



PROPERTY SUMMARY

PROPERTY:	Marketplace at Highland Village Office Suites
LOCATION:	2820 Village Parkway #625, Unit 6B Highland Village, TX 75077
TYPE:	FOR SALE OR LEASE Professional Office Suites - Upscale Office Condominiums
YEAR BUILT:	2007
PARKING:	5/1000 SF
ZONING:	Commercial Office/Medical
SIZE:	1,893 SF per Appraisal
FRONTAGE:	NEQ of Justin Rd. (FM 407) and Village Parkway (FM 2499)
ACCESS:	Easy Access - 3 entrances from FM 2499 (Village Parkway)
UTILITIES:	All available and installed – electric and water individually sub-metered.
POWER:	110 - 220V
SIGNAGE:	Signage is available on building facia per Condo Association and City approval. Use of Monument Sign on FM 2499 is available.
DENTON CAD PARCEL:	497576
PRICE FOR SALE:	\$675,000
LEASE RATE:	\$5,000/MONTH plus utilities
POA Dues:	\$535/month includes building insurance, water, trash, landscaping and exterior property maintenance.

COMMENTS

One of the last remaining condos available for sale in the Marketplace at Highland Village Office Suites. Located in the prestigious Highland Village corridor. Unique investment or owner-user opportunity adjacent to The Shops of Highland Village with great demographics and signage on FM 2499 (Village Parkway). Ideal for General Office, Medical or Dental with the finest amenities within the Highland Village Commercial Corridor. The location is easy to commute to D/FW International Airport, Executive Housing and Top-Rated Schools approximately 2.5 miles from Flower Mound Presbyterian Hospital in the Riverwalk at Central Park.

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