

# OFFICE SPACE FOR LEASE FLOWER MOUND, TX



- LOCATION:** 2200 Morriss Road, Suite 100; Former medical clinic.  
Easy access to FM 2499 and FM 3040. Located close to neighborhood schools and restaurants.
- SPACE:** 6,692 SF  
Finished medical office which includes: 13 Exam Rooms, 4 Offices, Reception Area, Waiting Room, Nurses' Station, X-Ray Room, Lab and Treatment Rooms.
- LEASE RATE:** \$17/SF Base plus NNNs (\$5.16/SF) and electric
- TI ALLOWANCE:** Negotiable
- AVAILABLE:** Immediately

**For further information contact: Phyllis Garcia**



**Vintage Realty**

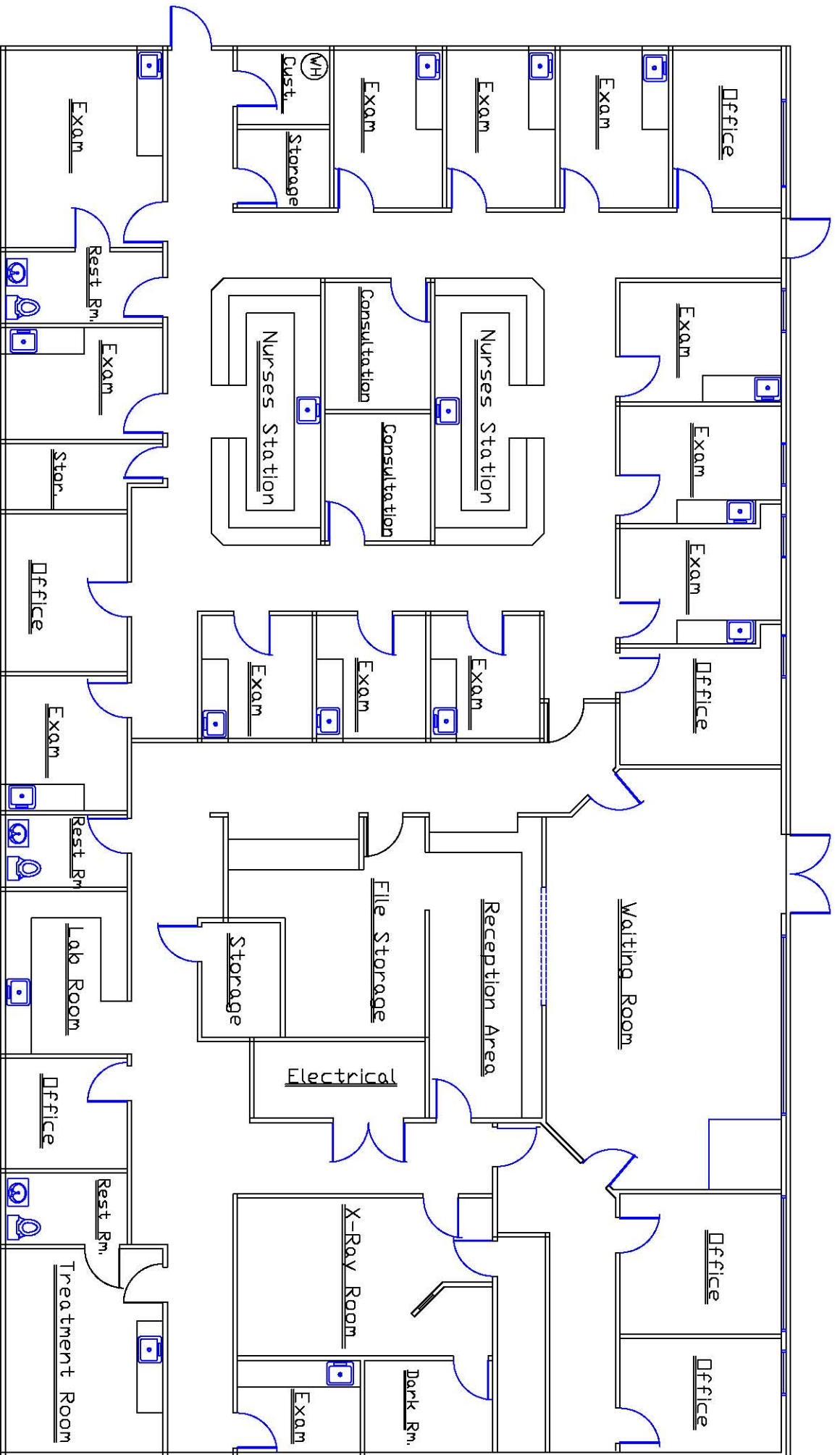
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2200 Morriss Road, Suite 100  
 Flower Mound, Texas





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