

FOR LEASE OFFICE BUILDING



500 E SH 114, SOUTHLAKE, TX 76092



PROPERTY HIGHLIGHTS

- ±2,500 - 7,000 SF - Class "A" Professional Office Space
- Move-In Ready Spaces Available
- Both 2nd Generation & Shell Condition Available
- Open Concept Floor Plan - 2nd Floor
- Freight elevator available for second floor
- 5/1000 Parking Ratio
- Building Signage Opportunities
- Located on SH-114—At Carroll Ave & White Chapel Blvd

LEASE RATE \$25.00 SF/YR | NNN



CONTACT INFORMATION

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Champions DFW Commercial Realty

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

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Class "A" Office Building For Lease - Available Now.

This location boasts great access to SH-114 and a close proximity to DFW International Airport and numerous hospitals; including Southlake Methodist, Texas Health Harris Methodist and Baylor Scott & White Medical Center - Grapevine.

You'll also enjoy great access to all that Southlake has to offer; including restaurants, shopping and a synergistic business climate.

Contact our offices today for more information.
817-488-4333

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	±2,500 - 7,000 SF
Building Size:	±20,000 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 102	\$25.00 SF/yr	2,500 SF
Suite 200	\$25.00 SF/yr	7,000 SF

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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	±2,500 - 7,000 SF	Lease Rate:	\$25.00 SF/yr

AVAILABLE SPACES

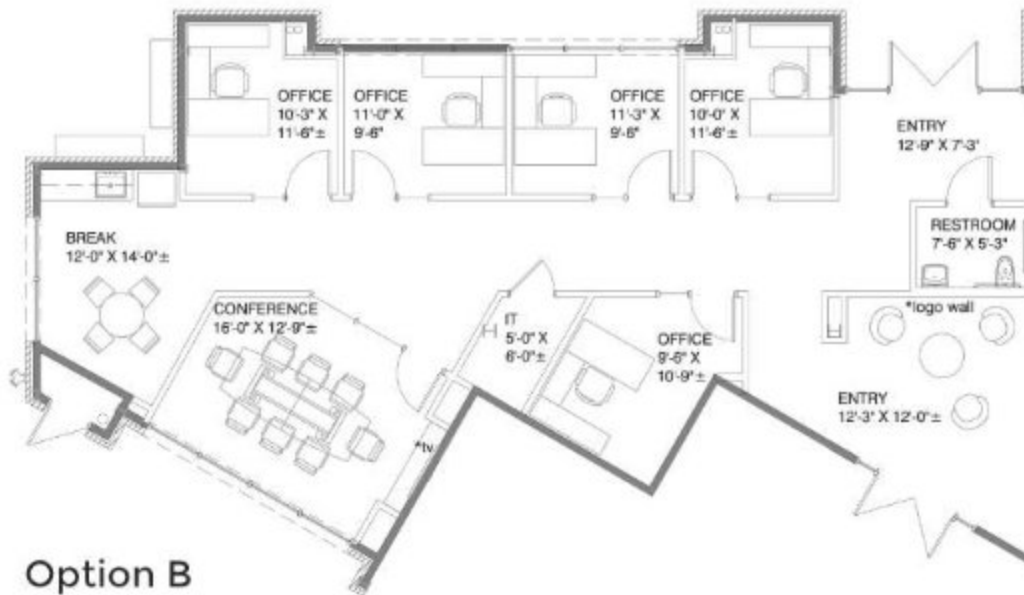
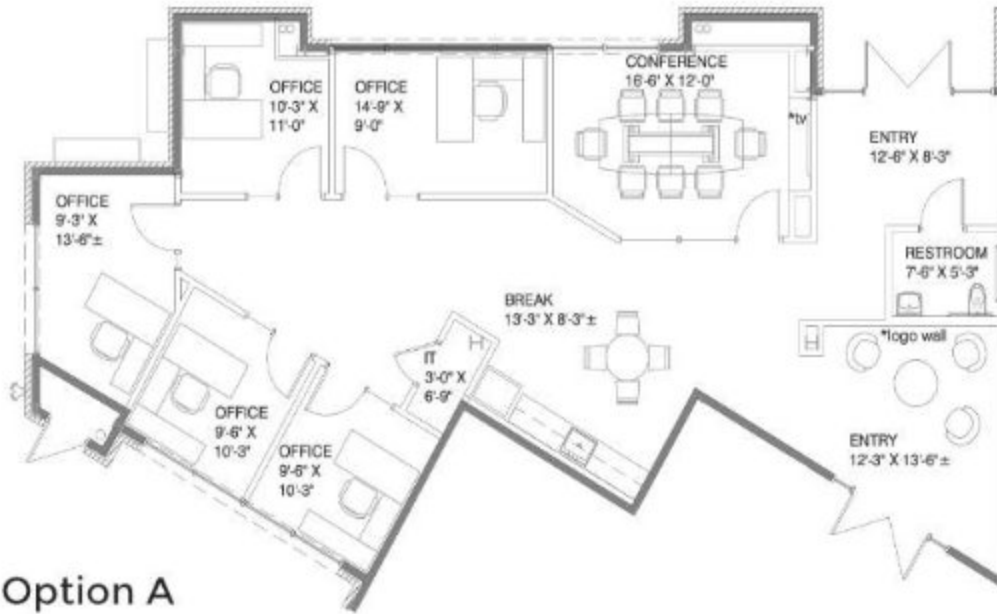
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 102	Available	2,500 SF	NNN	\$25.00 SF/yr	-
Suite 200	Available	7,000 SF	NNN	\$25.00 SF/yr	-

