

OFFICES FOR LEASE

# PRIME PROFESSIONAL BUILDING

120 SOUTH VILLAGE CENTER DRIVE | SOUTHLAKE, TX 76092



FOR LEASE: \$21.00 PSF NNN

PRESENTED BY:

**PHIL KUBAT**  
Principal & Managing Broker  
office: (720) 909-8557  
cell: (303) 981-1936  
[phil@transworldcre.com](mailto:phil@transworldcre.com)  
CO - ER100016698, TX - 759206

**WILLIAM CONNERY**  
Commercial Real Estate Broker  
office: (607) 423-8718  
[will@transworldcre.com](mailto:will@transworldcre.com)

5261 Quebec Street, Suite 200  
Greenwood Village, Colorado 80111



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# PROPERTY SUMMARY

120 SOUTH VILLAGE CENTER DRIVE | SOUTHLAKE, TX 76092



## Property Summary

Building Type:	Professional Office
Building Class:	B
Lease Rate:	\$21.00 PSF NNN
NNN:	Est. \$7.80
Building SF:	4,200
Lease Term:	3+ years
Floors:	1
Parking Ratio:	3.97/1,000
Zoning:	Commercial
TI's:	Available
Renovation Plan:	2025

## Property Overview

Bright, open, and beautifully designed – this space at The Offices @ Southlake combines modern architecture with everyday convenience. Enjoy high ceilings, large windows, and a layout with private offices, team meeting areas, and multiple conference rooms. Private entrance, great parking and walkable amenities make it ideal for businesses seeking an elevated work experience. A tenant improvement allowance is available for qualified tenants and renovations to be complete in January 2026.

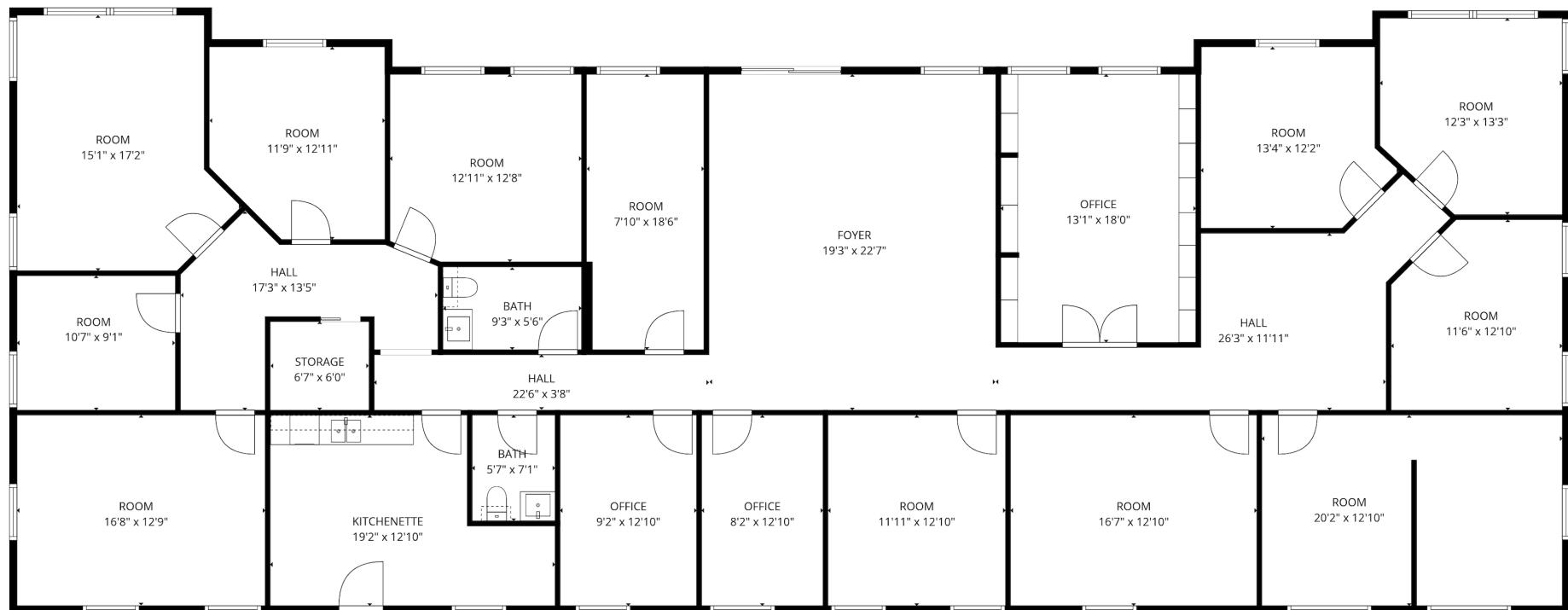
## Location Overview

The Offices @ Southlake deliver the perfect blend of professional prestige and lifestyle convenience. Situated at 100 S. Village Center Road, this premier address places you steps away from Southlake's best restaurants, retail, and amenities – all within a vibrant, high-growth corridor just minutes from DFW International Airport.

