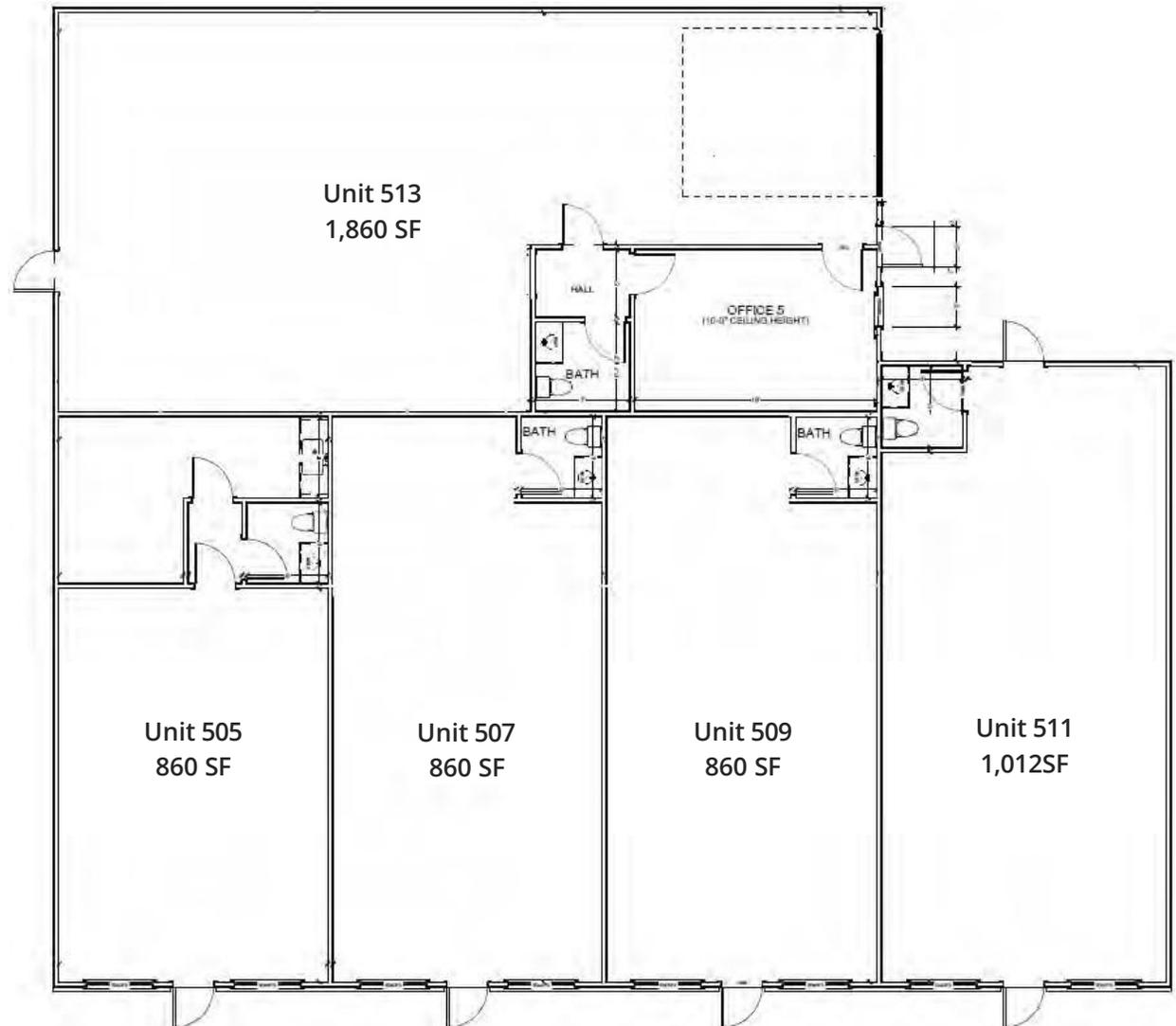
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**Delivery Condition** 258 SF of finished office space



