

# FOR LEASE OFFICE BUILDING



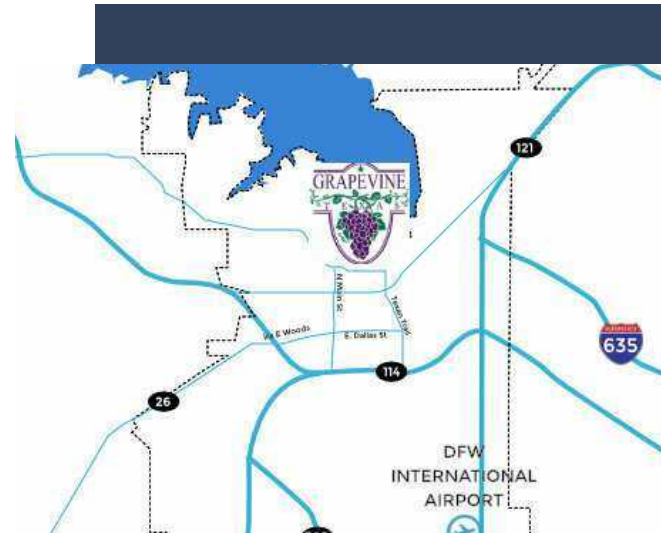
1235-1245 S MAIN STREET, GRAPEVINE, TX 76051



## PROPERTY HIGHLIGHTS

- ±1,500 - 3,699 SF
- Professional Office Space
- Move-In Ready
- Convenient location to Historic Grapevine shopping district
- Walkable to restaurants
- Monument Signage
- Minutes to DFW Int'l Airport
- Located off S Main Street and SH 114

LEASE RATE \$24 - 28 SF/YR | GROSS + E



## CONTACT INFORMATION

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### Champions DFW Commercial Realty

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

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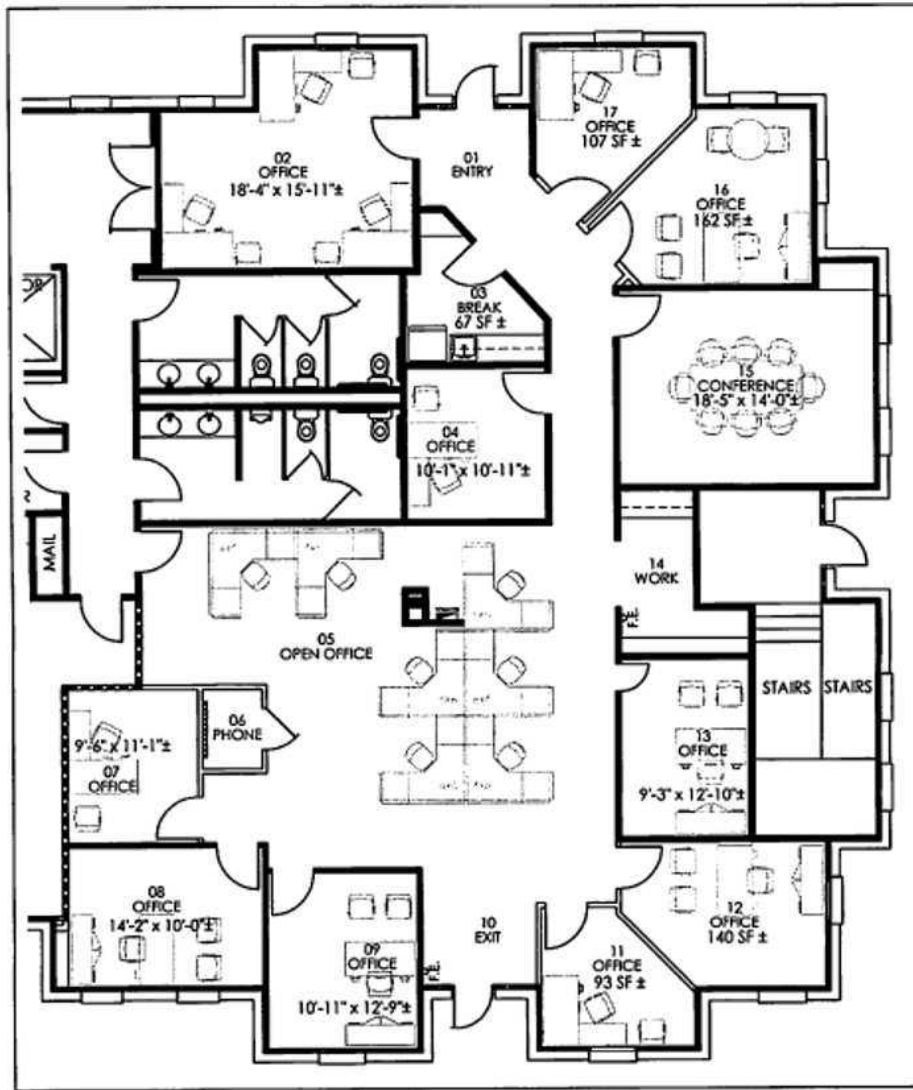
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**OFFICE BUILDING**



