

Remodeled
Office Building
For Sale

WILLOWTREE
CUSTOM HOMES



680 N. Carroll Ave., Southlake, TX 76092



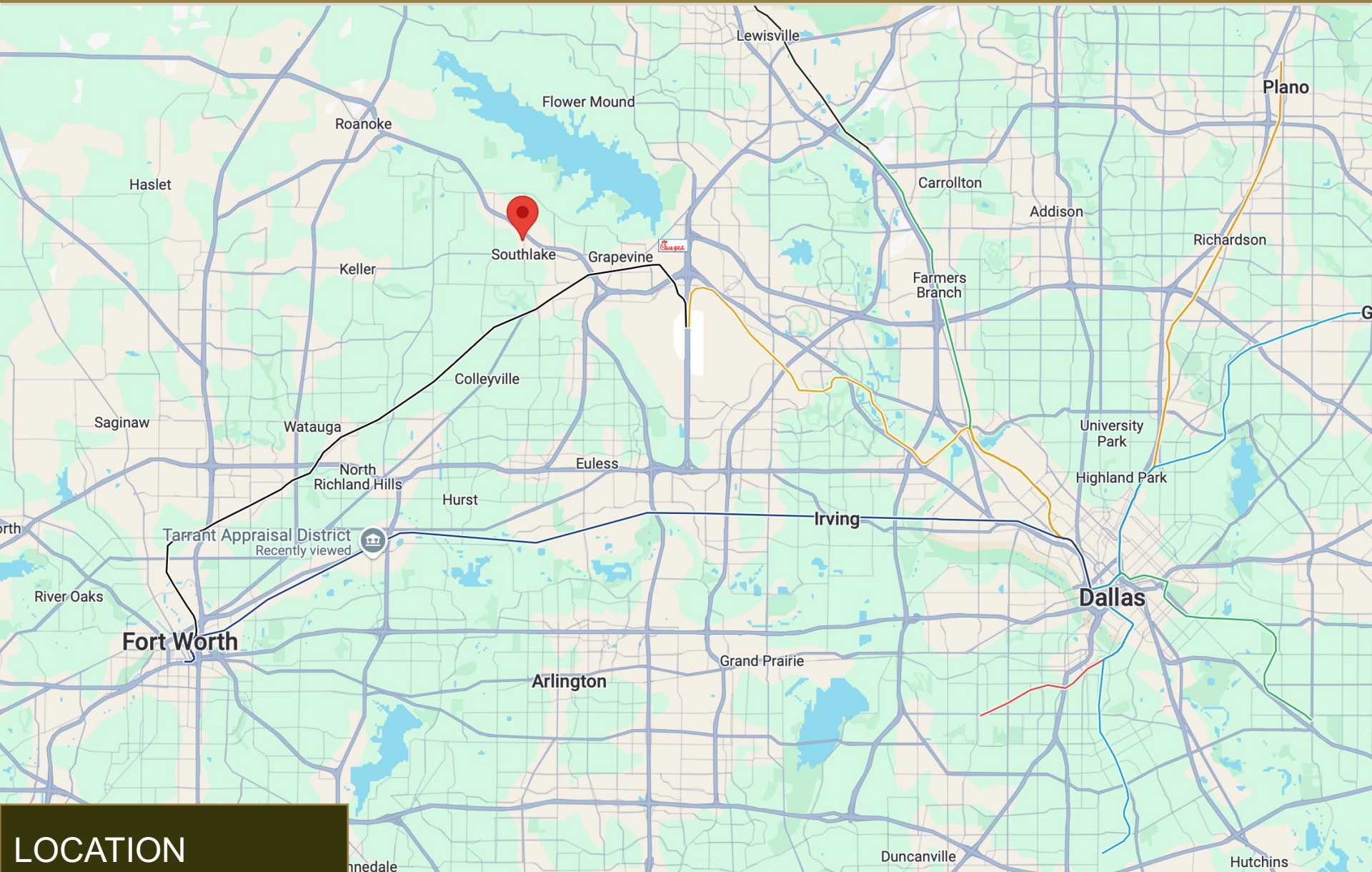
PROPERTY HIGHLIGHTS

- Perfect for Owner User or Investment
- Very Nice Class “A” Office Building in a Prime location on N. Carroll Ave. just South of Hwy 114
- Directly Opposite Carroll Pointe and Within Walking Distance of Several Other Retail Centers in Southlake Town Center