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# BUILDING 120 - FLOOR PLAN

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# PROPERTY PHOTOS

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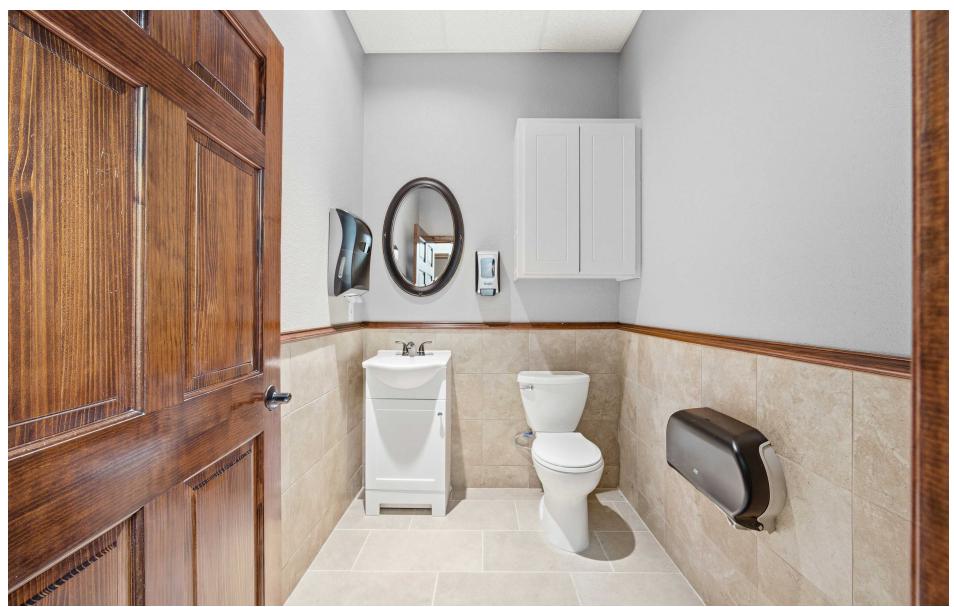