1235-1245 S MAIN STREET, GRAPEVINE, TX 76051

1235 S MAIN - SUITE 100



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## 1235 S MAIN - SUITE 150



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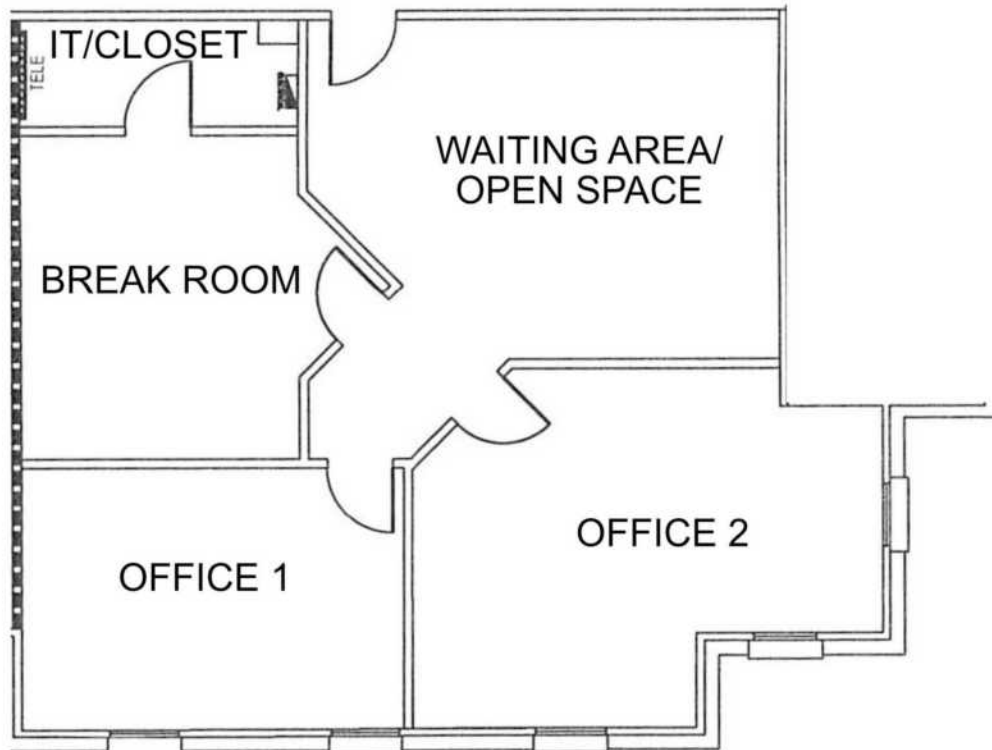
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1235 S MAIN - SUITE 260



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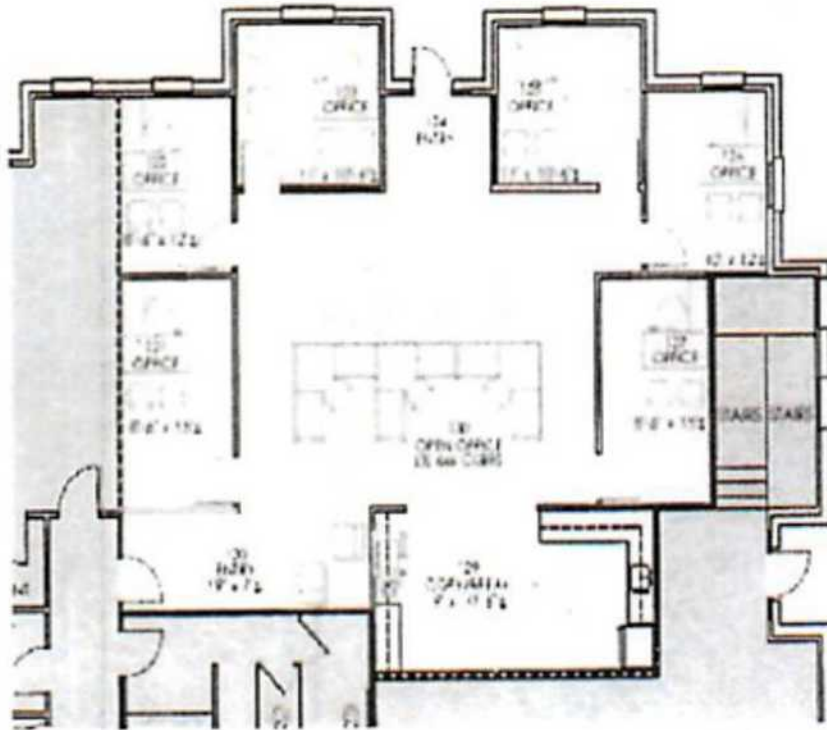
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## FLOOR PLAN - 1245 - SUITE 120