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SUITE 102 - CONCEPTUAL FLOOR PLAN FOR SHELL SPACE (±2,500 SF)



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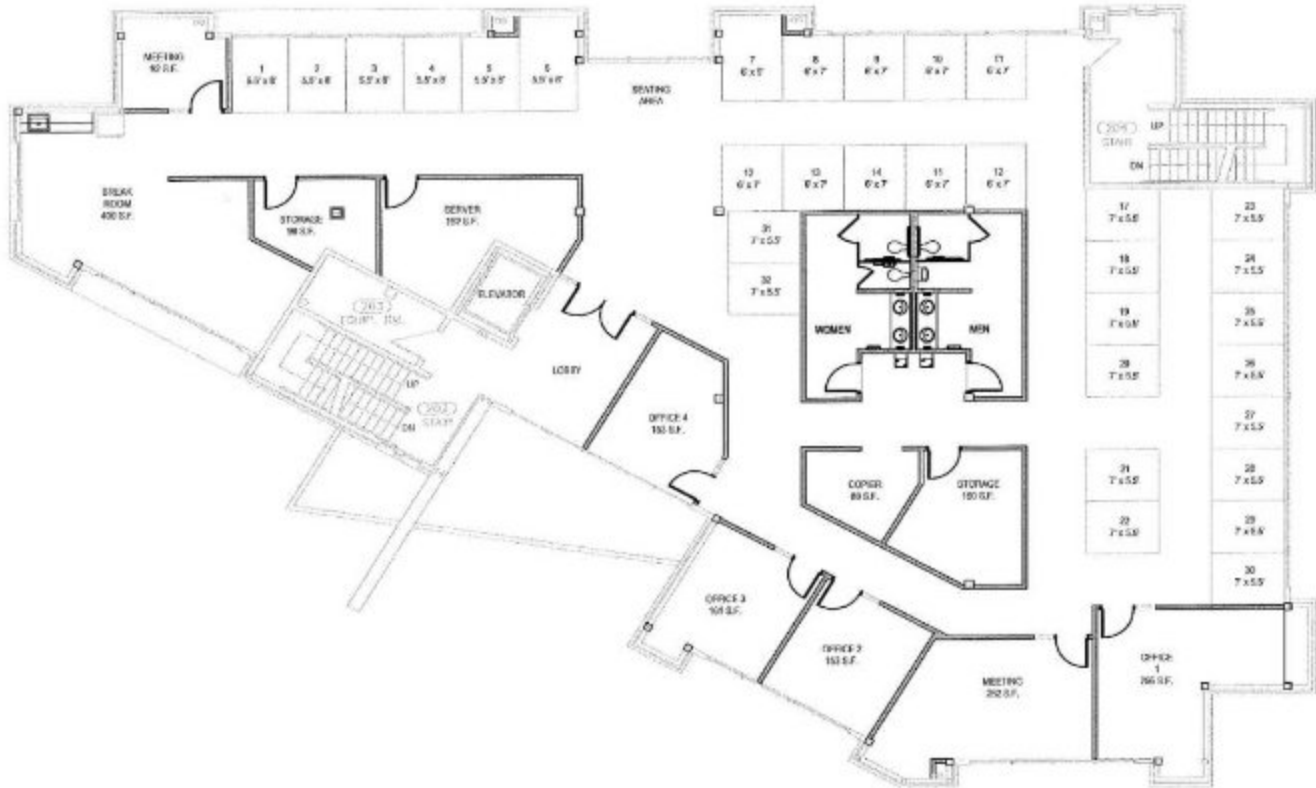
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SUITE 200 - AS-BUILT FLOOR PLAN



