

# FOR LEASE OFFICE BUILDING



2813 W. SOUTHLAKE BLVD, SOUTHLAKE, TX 76092



## PROPERTY HIGHLIGHTS

- ±1,545 2,367 SF
- Medical Office Space
- Move-In Ready
- Building Signage
- Parking Ratio 7/1,000
- High-Speed Phone/Date
- Near Southlake Blvd (FM 1709) & N Davis Blvd

LEASE RATE \$24-\$26/SF BASE + NNN



## CONTACT INFORMATION

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### Champions DFW Commercial Realty

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

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## LEASE SPACES

### LEASE INFORMATION

Lease Type:	\$24-\$26/SF Base + NNN	Lease Term:	36 to 60 months
Total Space:	1,545 - 2,376 SF	Lease Rate:	\$24.00 - \$26.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 120	Available	1,545 SF	\$24-\$25/SF Base + NNN	\$24.00 - 26.00 SF/yr	-
Suite 130	Available	2,376 SF	\$24-\$25/SF Base + NNN	\$24.00 - 26.00 SF/yr	-

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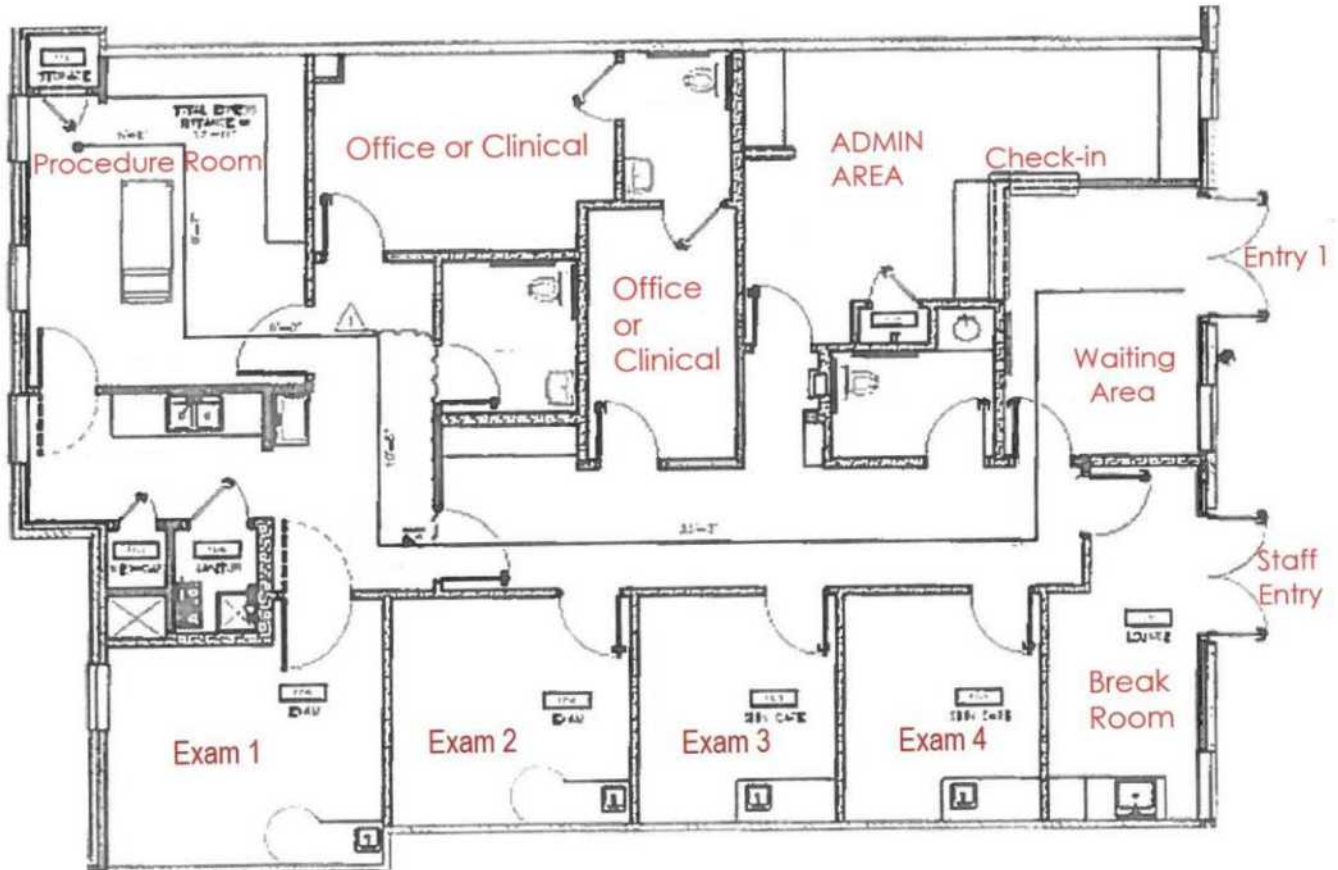
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## FLOOR PLAN - SUITE 130