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## LEASE SPACES

### LEASE INFORMATION

Lease Type:	Gross + E	Lease Term:	36 to 60 months
Total Space:	1,500 - 3,699 SF	Lease Rate:	\$24.00 - \$28.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1235 Main Street - Suite 100	Available	3,699 SF	Gross + E	\$24.00 - 28.00 SF/yr -
1235 Main Street - Suite 150	Available	3,688 SF	Gross + E	\$24.00 - 28.00 SF/yr -
1235 Main Street - Suite 260	Available	1,500 SF	Gross + E	\$24.00 - 28.00 SF/yr -
1245 Main Street - Suite 120	Available	1,984 SF	Gross + E	\$24.00 - 28.00 SF/yr -

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## PROPERTY PHOTOS



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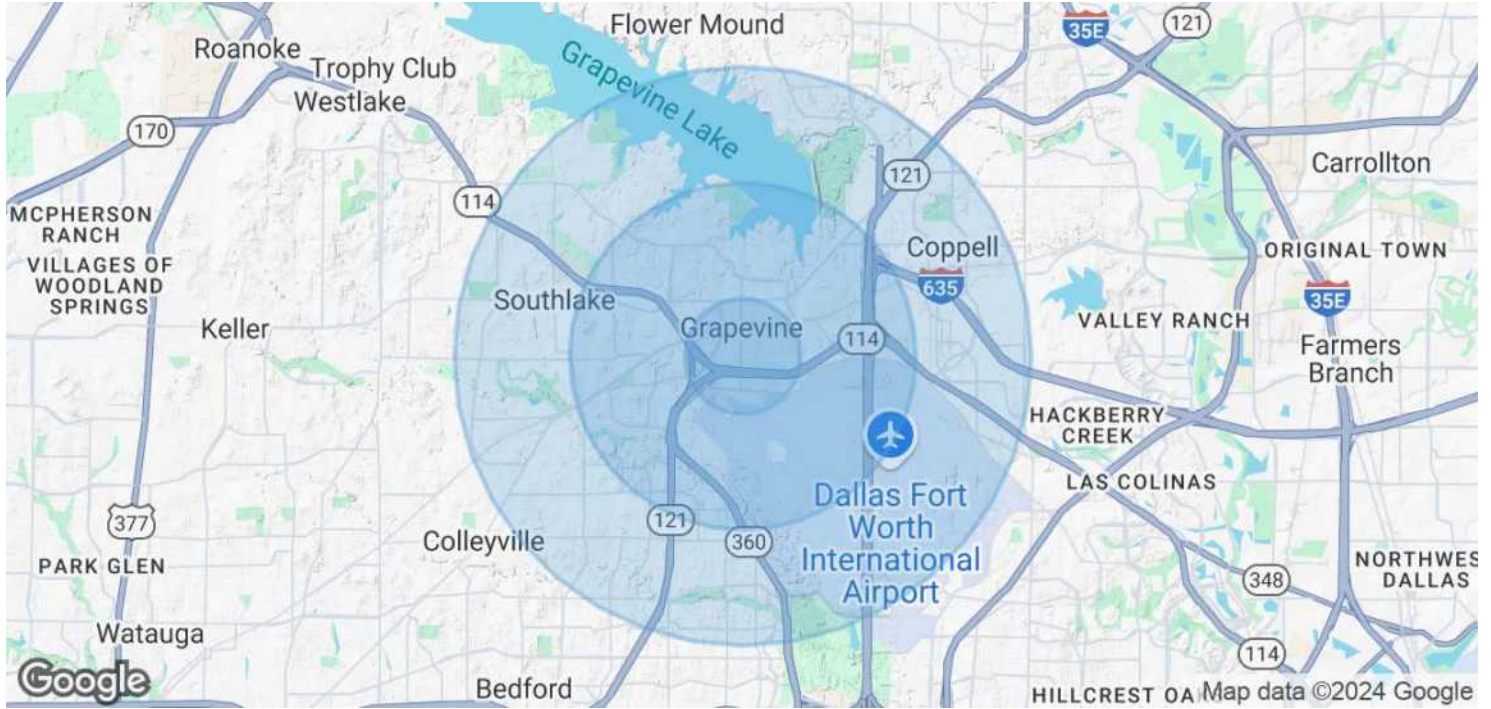
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,929	42,767	116,807
Average Age	43	40	41
Average Age (Male)	42	39	40
Average Age (Female)	44	41	41

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,361	17,336	45,363
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$123,509	\$147,517	\$180,872
Average House Value	\$555,607	\$557,828	\$641,160

\* Demographic data derived from 2020 ACS - US Census

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## BROKER CONTACTS



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