

FOR LEASE OFFICE BUILDING



395 W SH-114 , SOUTHLAKE, TX 76092



PROPERTY HIGHLIGHTS

- ± 2,171- 2,420 SF
- Professional Office Space
- End-cap suite with lots of natural light
- Great proximity to Southlake Town Square
- Located on SH-114 Frontage Road
- 10-minute drive to DFW International Airport

LEASE RATE \$22.00 SF/YR | NNN



CONTACT INFORMATION

ERIC GOODWIN

Office: 817.488.4333
Cell: 214.642.8928
eric@championsdfw.com

JIM KELLEY

Office: 817.488.4333
Cell: 817.909.7875
jim@championsdfw.com

GRANT GOODWIN

Office: 817.488.4333
Cell: 972.632.9608
grant@championsdfw.com

Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

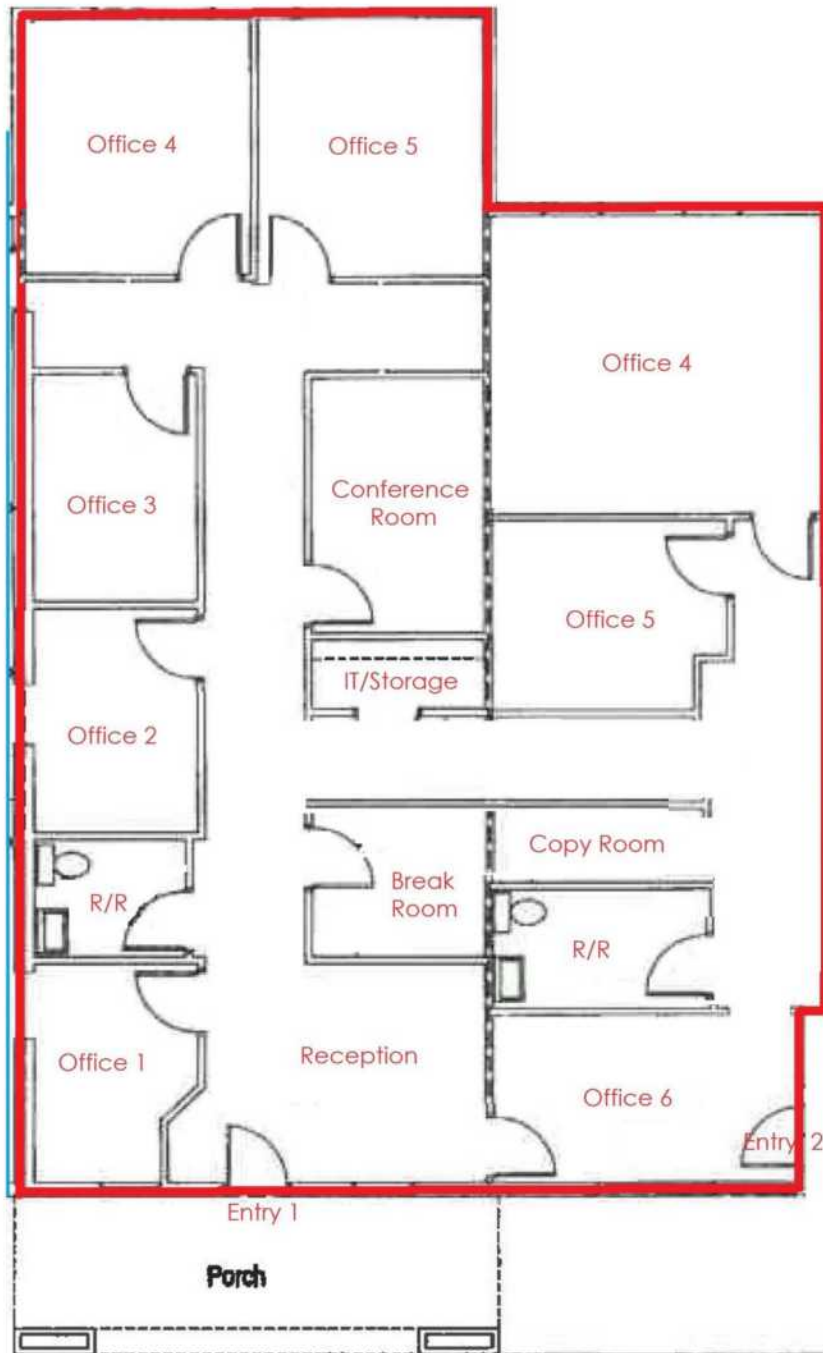
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