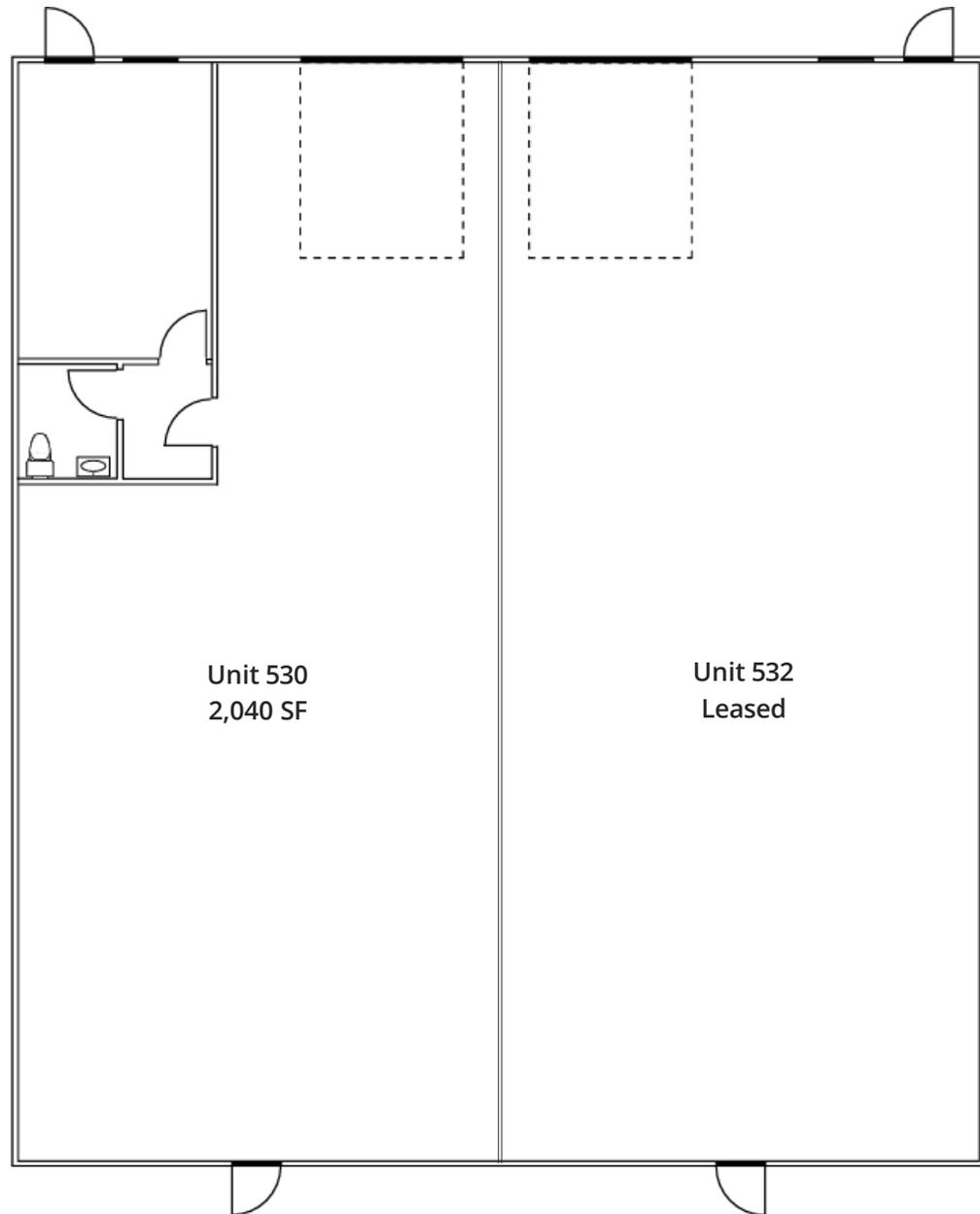
# Specs | Bldg. 3

Type	Retail / Flex
Total Suites	5
Suite Sizes	860 - 3,592 SF
Clear Height	20' - Side Walls 31' - Peak
Grade Level Doors	12' x 14'
Depth	62'
Delivery Condition	White Box Condition