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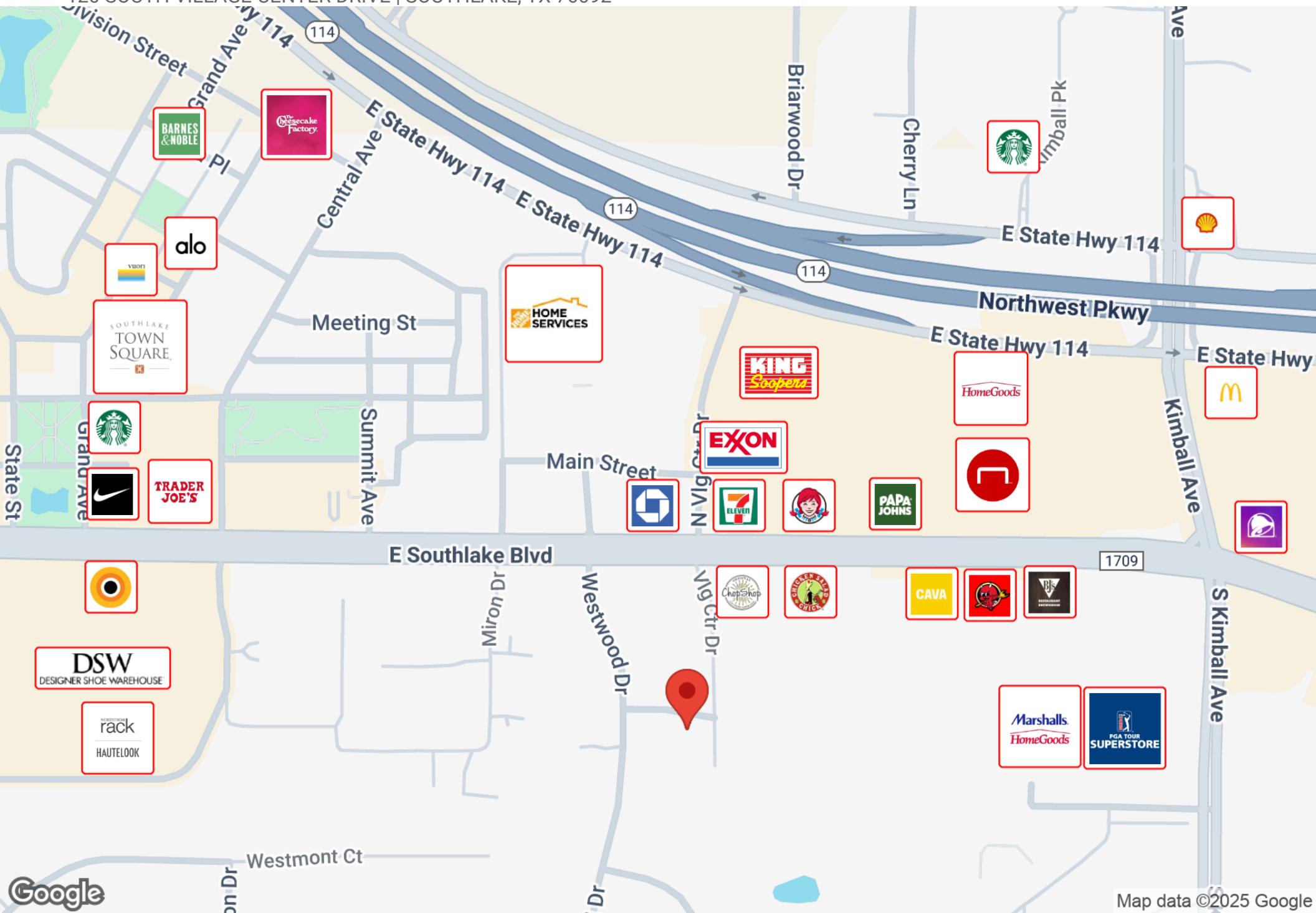
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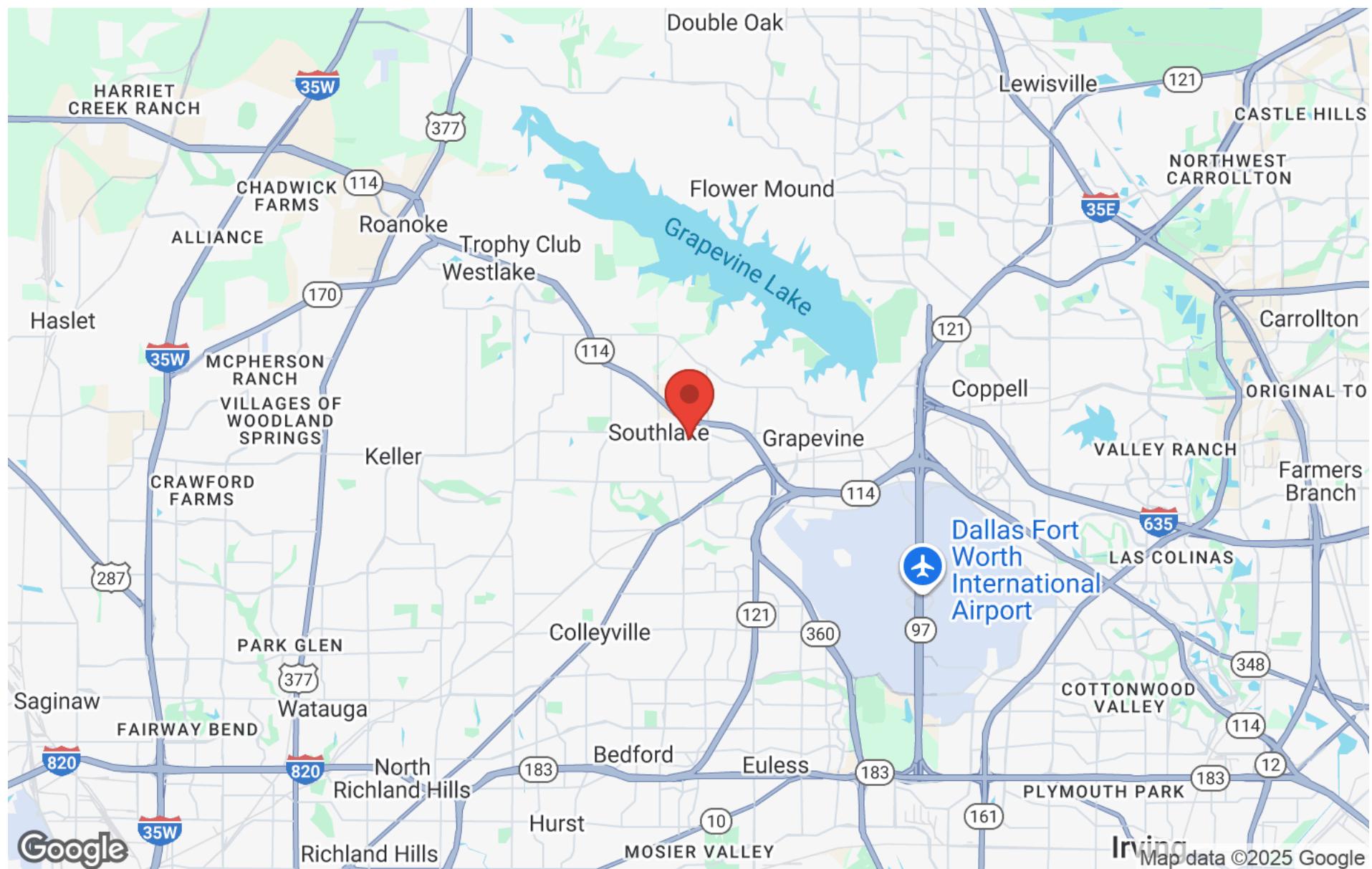
## BUSINESS MAP