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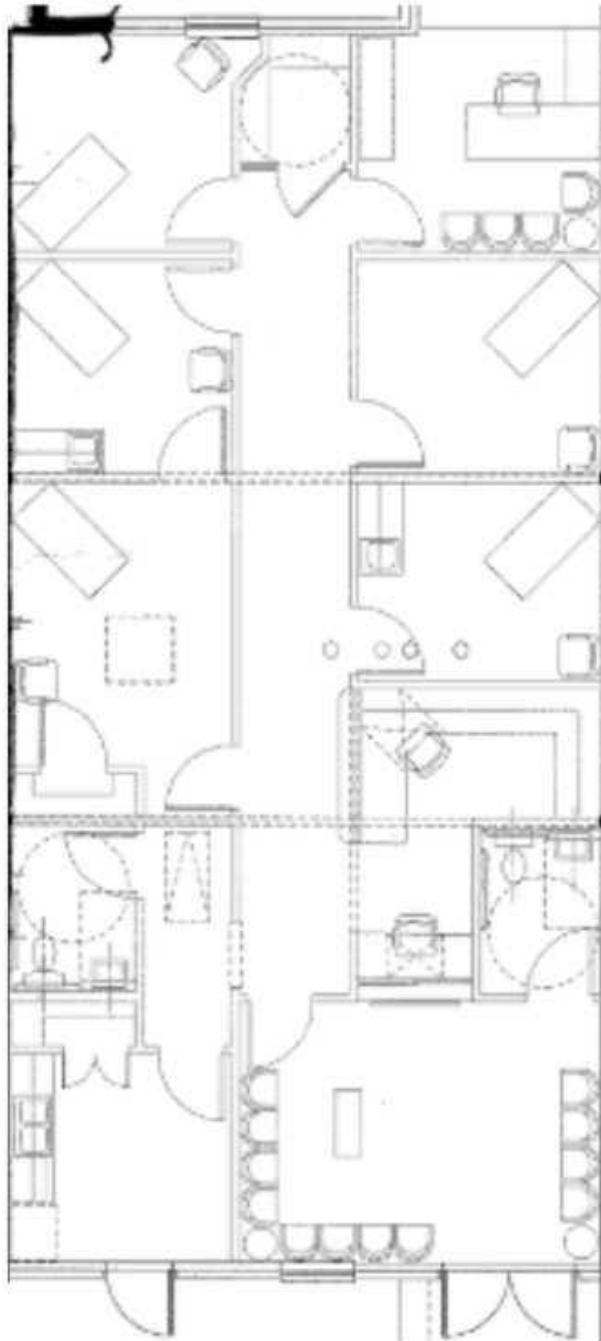
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**FLOOR PLAN - SUITE 120**