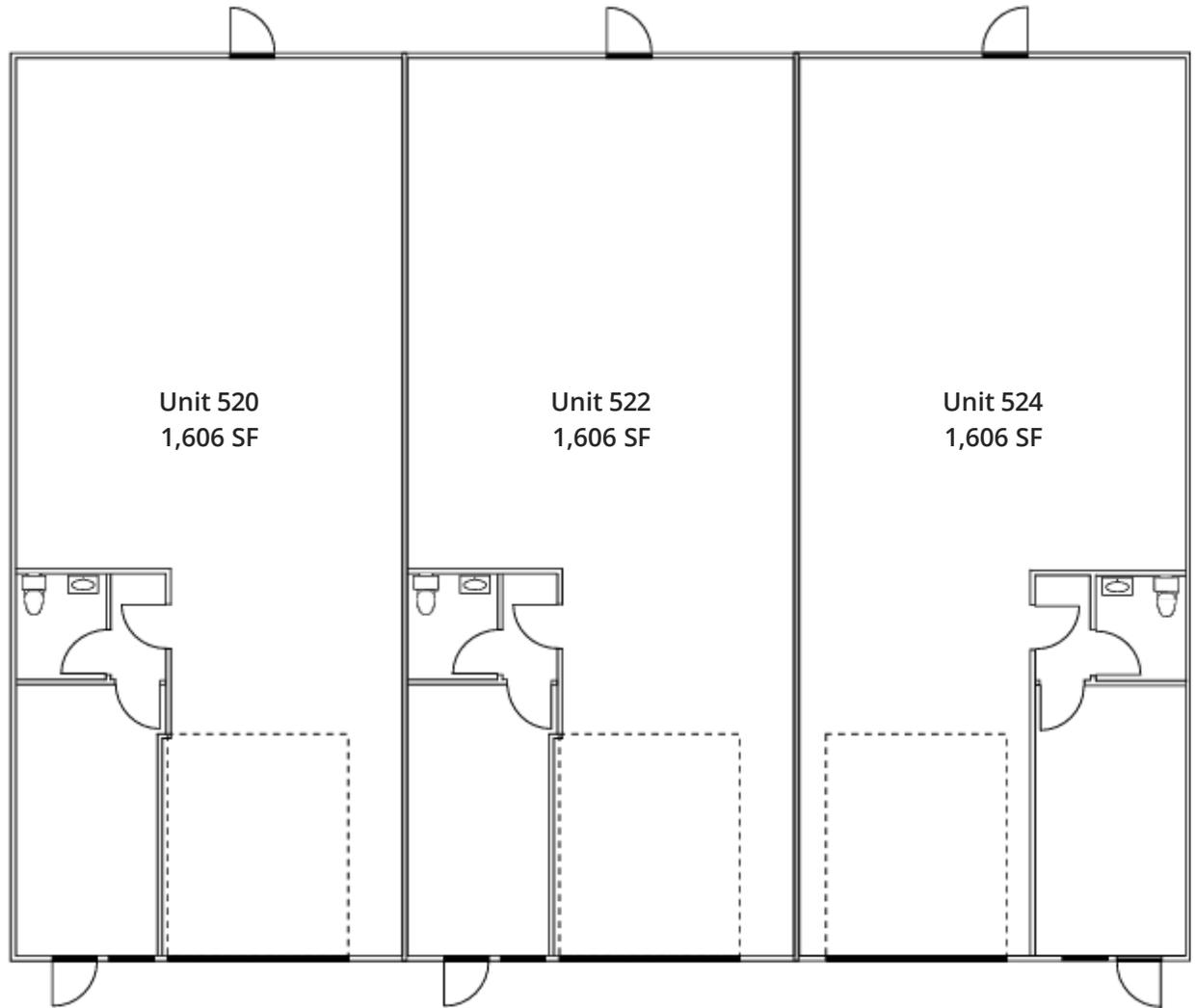
# Specs | Bldg. 4

Type	Flex
Total Suites	2
Suite Sizes	2,040 SF
Clear Height	20' - Side Walls 31' - Peak
Grade Level Doors	12' x 14'
Depth	68'
Delivery Condition	258 SF of finished office space



