

FOR LEASE OFFICE BUILDING



2485 E SOUTHLAKE BLVD., SOUTHLAKE, TX 76092



PROPERTY HIGHLIGHTS

- ± 1,445-2,135 SF
- Professional/Medical Office Space
- 2nd Generation
- Walking distance to Retail/Restaurants
- Covered Parking Available
- Move-In Ready
- Located near Southlake Blvd. & Kimball Ave

LEASE RATE \$19.50 SF/YR | NNN



CONTACT INFORMATION

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Champions DFW Commercial Realty

880 S Village Center Dr., Suite 200, Southlake, TX 76092

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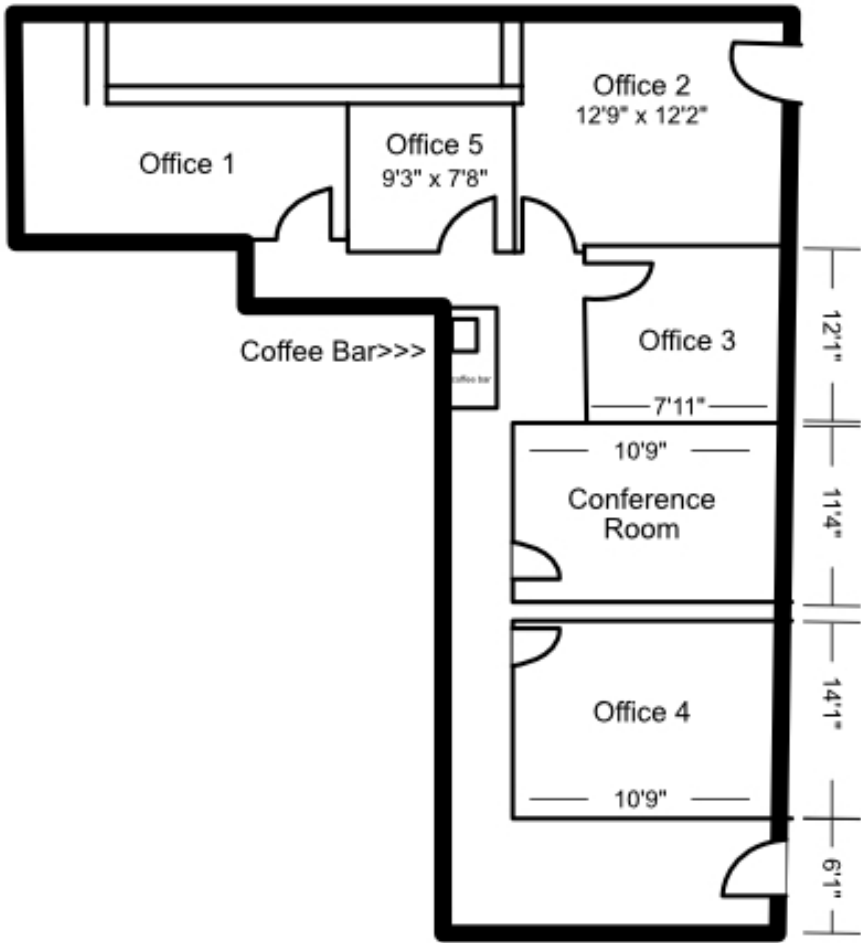
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FLOOR PLAN - SUITE 110

