

LEASE

Argyle Business Center

2126 HAMILTON ROAD

Argyle, TX 76226

PRESENTED BY:

BRAD TYNDALL

O: 940.381.2220

brad.tyndall@svn.com

BRYSON HUDGENS

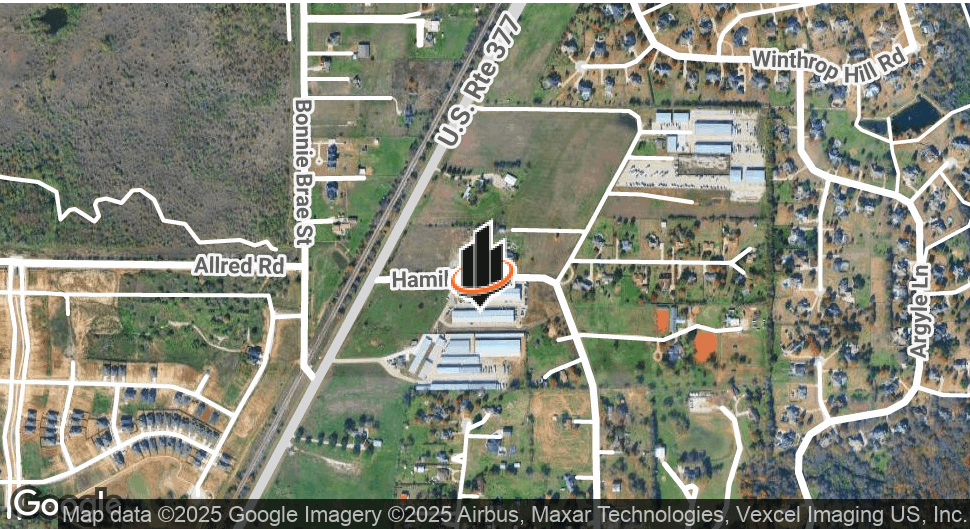
O: 940.381.2220

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377

SVN
VERUS COMMERCIAL

PROPERTY SUMMARY



LOCATION DESCRIPTION

This Flex/Warehouse is located on Hamilton road off US-377 in Argyle, TX. Located approximately 1.5 miles from I-35W and 3.5 miles from I-35E, prospective Tenants will have excellent access to three major thoroughfares. The property is in area of immense residential growth and excellent surrounding demographics.

PROPERTY HIGHLIGHTS

- Flex Space
- 1,400 SF Bays
- 70' x 40'
- Private Restroom
- Creative Finish Outs
- Office Finish Outs
- 12'x14' Grade Level Doors

OFFERING SUMMARY

LEASE RATE:	Call for Details
AVAILABLE SF:	1,400 - 7,000 SF
BUILDING SIZE:	53,200 SF

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LEASE SPACES



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	
■ Suite 140-180	7,000 SF	Call for Details	Large warehouse space offices and restrooms
■ Suite 230	1,400 SF	Call For Details	+/- 500 sf of office space
■ Suite 300-340	7,000 SF	Call for Details	Large warehouse with creative reception and office space
■ Suite 380	1,400 SF	Call for Details	Full Office Finish Out with 2 Restrooms
■ Suite 410-420	2,800 SF	Call For Details	50% clean, open warehouse and 50% creative office finish out
■ Suite 430-450	4,200 SF	Call for Details	1/3 clean, open warehouse with 2/3 office finish out

