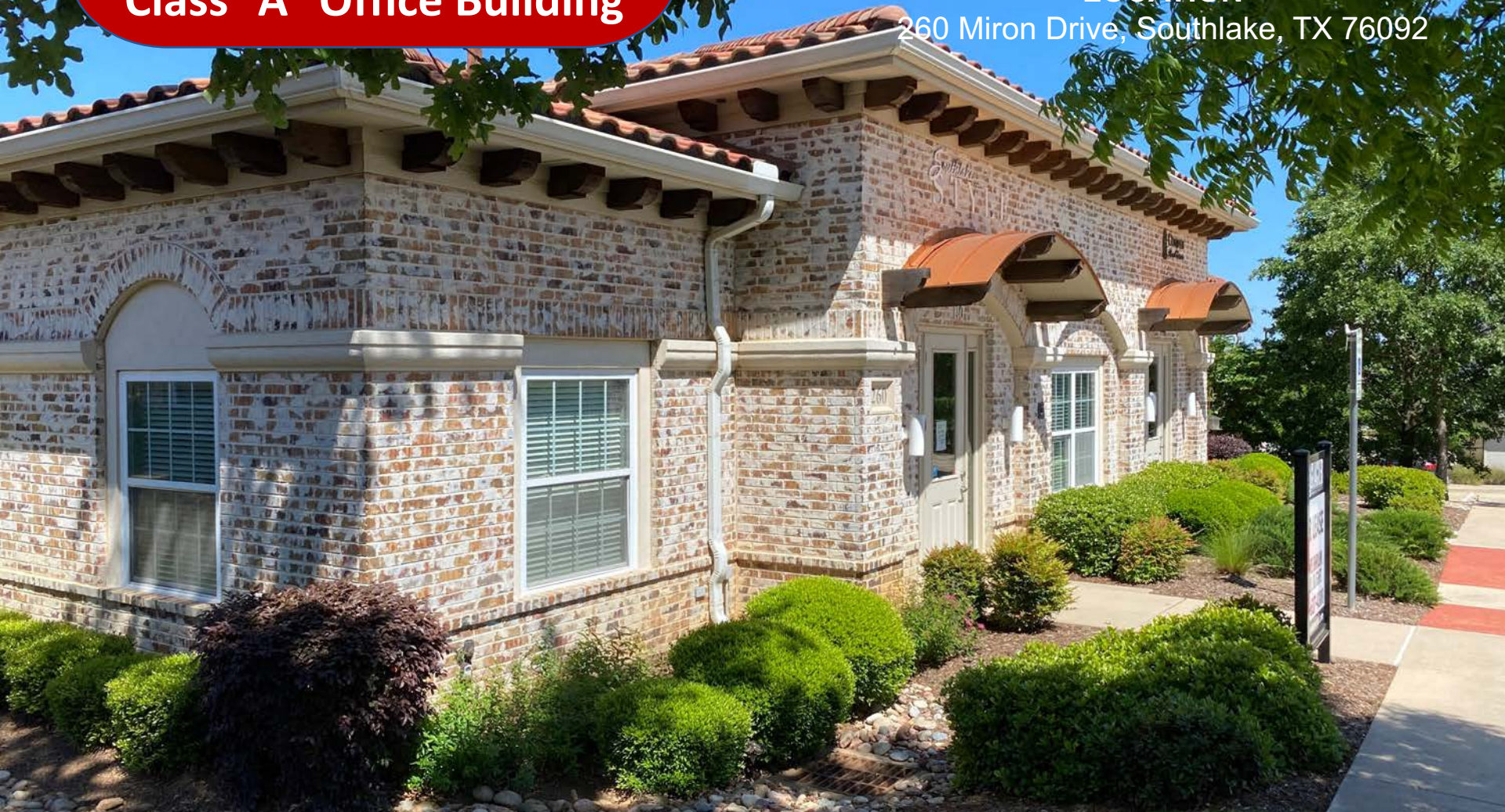


**FOR SALE 100% LEASED**  
**Class "A" Office Building**

**PROPERTY**  
Miron Grove Office Park

**LOCATION**  
260 Miron Drive, Southlake, TX 76092



*Class "A" Southlake Office Building For Sale*

## PROPERTY HIGHLIGHTS

Nice Class "A" Office Building in a Prime location on Miron Drive just South of FM 1709 (Southlake Boulevard)

- Both Suites have Brand new Interior
- Both Suites have brand new has High Quality Finish out, Reception Area, Variety of Office Sizes, Conference Room, and Break Room
- Appealing Exterior
- Directly Opposite Southlake Town Center and Within Walking Distance of Several Other Retail Centers
- Adjacent to Texas Health - Harris Methodist Hospital - Southlake
- Building & Monument Signage Available