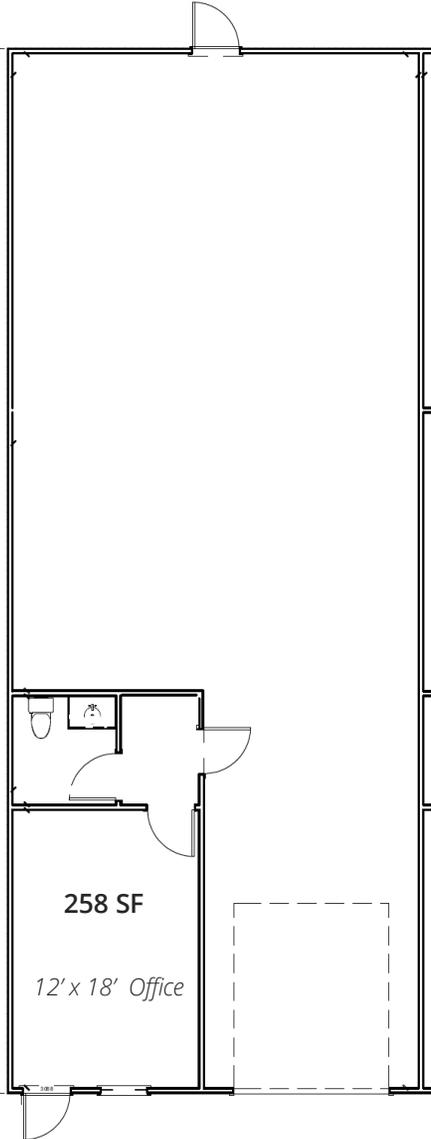
# Specs | Bldg. 5

Type	Flex
Total Suites	3
Suite Sizes	1,606 - 4,819 SF
Clear Height	20' - Side Walls 31' - Peak
Grade Level Doors	12' x 14'
Depth	61'
Delivery Condition	258 SF of finished office space

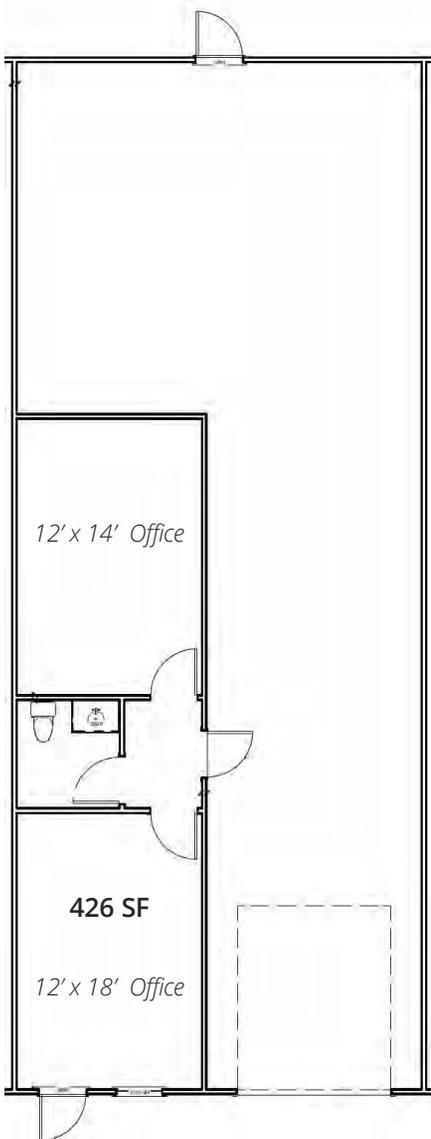


# Floor Plan Options

### STANDARD OFFICE PLAN



### OPTIONAL OFFICE PLAN



# Site Location



505-535 Wylie Park Blvd | Wylie



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