



LEASE

113 Barnett Boulevard

113 BARNETT BOULEVARD

Highland Village, TX 75077

PRESENTED BY:

MARSHA COOPER

O: 940.381.2220

marsha.cooper@svn.com

PROPERTY SUMMARY



LOCATION DESCRIPTION

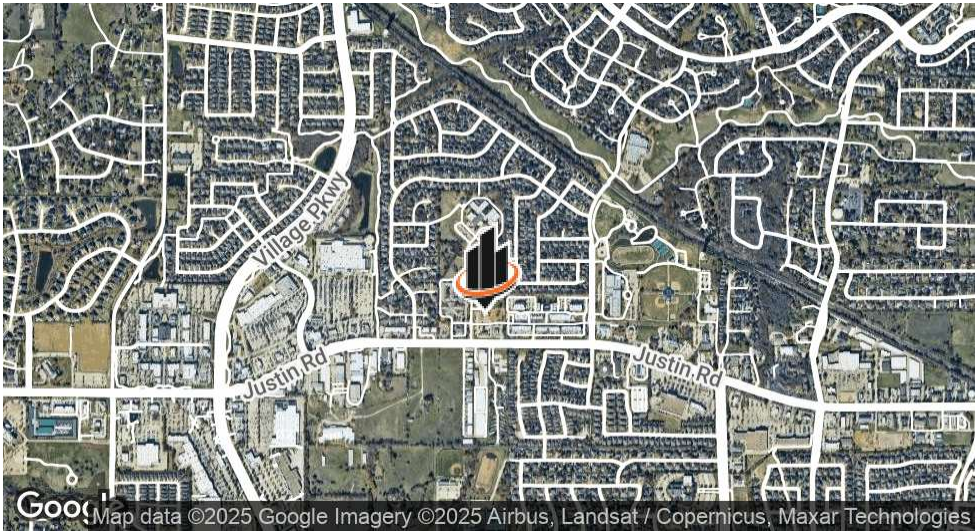
This property is conveniently located just north of Justin Road for easy access, yet additional privacy. Located nearby is an array of businesses, shopping, and residences in this neighborhood making it suitable for medical or office use.

OFFERING SUMMARY

LEASE RATE:	\$22.00 - 24.00 SF/yr (NNN)
AVAILABLE SF:	1,176 SF
BUILDING SIZE:	8,000 SF

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PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity for your professional office located just off Justin Road at 113 Barnett in the desirable community of Highland Village. This new, contemporary building has only one office remaining whose interior can be designed to fit your unique business. The natural light provided by the east windows will enhance your office design. Available parking is onsite.

COMPLETE HIGHLIGHTS



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LOCATION INFORMATION

STREET ADDRESS	113 Barnett Boulevard
CITY, STATE, ZIP	Highland Village, TX 75077
COUNTY	Denton

BUILDING INFORMATION

BUILDING CLASS	A
YEAR BUILT	2024

PROPERTY HIGHLIGHTS

- Prime location in Highland Village
- Contemporary and professional design
- Ample parking for visitors and employees
- ADA Restroom in Place
- HVAC, Drop Ceiling and Lighting in Place
- Close proximity to Justin Road/FM 407
- Ideal for Medical or Professional office space
- Easy access to dining and shopping

ADDITIONAL PHOTOS

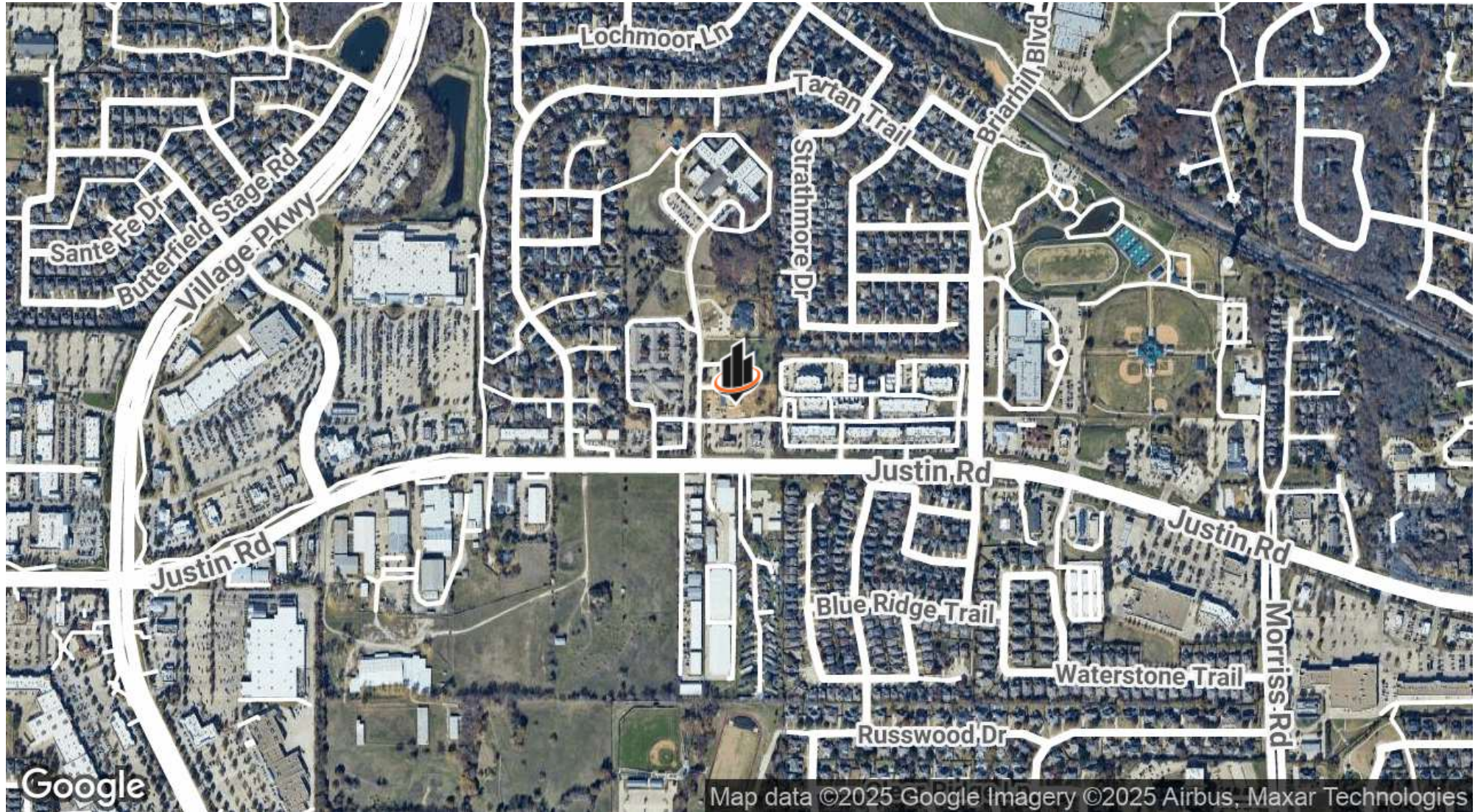


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LOCATION MAP



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