

# FOR LEASE FLEX OFFICE SPACE BUILDING



1601 HART STREET, SOUTHLAKE, TX 76092



## PROPERTY HIGHLIGHTS

- ±5,945 SF (3,600 SF Office, ±2,300 SF Warehouse)
- Flex/Office/Showroom
- Open Floor Plan
- 2nd Generation Space
- Tenant Improvement Allowance
- Building Monument Signage
- L-1 Zoning
- Easy access to SH 114 & DFW Int'l Airport
- Located near Carroll Ave & Southlake Blvd

## LEASE RATE CALL FOR PRICING



## CONTACT INFORMATION

### ERIC GOODWIN

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### AMY PHAM-WOODWARD

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### Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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## FLOOR PLAN



Total scanned area: 5657 sq. ft

Measurements Are Calculated By Cubicasa Technology, Deemed Highly Reliable But Not Guaranteed.



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### LEASE SPACES

#### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	30 to 60 months
Total Space:	5,945 SF	Lease Rate:	Call for Pricing

#### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 100	Available	5,945 SF	NNN	Call for Pricing	-

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**EXTERIOR PHOTOS**



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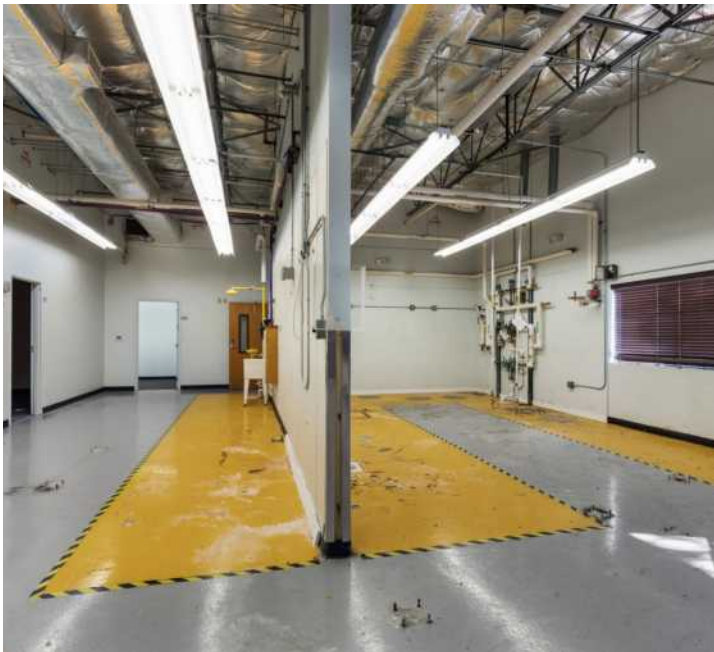
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## INTERIOR PHOTOS



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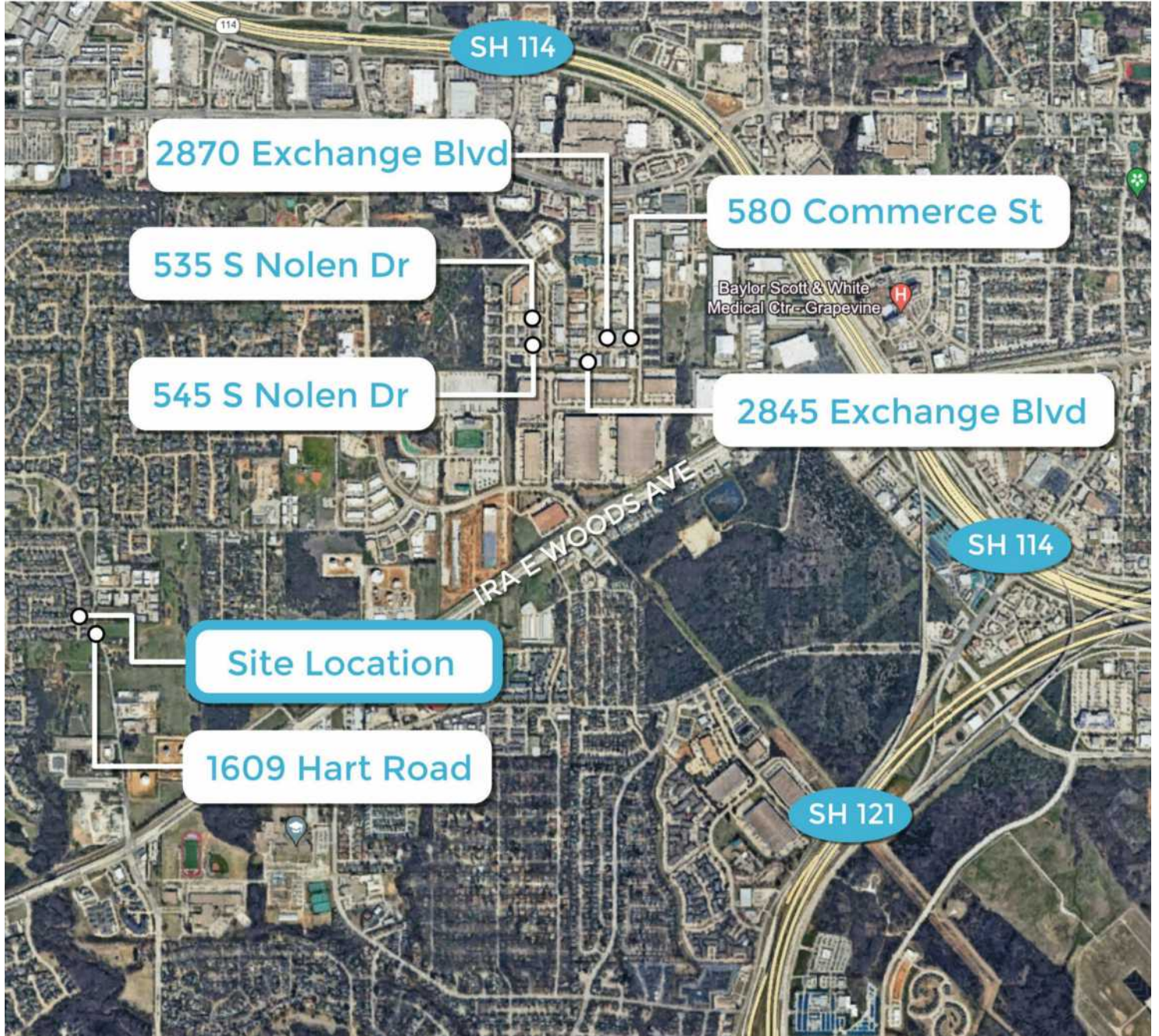
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**AREA LOCATION**