120 SOUTH VILLAGE CENTER DRIVE | SOUTHLAKE, TX 76092



# REGIONAL MAP

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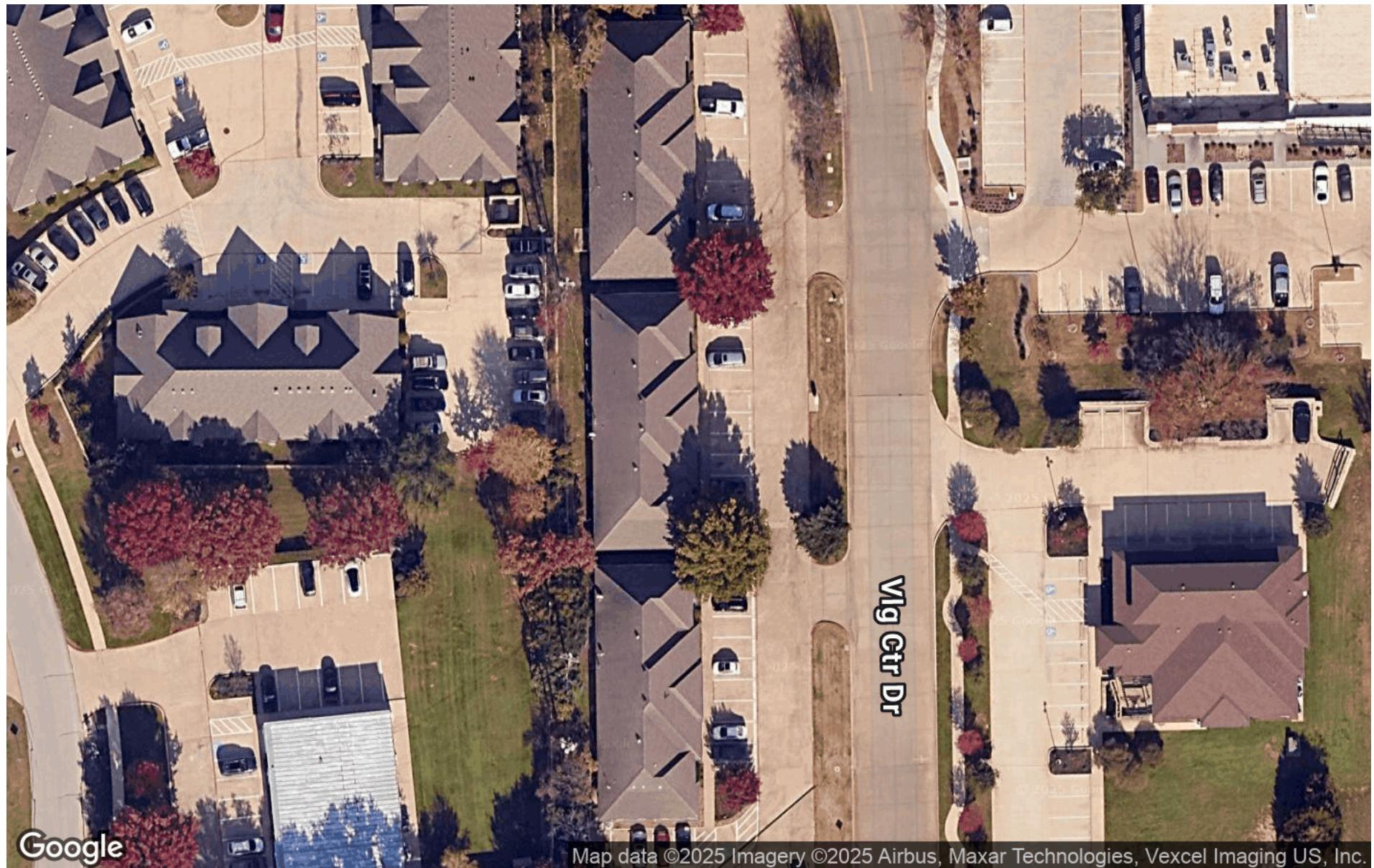


