

# The Suites of Argyle Oaks

➤ *The Premier Flex Space in Argyle – Now Open!*

**Only 1 Unit Available!**  
**Suite 700**



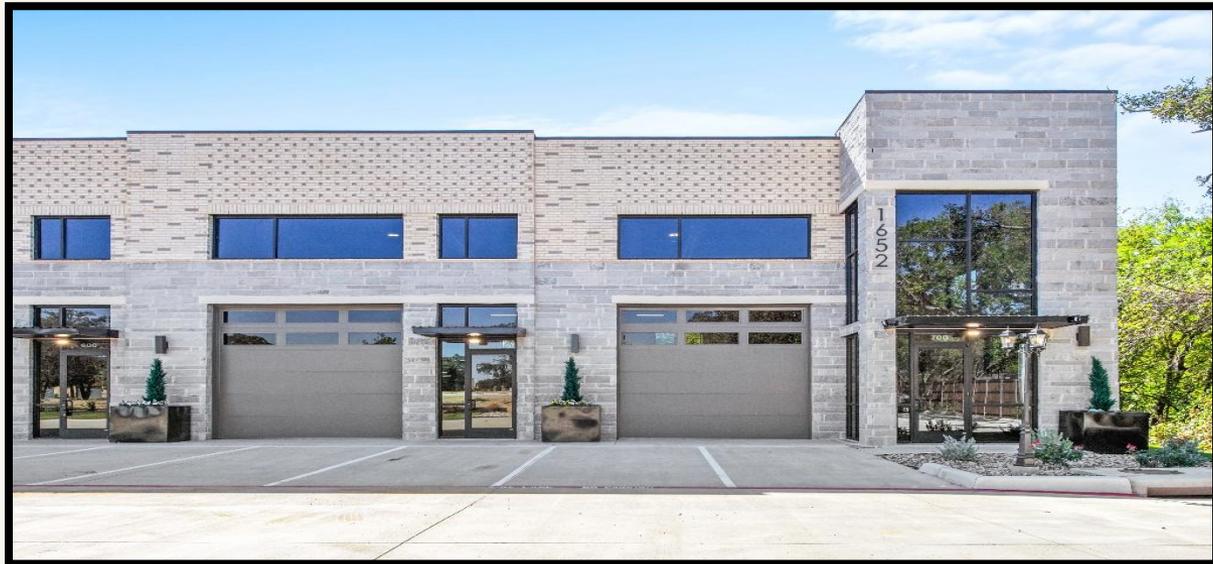
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HARRIER INVESTMENT  
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# The Suites of Argyle Oaks

- **Leases Available:** One Unit Available Soon
- **High-end Flex Space:** Multiple sizes for lease. Perfect for a small business or Getaway Pad
- **Central location:** Work close to home. Easy access to Lantana, Highland Village, Argyle, Justin, Flower Mound and Northlake
- **Signage:** Prominent and visible from FM-407
- **Parking:** Space available for any commercial office need
- **Great finish out:** Flexible designs with both 2400SF and 4900SF units.



