

FOR SALE CLASS "A"
Office Building



Class "A" Office Building Space For Sale

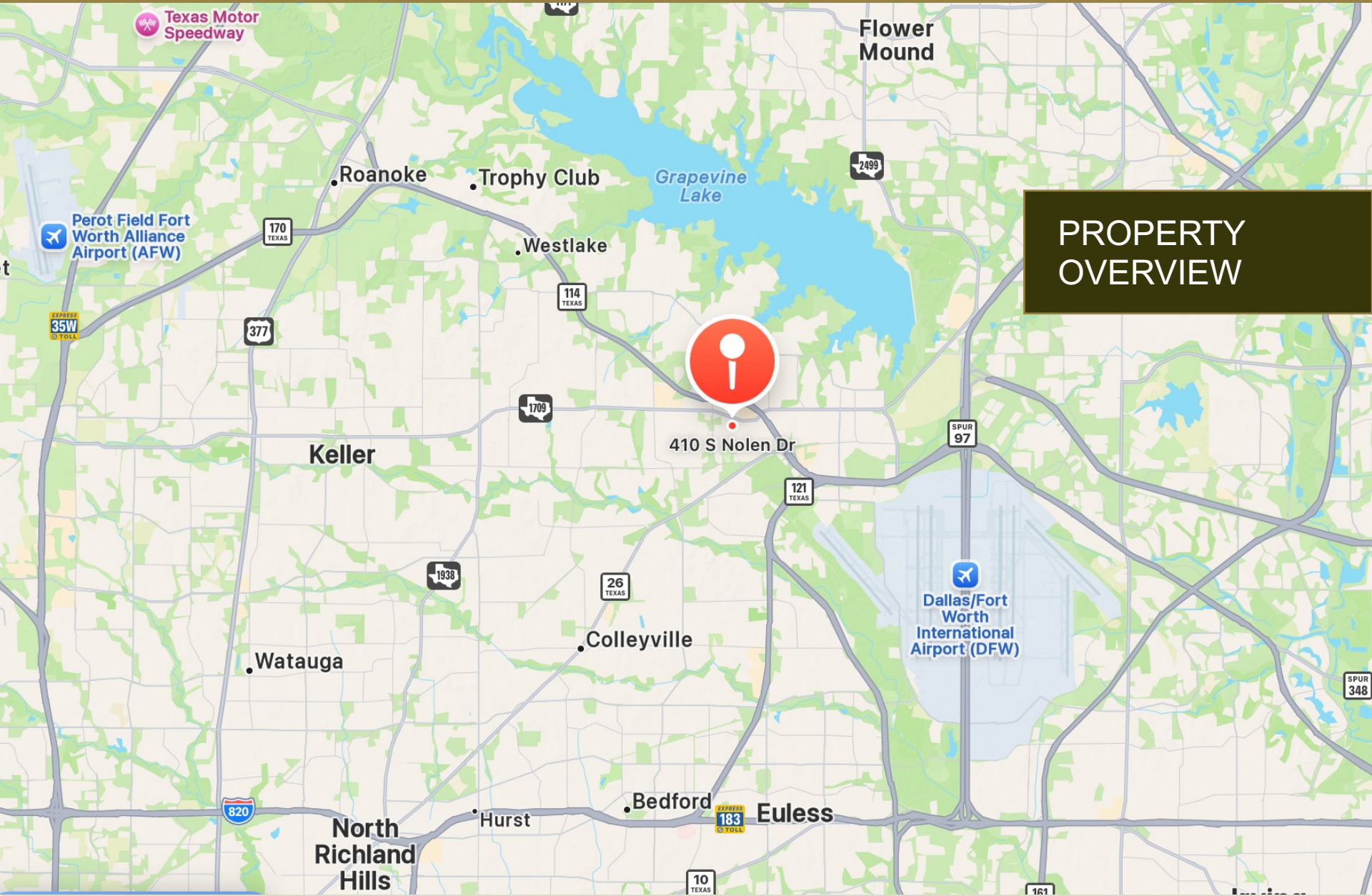


PROPERTY HIGHLIGHTS

- Flexible Layout: Suite offers a flexible space plan perfectly tailored for modern office use.
- Brand Visibility: Building signage available to maximize your exposure.
- Premium Finishes: High-quality interior design ready for immediate use.
- Prime Positioning: Highly sought-after location on Nolen Drive, just south of Southlake Blvd.
- Unbeatable Access: Easy, rapid access to Hwy 114 and DFW International Airport for effortless commuting and corporate travel.
- Surrounding Amenities: Located near several top-tier restaurants and retail centers for client entertainment and employee convenience.
- Strong Market: Excellent residential demographics supporting a robust local business environment.

PROPERTY HIGHLIGHTS	
Address	410 S Nolen Dr., Southlake TX 76092
Year Built	2019
Stories	1
Building Class	Class "A" Office Building
Building Size	5,970 SF Total 2,985 SF Available for Owner Occupancy Currently Leased: 2,985 SF (Immediate Income with NNN Lease thru August 31, 2028)
Lot Size	0.60 Acres
Sales Price	\$2,490,000 (\$417.09/SF)
Zoning	Commercial Office Zoning O-1
Property Highlights	Experience premium professional space in the heart of Southlake. Featuring quality construction, appealing architecture, and very nice interior finishes, this building offers an exceptional environment for your business to thrive while generating rental income.
Parking	Plenty of Surface Parking Spaces
Great Location	The building has superb visibility

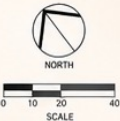




PROPERTY
OVERVIEW

PROPERTY
OVERVIEW

Where Business
Meets Opportunity



PROFESSIONAL SETTING.
BEAUTIFULLY LANDSCAPED.
PERFECTLY LOCATED.



LUSH LANDSCAPING
Mature trees, vibrant plantings, and serene green spaces.



AMPLE PARKING
Well-designed parking for tenants and visitors.



PRIME LOCATION
Easy access to major roads in the heart of Southlake.



MODERN DESIGN
Thoughtfully planned buildings in a professional setting.

Elevate
YOUR BUSINESS
ENVIRONMENT



SPACE PLANS

PREMIER PROFESSIONAL SUITES

FLEXIBLE SPACES. ELEVATED EXPERIENCE.




PROFESSIONAL IMAGE
Impress clients in a modern, well-designed environment.


FLEXIBLE LAYOUTS
Ideal for individual offices, teams, or full-floor users.


PREMIUM AMENITIES
Breakrooms, private restrooms, and inviting lobbies.


CONVENIENT ACCESS
Designed for comfort, functionality, and easy access.


BUILT FOR SUCCESS

Where productivity meets professionalism.


PRIVATE OFFICES


TWO BREAKROOMS


PRIVATE RESTROOMS


WELCOMING LOBBIES

YOUR SPACE.
YOUR BRAND.
YOUR FUTURE.



CONTACT INFORMATION

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