



PROPERTY SUMMARY

PROPERTY:	Creekside Centre		
LOCATION:	2340 Justin Rd, Highland Village, TX 75077		
POTENTIAL USE:	Commercial Office Medical Professional		
AVAILABILITY:	<p><u>Suite 202</u> – Second Floor suite. +/- 235 RSF. Large executive office with exterior window, connected with double doors. \$550/month + E</p> <p><u>Suite 204</u> – Second Floor suite. +/- 235 RSF. Large Executive Suite with two windows. \$550/month + E</p> <p><u>Suite 205</u> – Second Floor suite. +/- 230 RSF; Large Executive Suite with window. \$450/month + E</p> <p><u>Suite 100B</u> – One small office, 225 RSF; \$500/month + E</p> <p><u>Suite 100C</u> - Large single office. 407 RSF; \$750/month + E</p> <p><u>Suite 101</u> – Large office with open area and 4 privates; 1594 RSF; \$2800/month + E.</p> <p><u>Suite 102</u> – First Floor suite. +/- 2182 RSF. Second generation office/retail suite. Large open layout and two large executive offices. \$3200/month + E.</p>		
SIGNAGE:	Signage availability varies per suite. All signage will be per city ordinances and Landlords approval.		
RATE:	All-inclusive rates + Electricity		
TERMS:	Negotiable		
COMMENTS:	Very attractive two story stone and brick office building located just off Justin Road (FM 407). Small office park with easy access to / from Flower Mound, Lewisville, Highland Village and surrounding communities and roadways. Great Demographics and Signage on FM 407. Ideal for General Office, Medical or Dental. Monument and Building Signage available. Finest amenities within the Flower Mound/Highland Village Commercial Corridor. Easy Commute to Dallas/Ft Worth Airport. Easy Commute to Executive Housing & Top Rated Public Schools. Approximately 2 miles west of I-35 E and 1 mile east of Village Parkway (FM 2499)		
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