# The Suites of Argyle Oaks

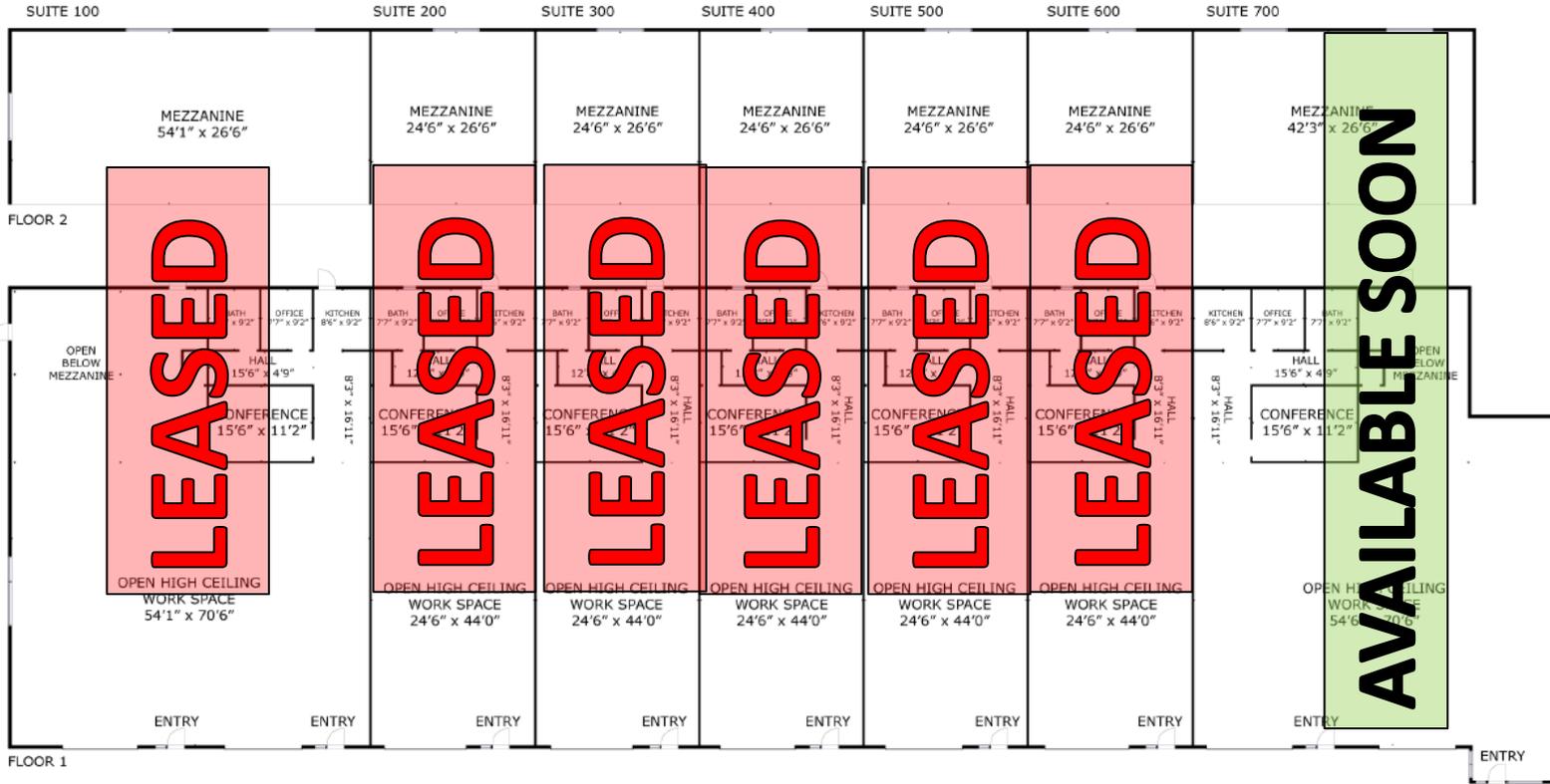
## ➤ Finished Units

- High end finish out
- 1150sq/ft mezzanine w/ owners suite
- 9" Vinyl Plank Floors
- 12 x 12 power garage entry x2
  - Vertical lift
  - Paneled with windows
- 25' ceilings
- 2x finished baths, 3x offices, meeting room, kitchen included
- Numerous windows with natural light – unique to flex space units
- All spaces A/C and heat
- 3 phase electric and city water