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ADDITIONAL PHOTOS



BRAD TYNDALL
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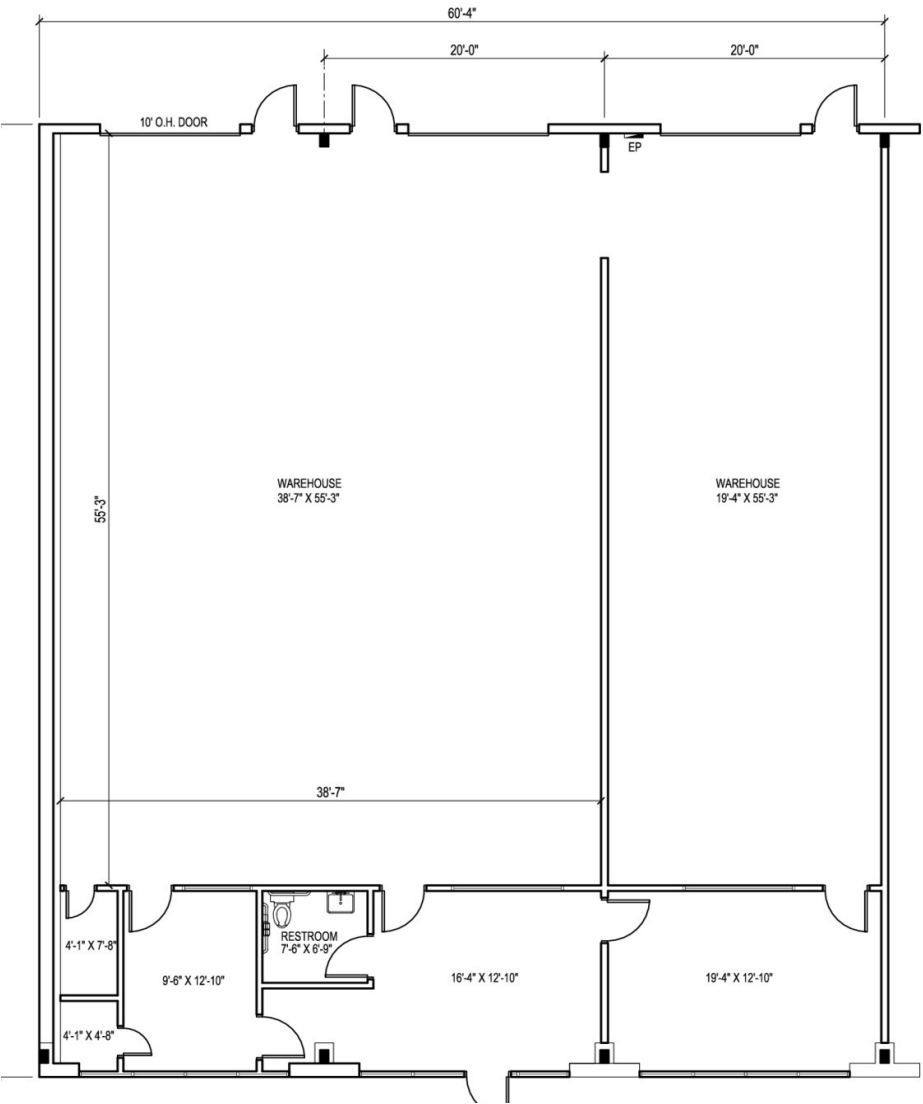
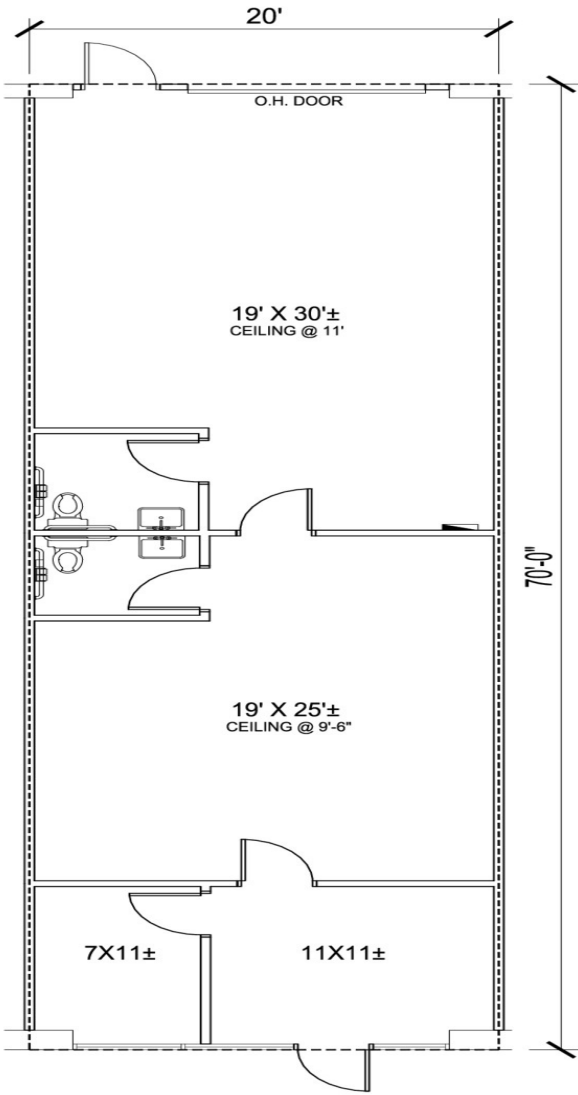
FINISH-OUT OPTIONS



