

1 YEAR'S FREE RENT !
3,845 SF! TURN KEY!
PRIME OFFICE SPACE - 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:** **3,845 SF!** (Can demise).
- AMENITIES:** Exceptionally designed! 10½-foot ceilings! 9 PRIVATE OFFICES & large bullpen area – framed and rocked! Restrooms are in!!
- SIGNAGE:** Available on the monument fronting Long Prairie Rd. (40,000+ CPD).
- BASE RENT:** **ONE YEAR FREE OF BASE RENT!** on a 5-year Lease!
Rates starting as low as \$16.00/SF (but not 'til 2012) + NNN's!

For further information contact: Rich Muller



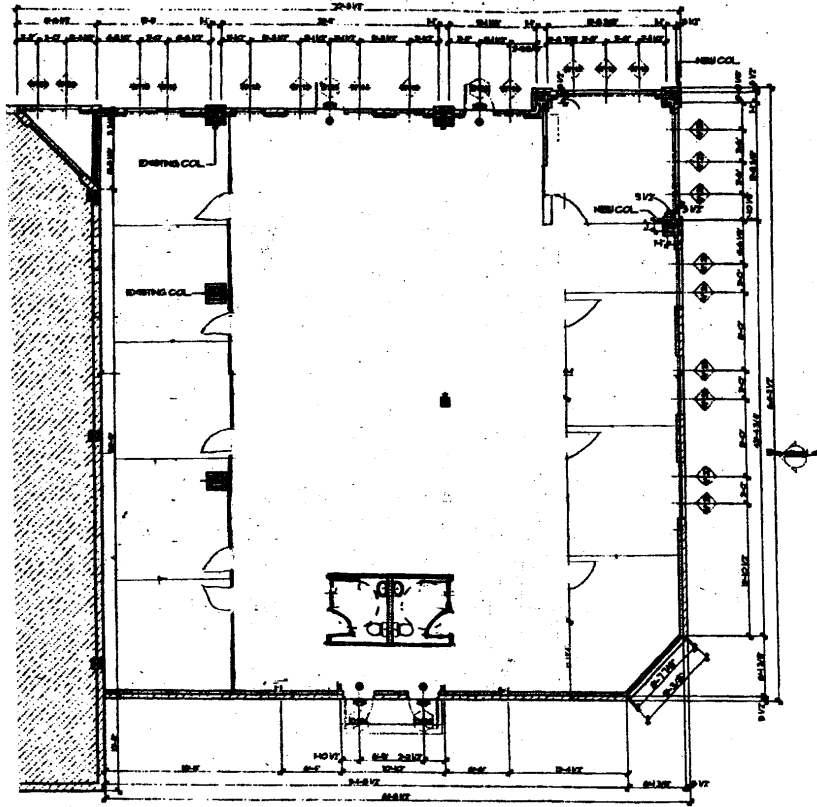
Vintage Realty

2980 Long Prairie Rd., Suite D

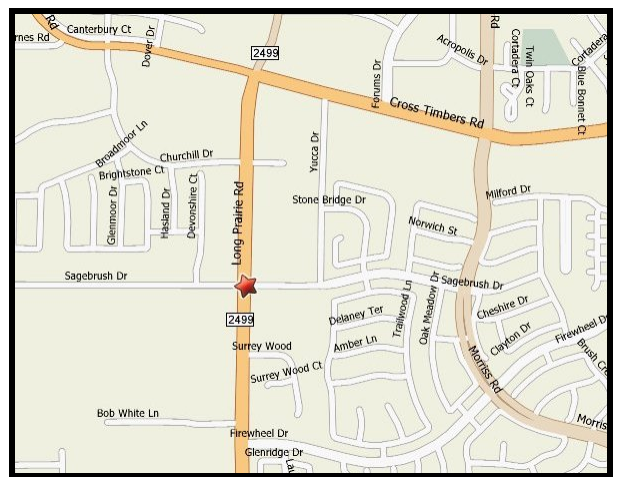
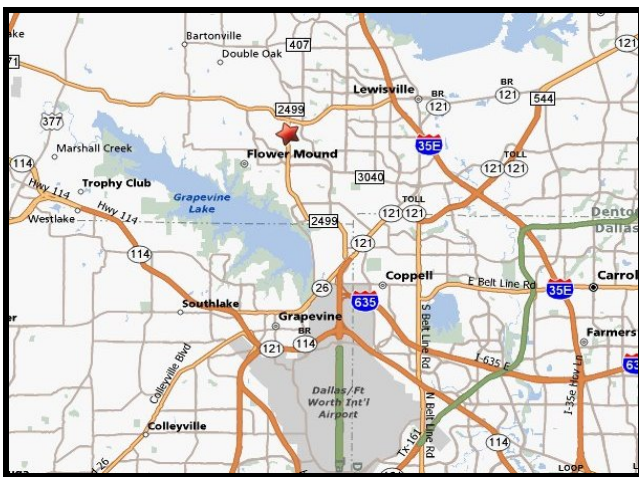
Flower Mound, TX 75022

972/355-0669 or Fax 972/355-5477

Email: Rich@VintageRealty.net or Web Site: www.VintageRealty.net



(A) FLOOR PLAN (1st Floor)
 Scale: 1/8" = 1'-0"



This information is believed to be accurate, but no representation or warranty, express or implied, as to its accuracy or completeness is made by any party. The presentation of this property is submitted subject to errors, omissions, change of price or prior sale or lease, or withdrawal without notice.