# Only 1 Unit Available!

## THE SUITES OF ARGYLE OAKS



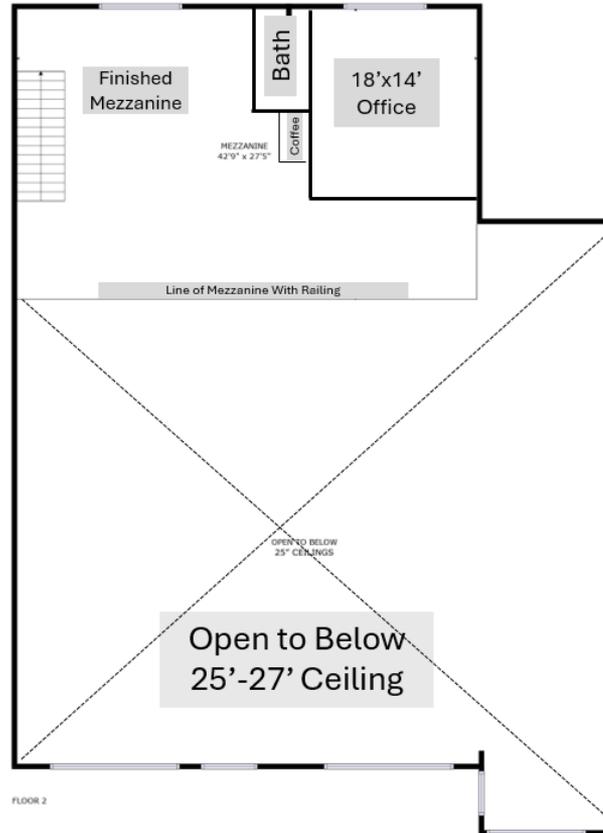
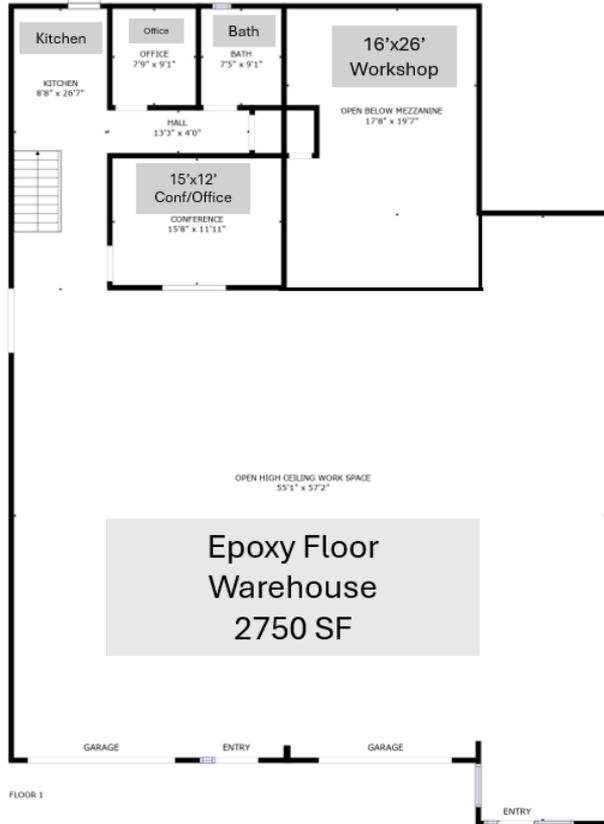
SHEET # 4

GROSS INTERNAL AREA  
FLOOR 1: 16414 sq.ft, FLOOR 2: 5973 sq.ft  
TOTAL: 22387 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# Floor Plans