PROPERTY HIGHLIGHTS	
Address	680 N. Carroll Ave., Southlake, TX 76092
Space Available	1,539 SF for Buyer to Occupy or Lease
Year Built	2005
Zoning	Commercial Office Zoning
Building Size And Acreage	5,750 SF Professional Office Building on 0.643 Acres
Great Location	Centrally located Directly Opposite Carroll Pointe and Within Walking Distance of Several Other Retail Centers in Southlake Town Center.
Rent Rate	\$24-\$25.50/SF plus NNN
Site Highlights	<ul style="list-style-type: none">• Front of the building with great visibility• Suites offers Tenant a flexible space plan perfect for Office use• Building and Monument Signage Available• Quality construction & appealing architecture• Great Location With Excellent Residential Demographics
Excellent Demographics	Primed to serve Southlake's affluent, rapidly growing community with households boasting an average over 2x the national average at \$248,261
Parking	Plenty Surface Parking Spaces available





LOCATION
OVERVIEW



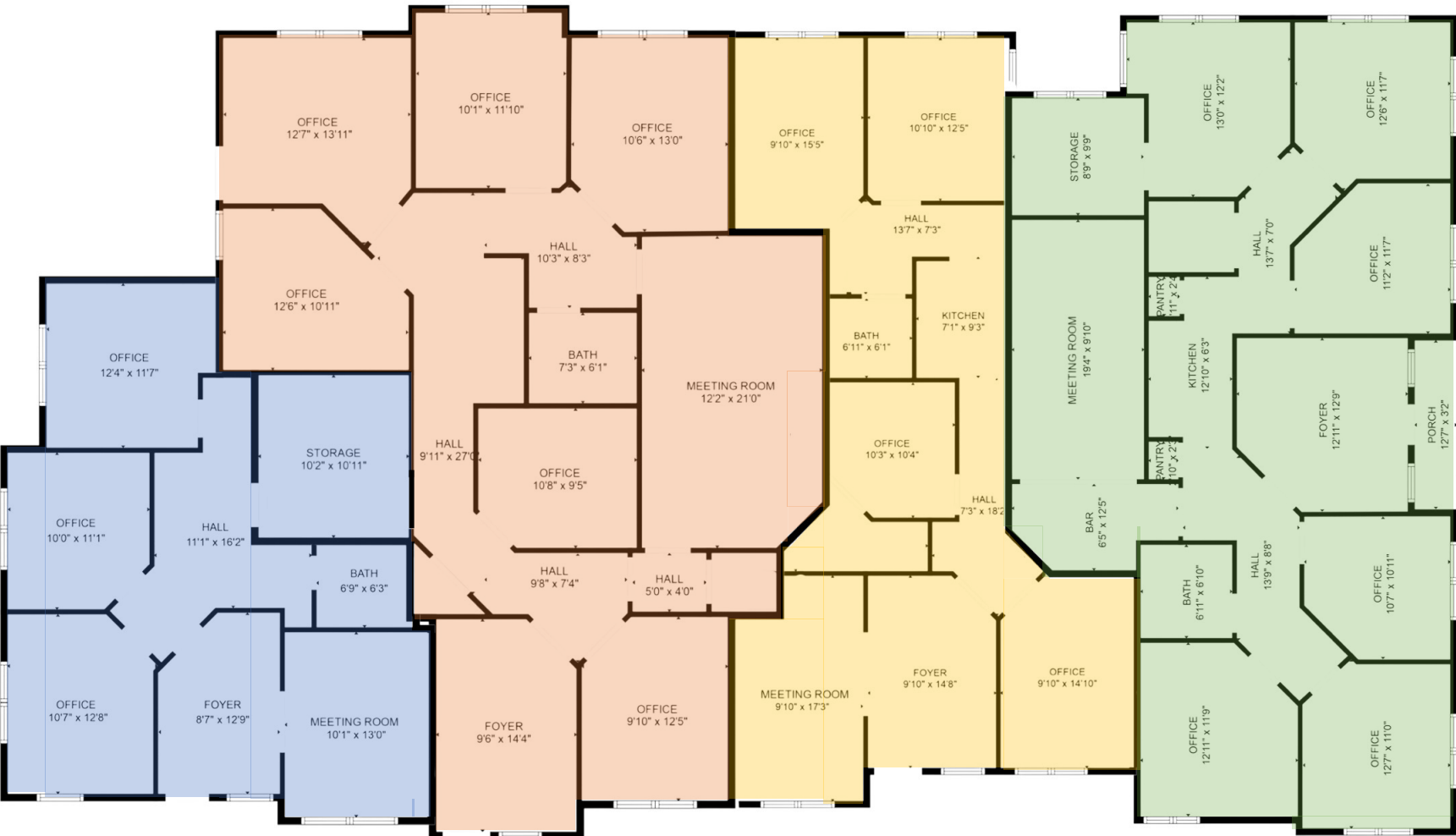
FOR SALE

LOCATION
OVERVIEW



FLOOR
PLAN





Suite 130
LEASED

Suite 110
AVAILABLE

Suite 120
LEASED

Suite 100
LEASED



CONTACT INFORMATION



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