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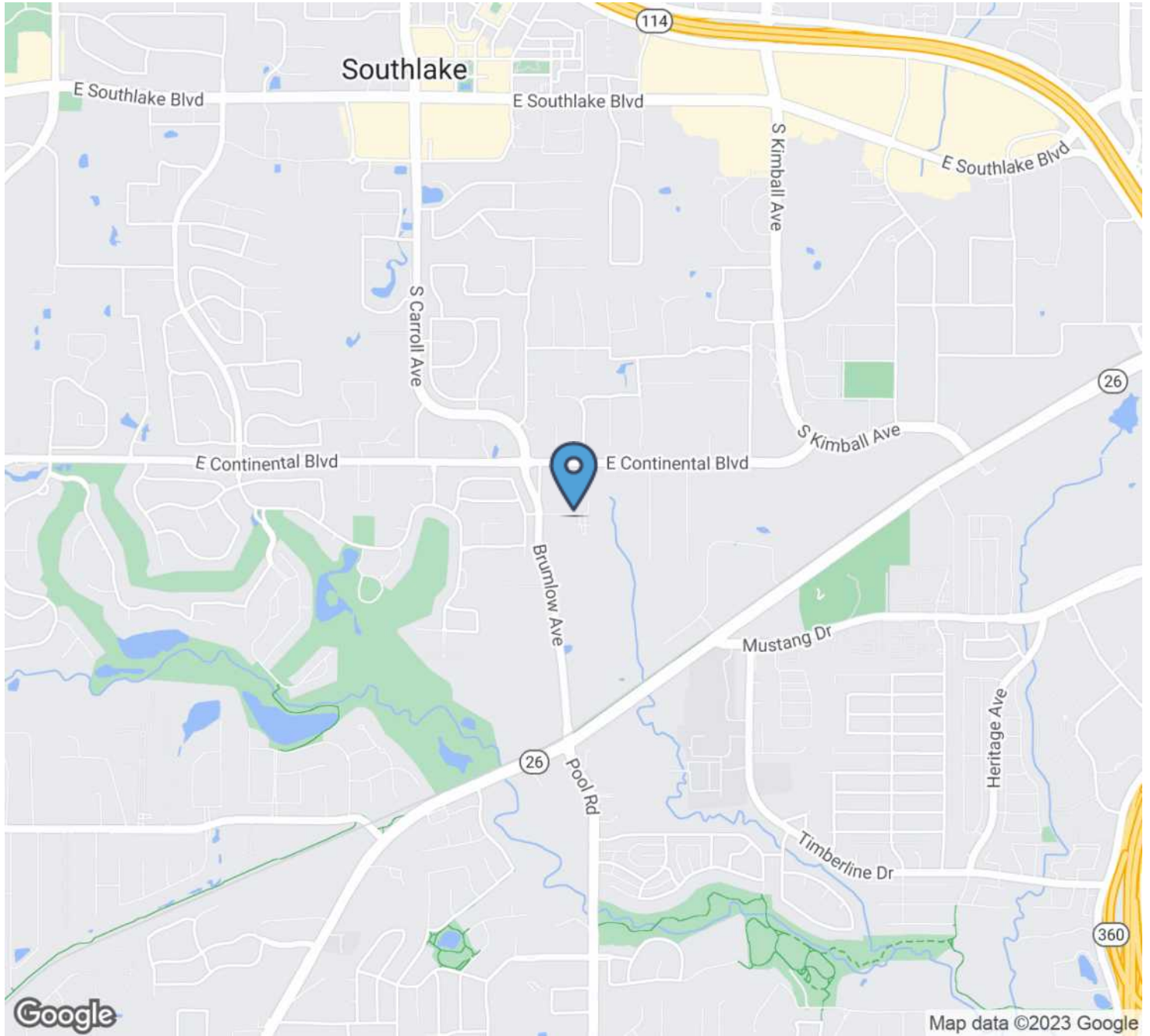
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## LOCATION MAP



