

NEW CONSTRUCTION OFFICES FOR LEASE

Flower Mound, Texas



LOCATION: **4305 Windsor Centre Trail.** Great visibility from FM 2499. Located off FM 2499 and Windsor Drive, just east of the new proposed Lewisville Medical Center Emergency Care. Great location east of the site for the new Presbyterian Hospital and River Walk Project.

LEASE RATE: \$18.00/SF Base and NNNs (\$5.50/SF) plus electric and janitorial

SUITES: New construction with completed office suites, featuring upscale finish-out to include custom granite countertops in restrooms, 10' ceiling heights and wood trim.

Suite 200 – 1,704 SF	Suite 400 – 1,704 SF
Suite 300 – 2,661 SF	Suite 500 – 1,588 SF

AVAILABLE: Immediately

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