FOR LEASE OFFICE BUILDING



395 W SH-114 , SOUTHLAKE, TX 76092

FLOOR PLAN - SUITE 100



Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

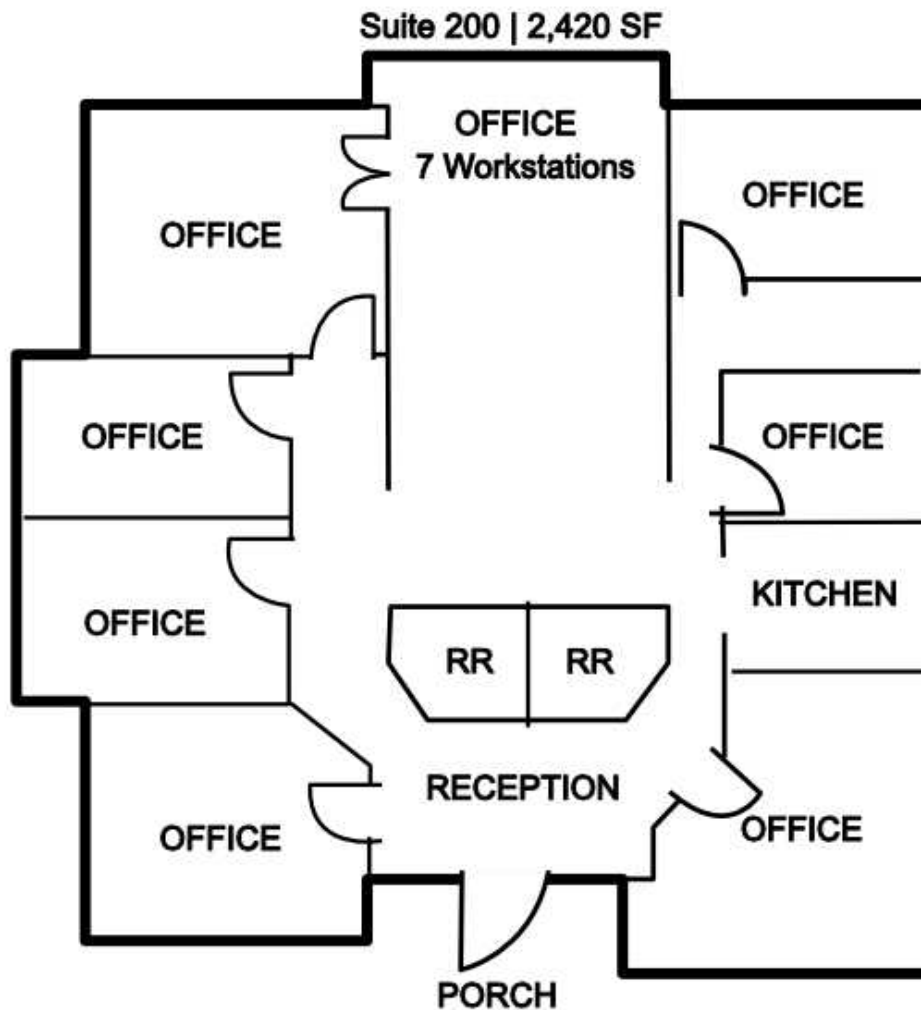
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

FOR LEASE
OFFICE BUILDING



395 W SH-114 , SOUTHLAKE, TX 76092

FLOOR PLAN - SUITE 200



Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

FOR LEASE
OFFICE BUILDING



395 W SH-114 , SOUTHLAKE, TX 76092

LEASE SPACE

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	2,171 - 2,420 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 100	Available	2,171 SF	NNN	\$22.00 SF/yr	-
Suite 200	Available	2,420 SF	NNN	\$22.00 SF/yr	-