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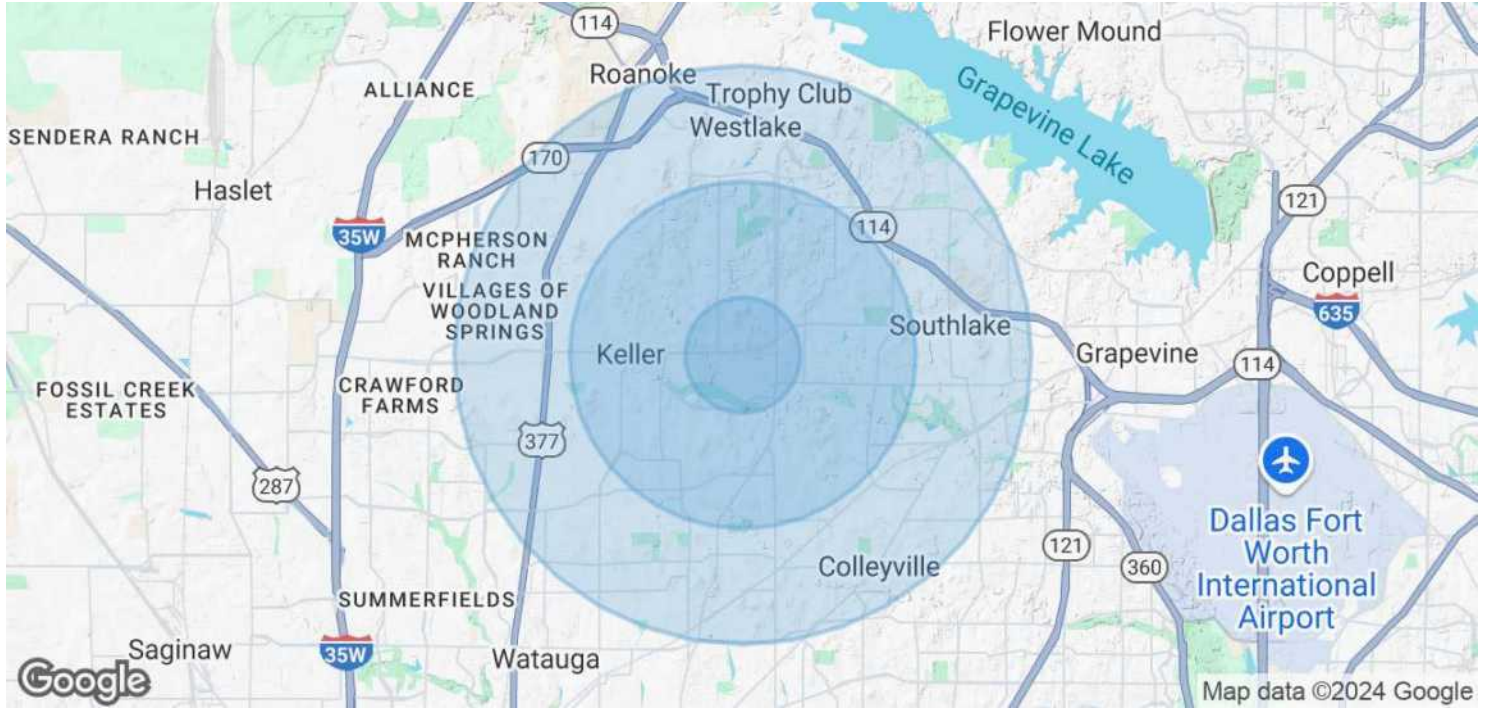
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,689	48,059	141,856
Average Age	37.9	39.0	38.4
Average Age (Male)	37.8	39.1	38.2
Average Age (Female)	38.0	38.7	38.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,744	15,406	47,264
# of Persons per HH	3.3	3.1	3.0
Average HH Income	\$156,252	\$159,605	\$139,379
Average House Value	\$338,398	\$395,933	\$336,911

\* Demographic data derived from 2020 ACS - US Census

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## BROKER CONTACTS



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