

# OFFICE SPACE FOR LEASE *FLOWER MOUND, TX*



**LOCATION:** 2250 Morriss Road, Suite 201 and 214  
2240 Morriss Road, Suite 110  
Easy access to FM 2499 and FM 3040. Located close to neighborhood schools and restaurants.

**SPACE:** Suite 201 – 3,400  
Suite 214 – 2,966  
Suite 110 – 1,734

**LEASE RATE:** Suite 201 \$14/SF Base plus NNNs (\$4.88/SF) and electric  
Suite 214 \$8.00/SF Base plus NNNs (\$4.88/SF) and electric  
Suite 110 \$12.50/SF Base plus NNNs (\$4.88/SF) and electric

**TI ALLOWANCE:** Negotiable

**AVAILABLE:** Immediately

**For further information contact: Phyllis Garcia**



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