FOR LEASE OFFICE BUILDING



395 W SH-114 , SOUTHLAKE, TX 76092

EXTERIOR PHOTOS



Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

FOR LEASE OFFICE BUILDING

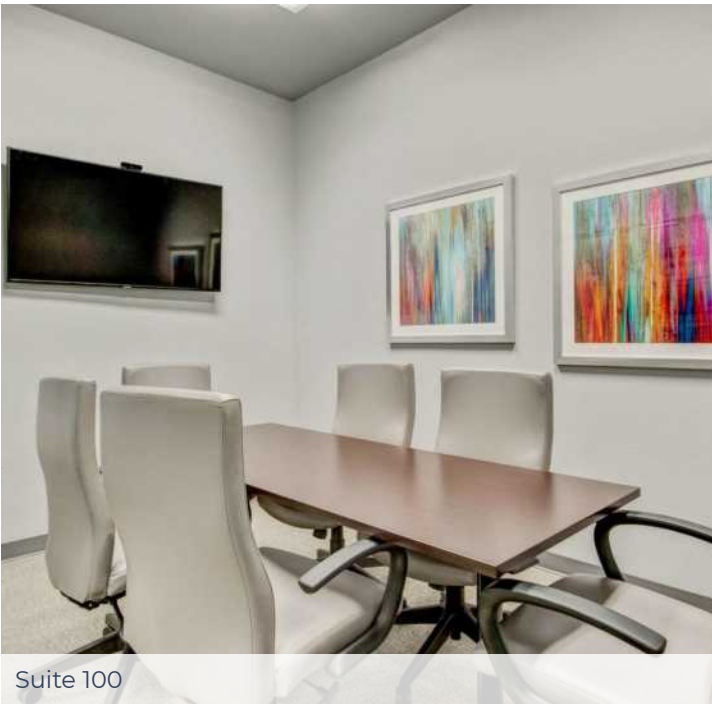


395 W SH-114 , SOUTHLAKE, TX 76092

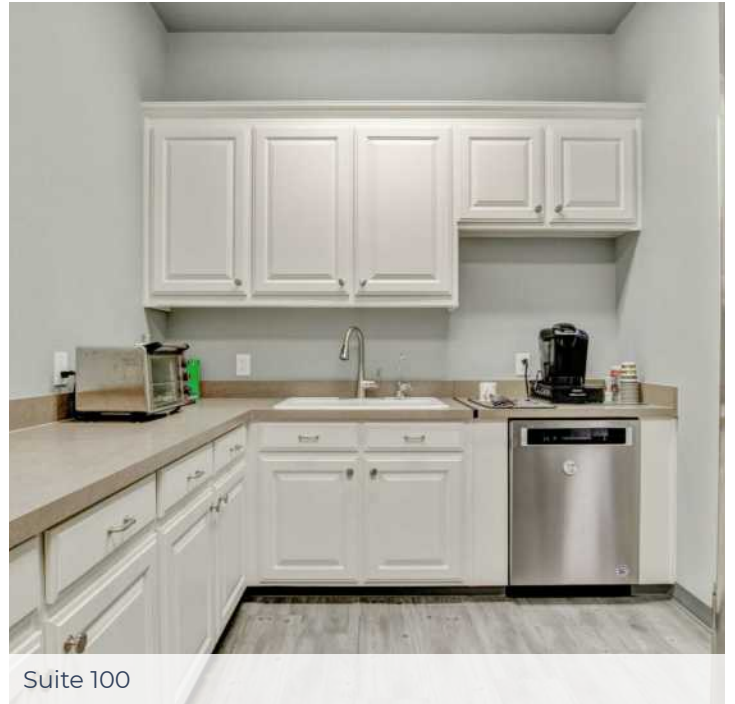
INTERIOR PHOTOS - SUITE 100



Suite 100



Suite 100



Suite 100

Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

FOR LEASE OFFICE BUILDING



395 W SH-114 , SOUTHLAKE, TX 76092

INTERIOR PHOTOS - SUITE 200



Suite 200



Suite 200



Suite 200

Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

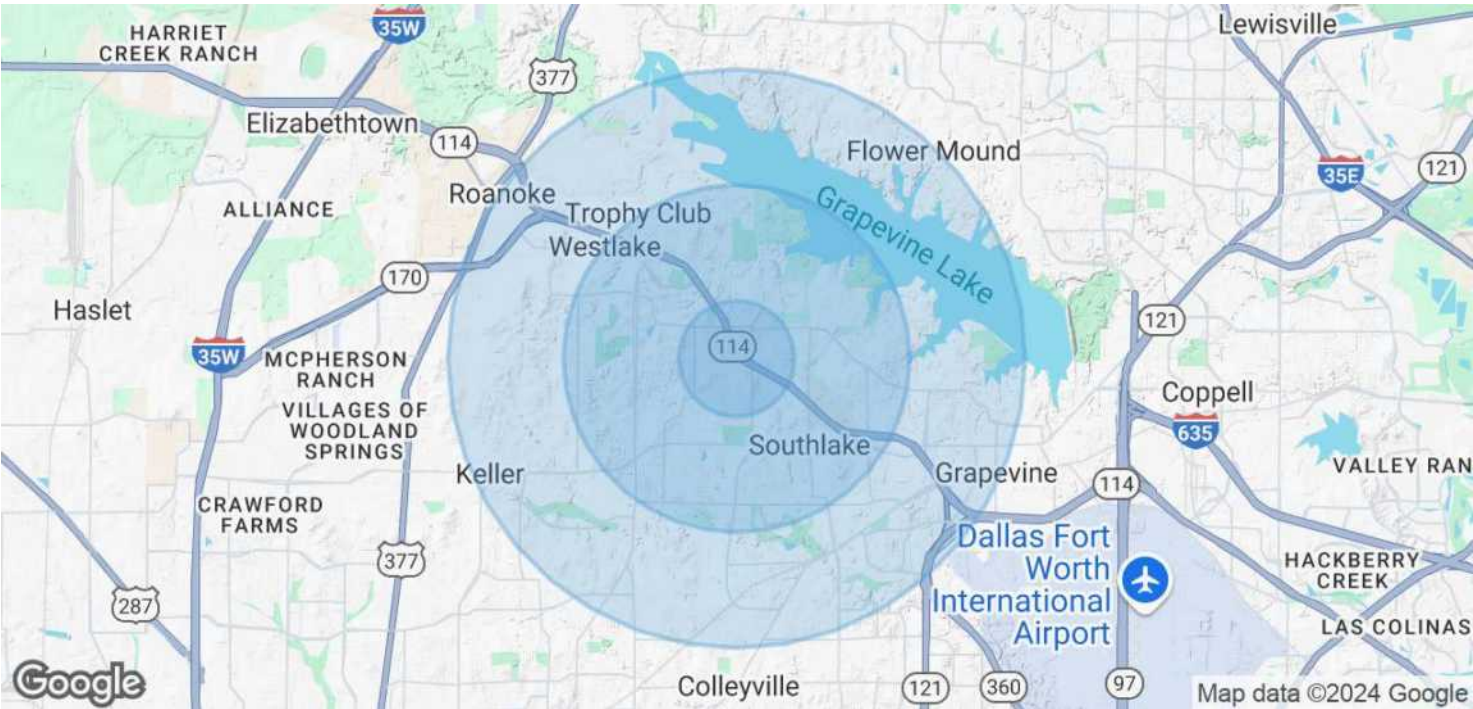
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

FOR LEASE
OFFICE BUILDING



395 W SH-114 , SOUTHLAKE, TX 76092

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,975	31,024	98,539
Average Age	38.7	39.8	39.6
Average Age (Male)	38.4	39.6	39.6
Average Age (Female)	38.2	39.5	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	888	9,571	33,356
# of Persons per HH	3.4	3.2	3.0
Average HH Income	\$194,800	\$204,234	\$157,417
Average House Value	\$527,700	\$433,570	\$365,191

Champions DFW Commercial Realty
1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

FOR LEASE OFFICE BUILDING



395 W SH-114 , SOUTHLAKE, TX 76092

BROKER CONTACTS



ERIC GOODWIN

Vice President

C: 214.642.8928

eric@championsdfw.com



JIM KELLEY

Principal/Broker

C: 817.909.7875

jim@championsdfw.com



GRANT GOODWIN

Sales Associate

C: 972.632.9608

grant@championsdfw.com

Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.



CHAMPIONS[™]
DFW COMMERCIAL REALTY

Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice