



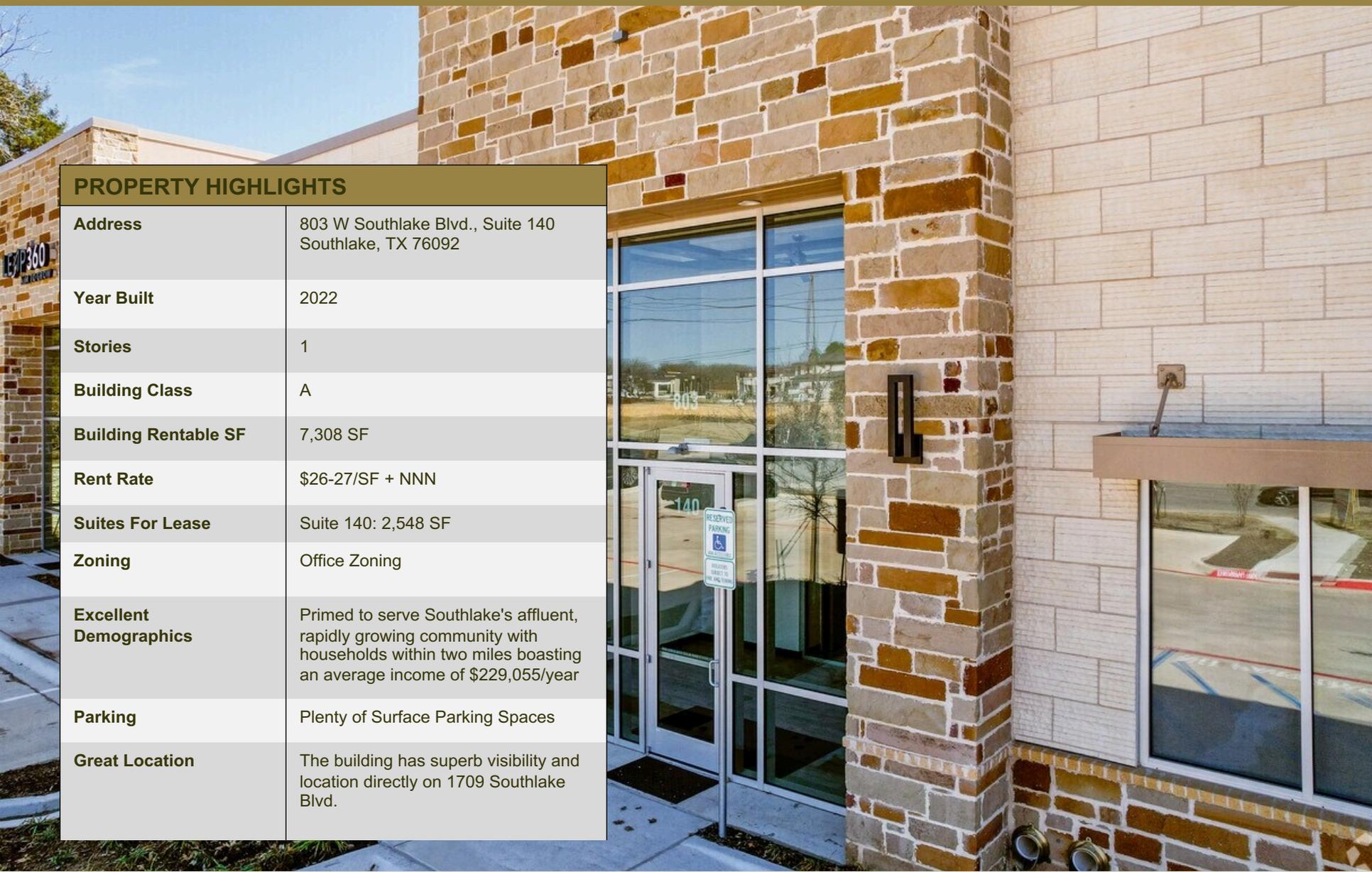
**FOR LEASE**  
**Class "A" Office Space**

**LEAP360**  
AIM TO GROW

*Class "A" Office Building Space For Lease*

## PROPERTY HIGHLIGHTS

- SF Available For Lease – Suite 140: 2,528 SF
- New Class “A” High-Quality Professional Office Building
- Centrally Located Professional Office Building in Heart of Southlake
- Great finish out and efficient floor plan.
- 18' high glassed atrium entrance for each suite.
- Open floor plans with average 14' high ceilings.
- Building and Monument Signage Available
- Highly Desirable Location with Excellent Residential Demographics
- Minutes from Restaurants, Retail and Southlake Town Square and City Hall
- 5 Minutes from DFW Airport
- Convenient Access to Southlake Blvd., Highway 114, SH26, & SH121



PROPERTY HIGHLIGHTS	
<b>Address</b>	803 W Southlake Blvd., Suite 140 Southlake, TX 76092
<b>Year Built</b>	2022
<b>Stories</b>	1
<b>Building Class</b>	A
<b>Building Rentable SF</b>	7,308 SF
<b>Rent Rate</b>	\$26-27/SF + NNN
<b>Suites For Lease</b>	Suite 140: 2,548 SF
<b>Zoning</b>	Office Zoning
<b>Excellent Demographics</b>	Primed to serve Southlake's affluent, rapidly growing community with households within two miles boasting an average income of \$229,055/year
<b>Parking</b>	Plenty of Surface Parking Spaces
<b>Great Location</b>	The building has superb visibility and location directly on 1709 Southlake Blvd.

PROPERTY  
OVERVIEW



**PROPERTY OVERVIEW**

Creek  
ition

Crescent  
Heights

Shady Oak  
Office

W SOUTHLAKE BLVD

Healthcare  
Assoc. of Texas

Currently  
Vacant

Timber Lake

Stone Lakes

803



OFFICE SPACE FOR LEASE



SPACE  
PLANS





**CONTACT INFORMATION**

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**TIMBERLAKE OFFICE BUILDING | 803 W Southlake Blvd, Southlake, TX 76092**



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