

OFFICE SPACE FOR LEASE *FLOWER MOUND, TX*



- LOCATION:** Suite 200, 2240 Cross Timbers Road, Flower Mound
Great visibility on FM 1171 (Cross Timbers Road), next to Cross Timbers Dental
- SIZE:** 1,520 or 2,141 SF shell space
- LEASE RATE:** \$20.77/SF Base Rent annually plus NNNs (\$6.23/SF) and electric
- IMPROVEMENTS:** Landlord will provide a 'turn-key' standard office finish out.

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