## ➤ Suite 700: 4903 SF Finished Space



### SUITE 700

GROSS INTERNAL AREA

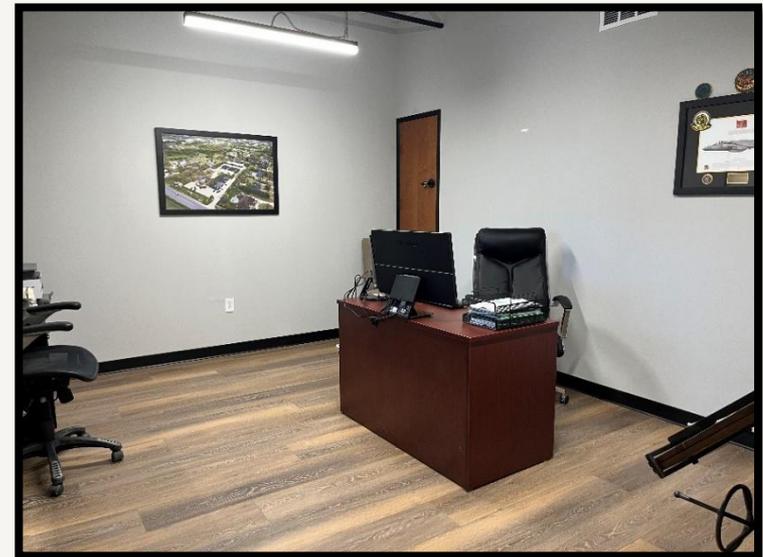
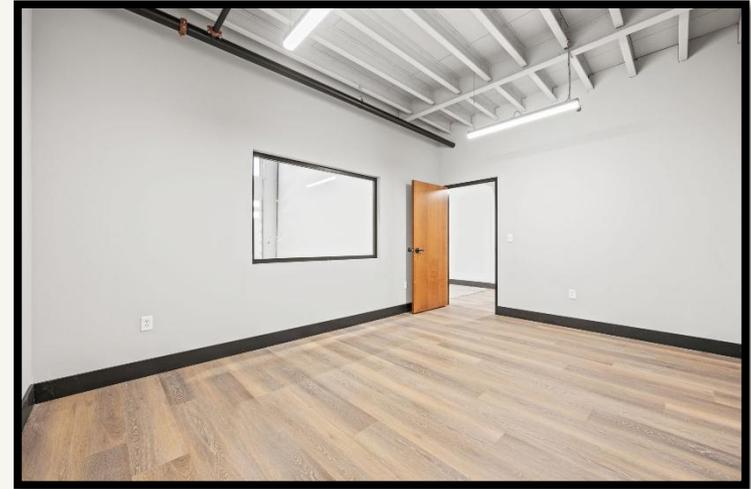
FLOOR 1: 3730 sq. ft, FLOOR 2: 1173 sq. ft

TOTAL: 4903 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# The Suites of Argyle Oaks

- First level Finish out
  - 650 SF of finished conference room, kitchen, bath, 2x offices
  - 10' ceilings with Vinyl Plank Flooring
- First Level Open area
  - 3150 SF of open area with 25' ceilings
  - Finished workshop area
  - 2x 12' Vertical lift power garage door
  - Professional non-slip epoxy flooring
  - Finished workshop
- Second Level Mezzanine
  - 1100 SF Mezzanine
  - Owner's suite
  - Bathroom
  - Lofted meeting area with 10' ceilings, Vinyl Plank Flooring, and full bar area



# The Suites of Argyle Oaks

- **Setting:** Located within Argyle Oaks Business Park. Beautifully landscaped with mature trees and stone accents throughout.
- **Access:** Direct access off FM-407
- **Central location:** easy access to Lantana, Highland Village, Argyle, Justin, Flower Mound and Northlake
- **Signage:** Prominent and visible from FM-407