2ND FLOOR PLAN: 7000 SF
FALCON HOLDINGS AT SOUTHLAKE — REVISED 6.25.18
SCALE: 3/32" 1'-0"

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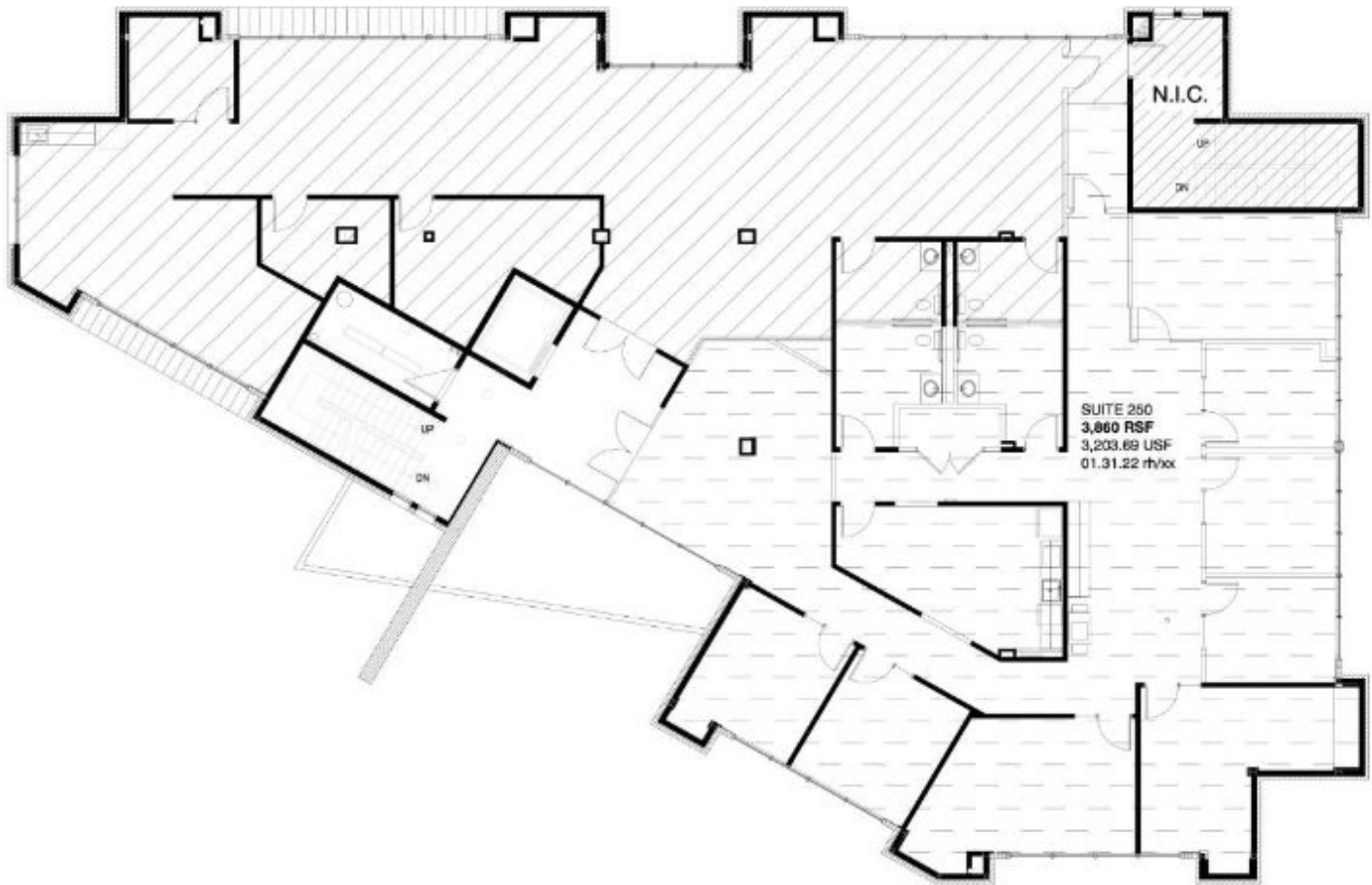
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SUITE 200 (±7,000 SF) PRELIMINARY LAYOUT



