

PRIME OFFICE SPACE
“BUILD – To – SUIT”
“HIGH TRAFFIC - CORNER LOCATION”
Flower Mound, TX



- LOCATION:** 3212 Long Prairie Rd. (FM 2499). Building is the former Texas Bank facility on the SE corner of Sagebrush Dr. and Long Prairie Rd. (FM 2499)!
- AVAILABLE:** 3,800 SF is under construction! Can demise to two, 1,900 SF suites!!
- AMENITIES:** Exceptionally designed! 10½-foot ceilings! Owner will build-out **“turn-key”** to Building Standard! Great access!
- SIGNAGE:** Available on the monument fronting Long Prairie Rd.
- BASE RENT:** Rates starting as low as \$16.50/SF + NNN's

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