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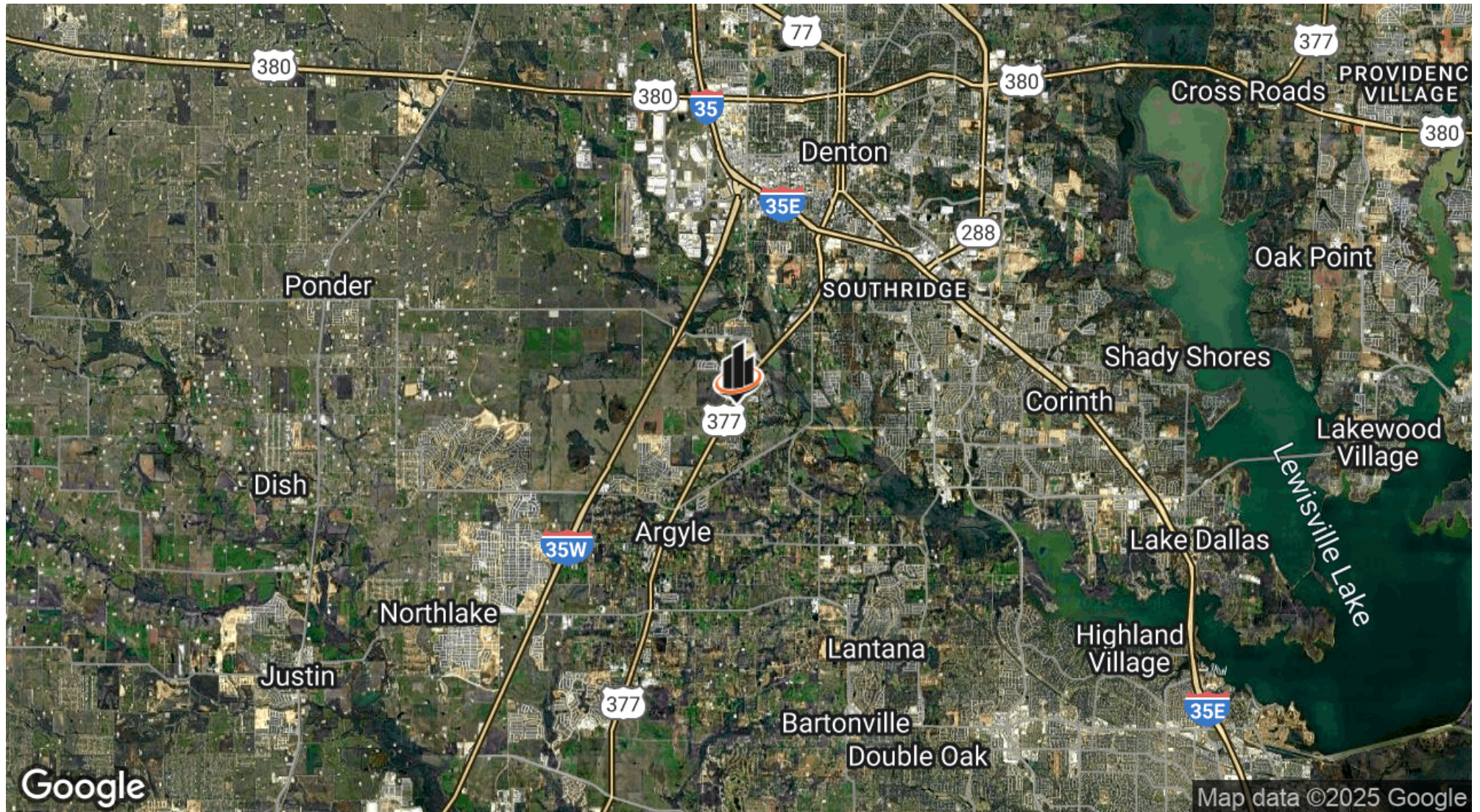
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SUITE 410 & 300-320 LAYOUTS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

