

**FOR LEASE - 5,630 S.F.**  
**CREEKSIDE PROFESSIONAL OFFICE SPACE**  
Flower Mound, TX



**LOCATION:** 2604 Long Prairie Rd., (behind the IHOP), in the Chaparral Cove office/retail park. ***Building backs up to a tree-lined creek.***

**AVAILABLE:** 13 pvt. offices, tech support area, reception, conference, work room, **dedicated computer room & break area. *Fabulous ambiance!!!***

**SIGNAGE:** Monument signage on Long Prairie Rd./FM 2499.

**LEASE RATE:** \$15.00/SF + NNN's.

**AMENITIES:** Walk to 5 restaurants! Immediate access to the Flower Mound "*Hike and Bike*" trail system.

For further information contact: **Rich Muller**



**Vintage Realty**  
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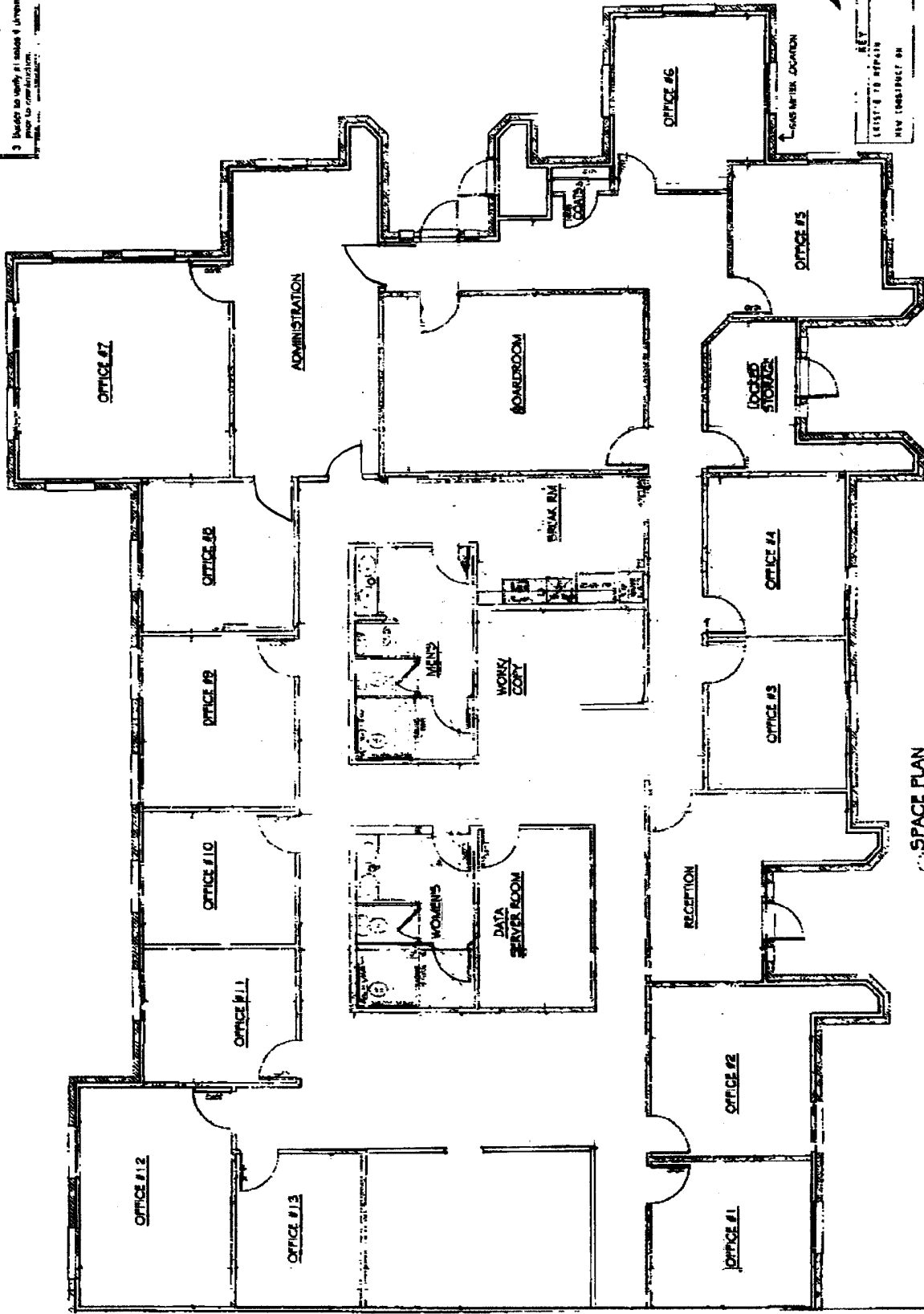
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**2604 LONG PRAIRIE ROAD  
SUITE 300**

KEY  
 LESSEE TO REPAIR  
 NEW CONSTRUCTION



- NOTES:**
1. Any dimensions must be through 1/4" thick walls unless otherwise noted.
  2. Refer to all work notes for additional information.
  3. Budget to verify all sizes & dimensions prior to construction.



**SPACE PLAN**  
 1/8" = 1'-0" SCALE

STANDARD 9' HT. 2" X 2" DROP  
 GRID CEILING THROUGH OUT

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