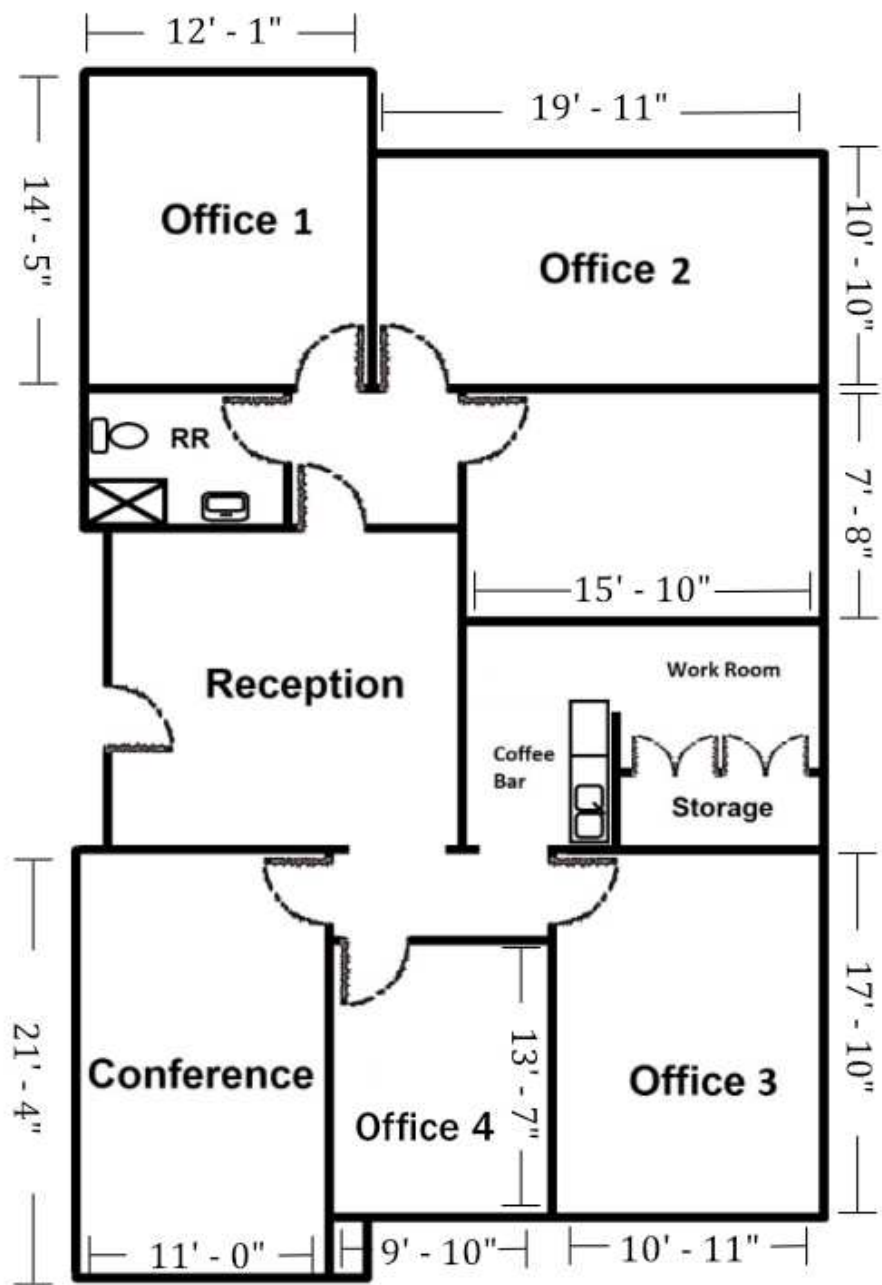


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FLOOR PLAN - SUITE 220



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LEASE SPACE

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	1,445 - 2,135 SF	Lease Rate:	\$19.50 SF/yr

AVAILABLE SPACE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 110	Available	1,445 SF	NNN	\$19.50 SF/yr	-
Suite 220	Available	2,135 SF	NNN	\$19.50 SF/yr	-

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EXTERIOR PHOTOS



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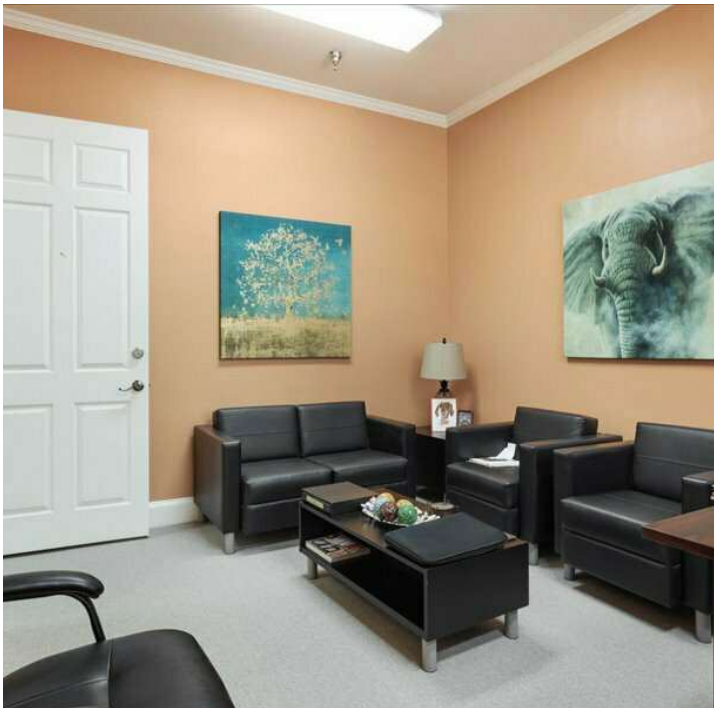
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INTERIOR PHOTOS - SUITE 220