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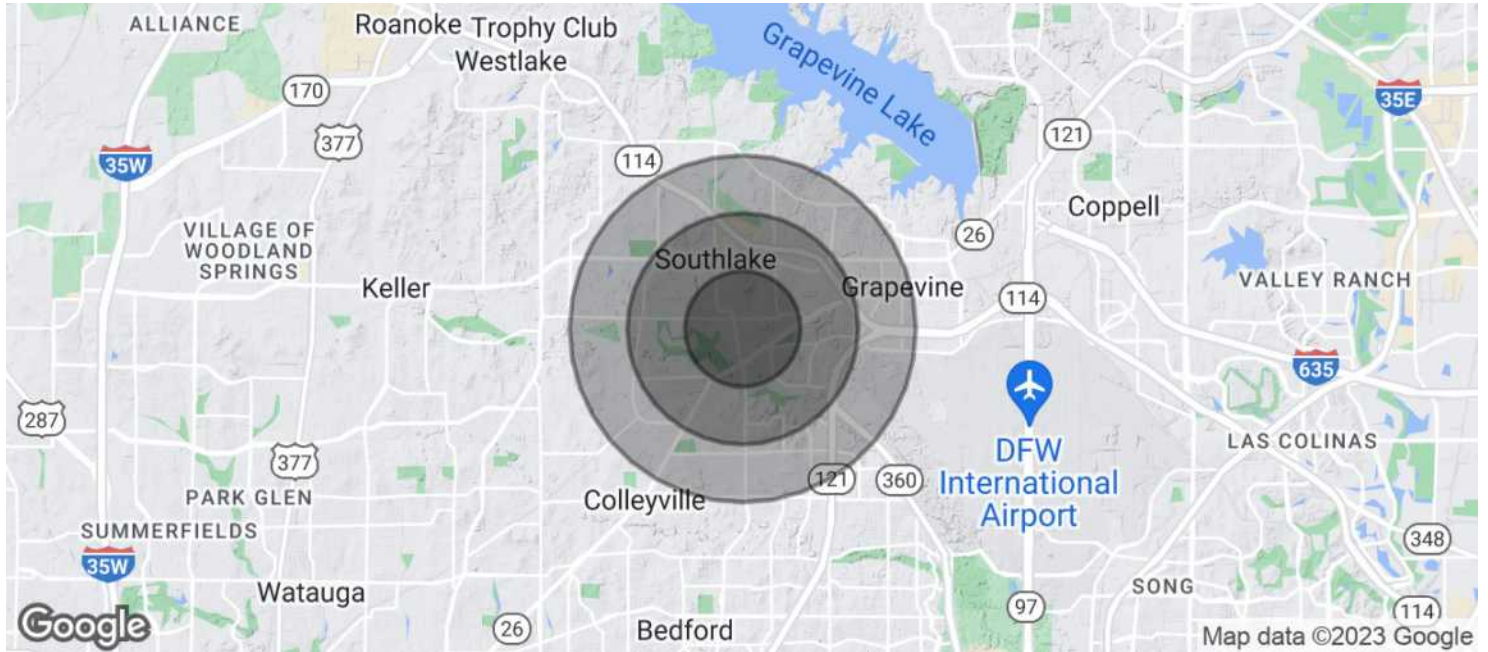
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	5,588	27,128	61,938
Average Age	39.3	40.2	41.7
Average Age (Male)	37.5	38.8	39.8
Average Age (Female)	39.1	39.7	42.3

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,873	9,635	22,140
# of Persons per HH	3.0	2.8	2.8
Average HH Income	\$194,010	\$172,451	\$186,186
Average House Value	\$561,851	\$529,950	\$528,124

\* Demographic data derived from 2020 ACS - US Census

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## BROKER CONTACTS



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**CHAMPIONS**  
DFW COMMERCIAL REALTY

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