# The Suites of Argyle Oaks

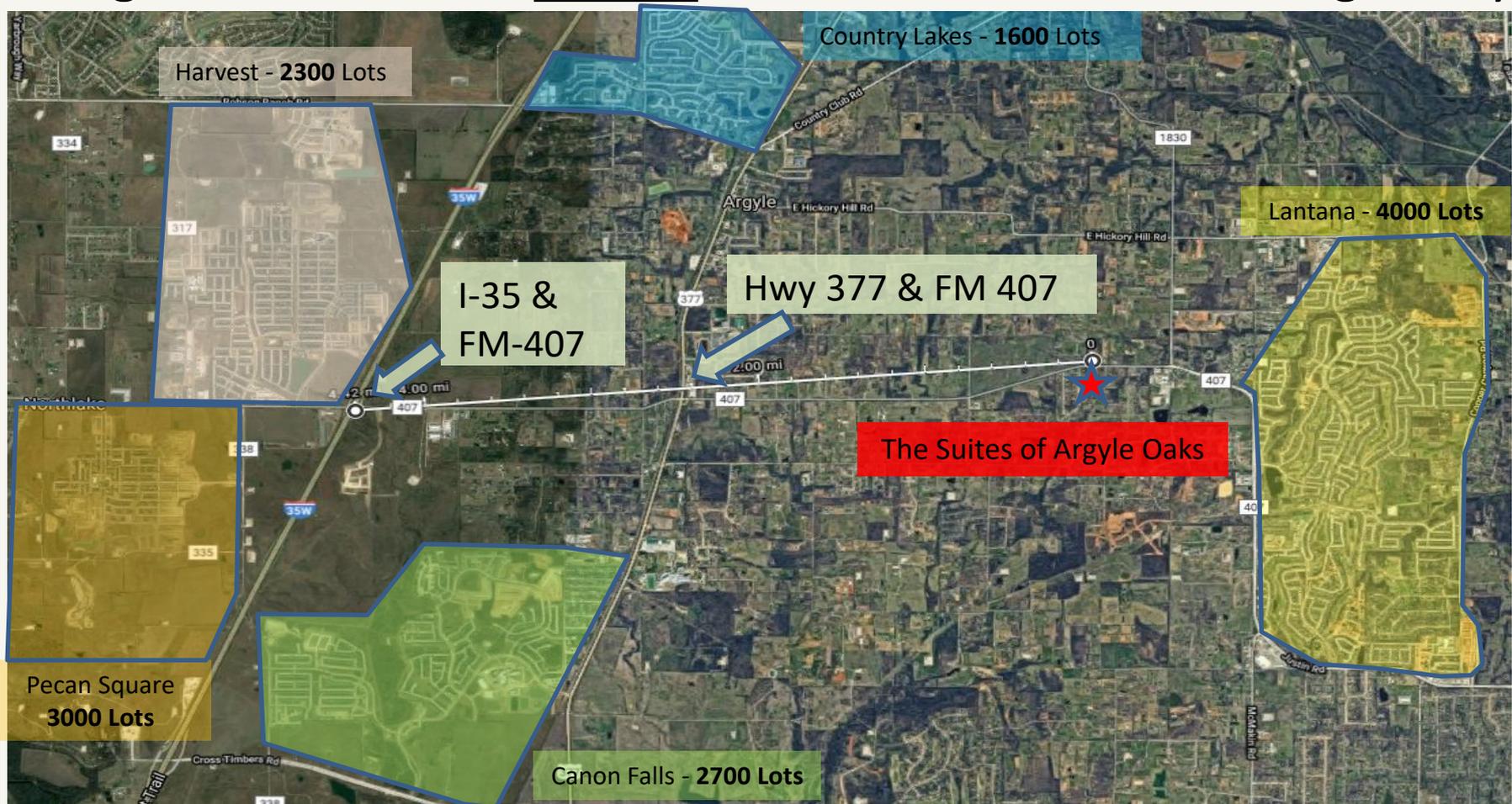
## ➤ Perfect for:

- ❖ Showrooms
- ❖ Man Caves
  - Built out workshop
  - Professional Car Lift (negotiable)
- ❖ Storage for cars/boats/RV
- ❖ Trade businesses with need for warehouse spaces
- ❖ Brokerage services
- ❖ Studios
- ❖ Online sales with inventory



# Strategic Geographic Overview

- Less than 5 miles from **13,600+** subdivision homes!
- High-Traffic Count - **18,981** vehicles on FM-407 frontage daily



# Come See Us!

- Come walk the property and let us help you find your perfect commercial space
- Make an appointment with the contact below



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