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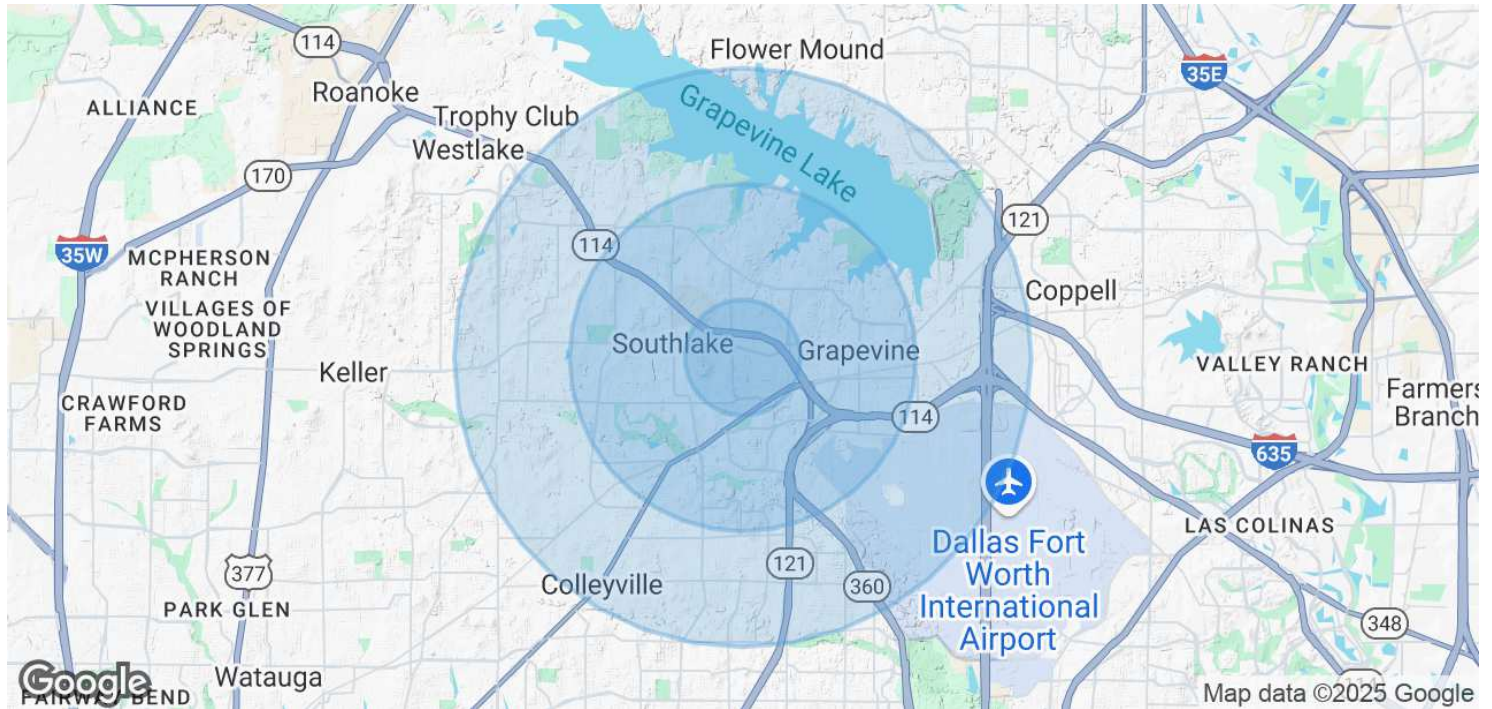
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	4,762	50,440	113,930
Average age	39.5	37.8	39.0
Average age (Male)	38.3	37.8	39.1
Average age (Female)	39.8	37.8	38.5

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	1,703	18,242	40,486
# of persons per HH	2.8	2.8	2.8
Average HH income	\$137,624	\$128,720	\$139,482
Average house value	\$226,156	\$274,929	\$335,616

* Demographic data derived from 2020 ACS - US Census

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BROKER CONTACTS



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