****This floor plan is approximate and may differ slightly from current floor plan.**

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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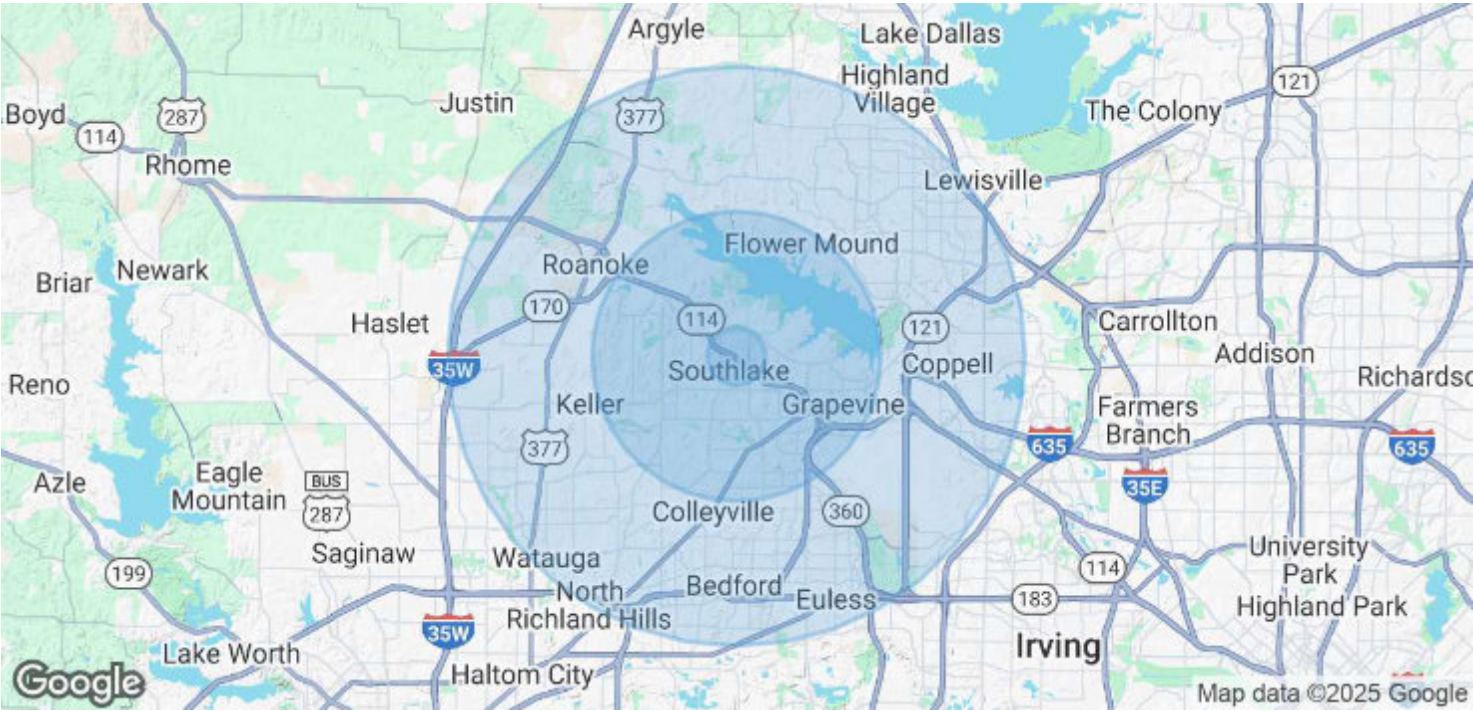
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,323	104,380	565,176
Average age	39.4	39.2	37.0
Average age (Male)	40.6	39.2	36.6
Average age (Female)	37.7	39.0	37.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	733	35,768	205,676
# of persons per HH	3.2	2.9	2.7
Average HH income	\$184,316	\$151,685	\$104,650
Average house value	\$528,961	\$355,817	\$265,119

* Demographic data derived from 2020 ACS - US Census

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BROKER CONTACTS



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