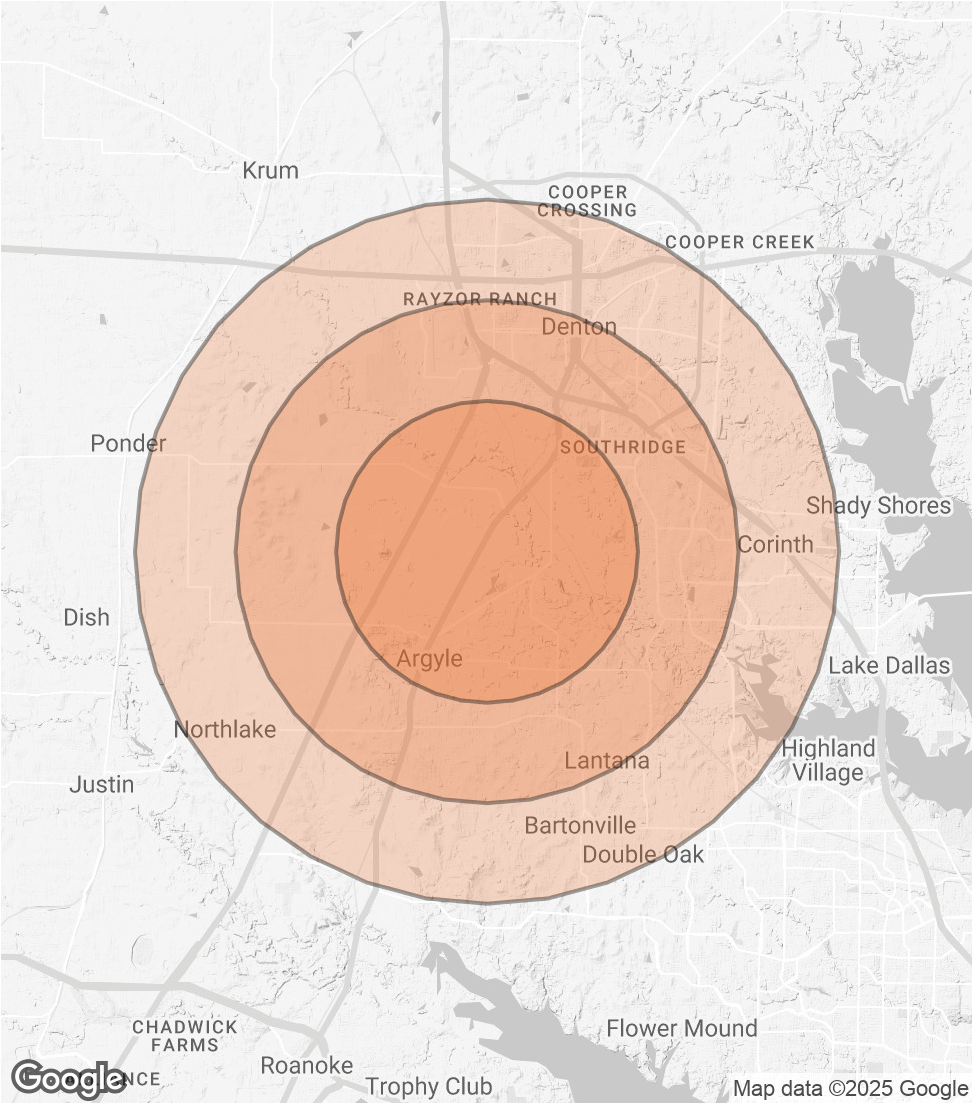
POPULATION

	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	23,823	122,344	213,732
AVERAGE AGE	38	37	37
AVERAGE AGE (MALE)	37	36	36
AVERAGE AGE (FEMALE)	40	37	38

HOUSEHOLDS & INCOME 3 MILES 5 MILES 7 MILES

TOTAL HOUSEHOLDS	8,198	46,339	79,040
# OF PERSONS PER HH	2.9	2.6	2.7
AVERAGE HH INCOME	\$148,808	\$123,829	\$126,598
AVERAGE HOUSE VALUE	\$534,279	\$456,271	\$453,268

Demographics data derived from AlphaMap



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