PHIL KUBAT  
Principal & Managing Broker  
O: (720) 909-8557  
C: (303) 981-1936  
phil@transworldcre.com  
CO - ER100016698, TX - 75926

WILLIAM CONNERY  
Commercial Real Estate Broker  
O: (607) 423-8718  
will@transworldcre.com

# AERIAL MAP

120 SOUTH VILLAGE CENTER DRIVE | SOUTHLAKE, TX 76092



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# PROFESSIONAL BIO

120 SOUTH VILLAGE CENTER DRIVE | SOUTHLAKE, TX 76092



## PHIL KUBAT

Principal & Managing Broker



---

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## Philip Kubat - Principal & Managing Director, Transworld Commercial Real Estate

Phil Kubat brings over 20 years of experience in the commercial real estate industry, serving clients across the country. As Co-Founder & Managing Director of Transworld Commercial Real Estate, Phil specializes in retail, industrial, and office leasing and sales, as well as investment brokerage. His deep understanding of market trends and exceptional negotiation skills have consistently delivered value for investors, landlords, and business owners alike. Phil's hands-on approach ensures that each client receives personalized and strategic advice tailored to their specific real estate goals.

In addition to his expertise in commercial real estate, Phil is proud to be part of a firm that stands out in the industry. Transworld Commercial Real Estate, in partnership with Transworld Business Advisors, is the only firm in the country that offers both Commercial Real Estate and Business Advisory Services, including Exit Factor. This unique combination enables the firm to provide clients with comprehensive solutions that extend beyond real estate transactions, offering guidance on business sales, acquisitions, and strategic exits.

Based in Denver, Phil leads a team of dedicated professionals who share his passion for excellence and client success. Whether working with new businesses or established corporations, his commitment to building long-term relationships ensures that clients can rely on him for informed advice and successful outcomes in even the most complex transactions.

# DISCLAIMER

120 SOUTH VILLAGE CENTER DRIVE



All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.

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# INFORMATION ABOUT BROKERAGE SE

120 SOUTH VILLAGE CENTER DRIVE | SOUTHLAKE, TX



2-10-2025



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

**Transworld Commercial Brokers, LLC**

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

**9013356**

License No.

**phil@transworldcre.com**

**(303)981-1936**

Phone

Designated Broker of Firm

**Philip Kubat**

License No.

**759206**

Email

**phil@transworldcre.com**

Phone

**(303)981-1936**

Phone

Licensed Supervisor of Sales Agent/

Associate

**William Connery**

License No.

**813285**

**will@transworldcre.com**

**607-423-8718**

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1

**OWNER:**

Date:

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Transworld Commercial Real Estate, 3232 McKinney Ave., Suite 1000, Dallas, TX 75204  
5261 Quince Street, Suite 200  
Greenwood Village, Colorado 80111

Produced with LandWolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201, [www.landwolf.com](http://www.landwolf.com)

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O: (720) 909-8557  
C: (303) 981-1936  
[phil@transworldcre.com](mailto:phil@transworldcre.com)

Phone: 303-981-1936 Fax: 7205262597

Commercial Real Estate Broker

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**TRANSWORLD®**  
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711 Old Antioch