### PROPERTY HIGHLIGHTS

<b>Address</b>	260 MIRON DRIVE SOUTHLAKE, TX 76092
<b>Year Built</b>	2008
<b>Stories</b>	1
<b>Building Class</b>	A
<b>Building Rentable SF</b>	3,351 SF
<b>Tenant Information</b>	Highland Corner Business Park is home to a diverse tenant mix, including both medical and general office users
<b>Suites</b>	Suite 108 – 1,518 SF LEASED Lease expires July 7, 2028 Suite 110 – 1,833 SF LEASED Lease expires February 28, 2025
<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 Space
<b>Great Location</b>	The building is directly opposite Southlake Town Center and within walking distance of several other retail centers



PROPERTY OVERVIEW



FOR SALE

Miron Grove OFFICE PARK

Texas Health Harris Methodist Hospital SOUTHLAKE

Phase II

Phase I - SOLD

PROPERTY  
OVERVIEW

THE  
**GARDEN DISTRICT**  
AT  
SOUTHLAKE TOWN SQUARE



Southlake Blvd. (FM 1709)

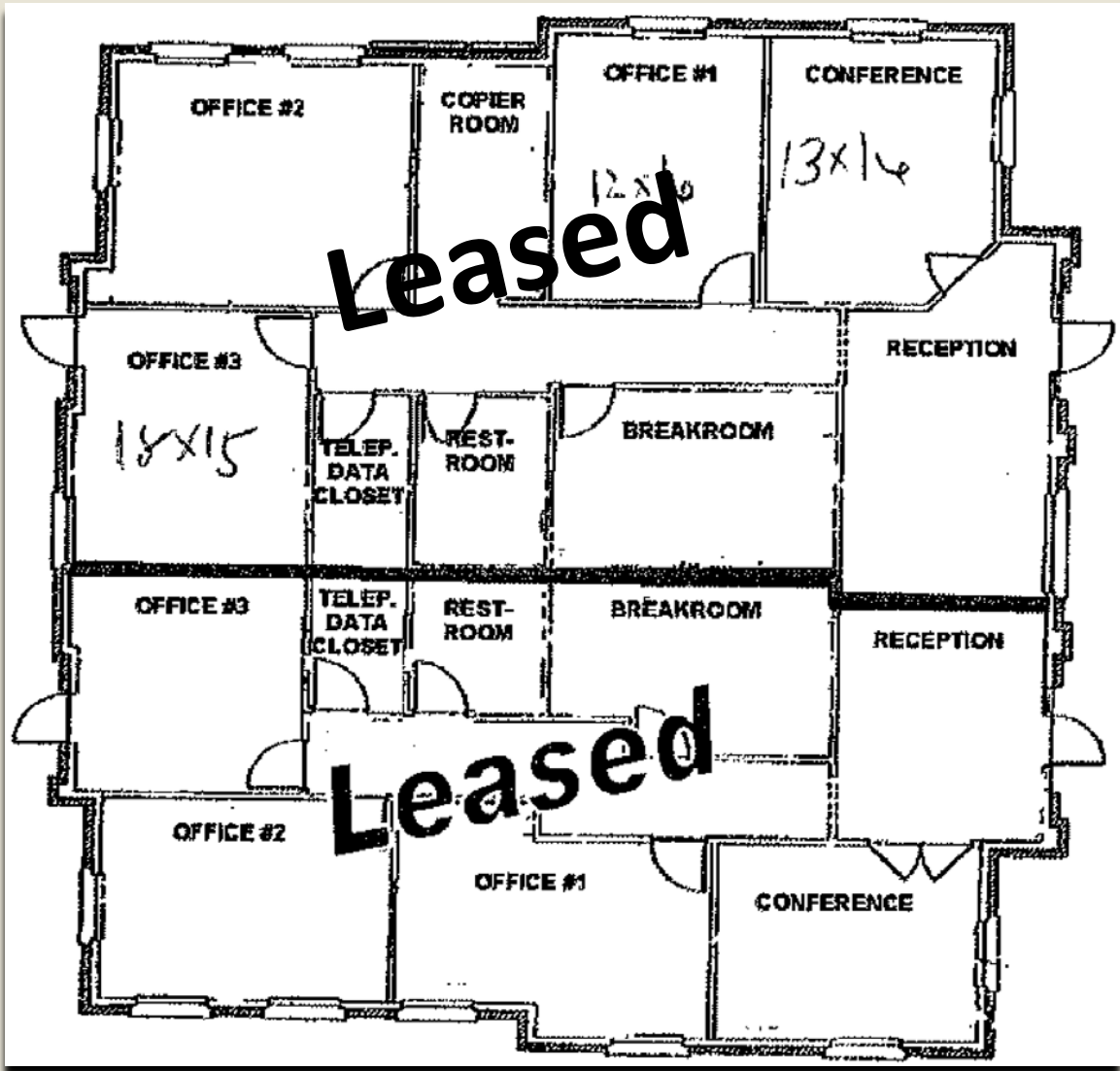
FOR SALE

Miron Dr.



SPACE  
PLANS









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**Miron Grove Office Park | 260 Miron Drive, Southlake, TX 76092**



**glaciercommercial.com**

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