

OFFICE BUILDING: FOR SALE or LEASE

7,500/SF – 4,230 SF Available

Flower Mound, TX



Location: 3200 Long Prairie Rd. (FM 2499) - **Frontage on Long Prairie Rd.!**

Signage: Long Prairie Rd. – 6 lane/divided arterial!
(Vacant Suite fronts on Long Prairie with over 40,000 cpd!)

PURCHASE: \$1,450,000 (\$193.33/SF):

Suite 100 - 3,270 SF! Leased to a Pain Management group! Annual Bumps!
+/- \$62,000 paid annually in Rent and NNN's! Lease exp. 1/31/15 w/Options!
Suite 200 - 4,230 SF Available! – Reception; conference; 9 pvt. offices; 5
work stations and break area and a lg. training room!

LEASE: \$12.00 per square-foot + NNN's.

For further information contact: Rich Muller



Vintage Realty

2980 Long Prairie Rd., Suite D

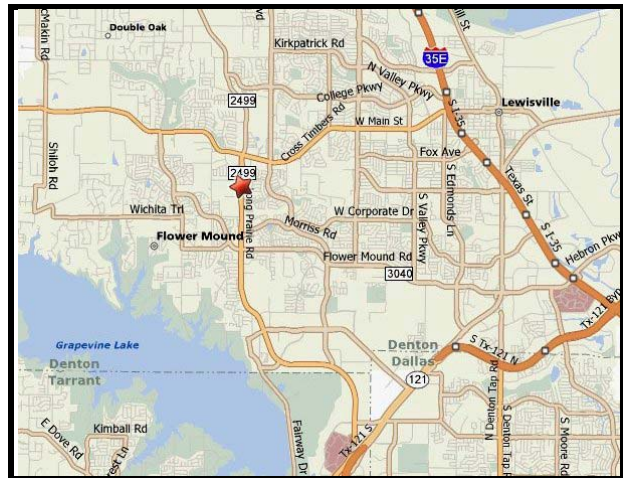
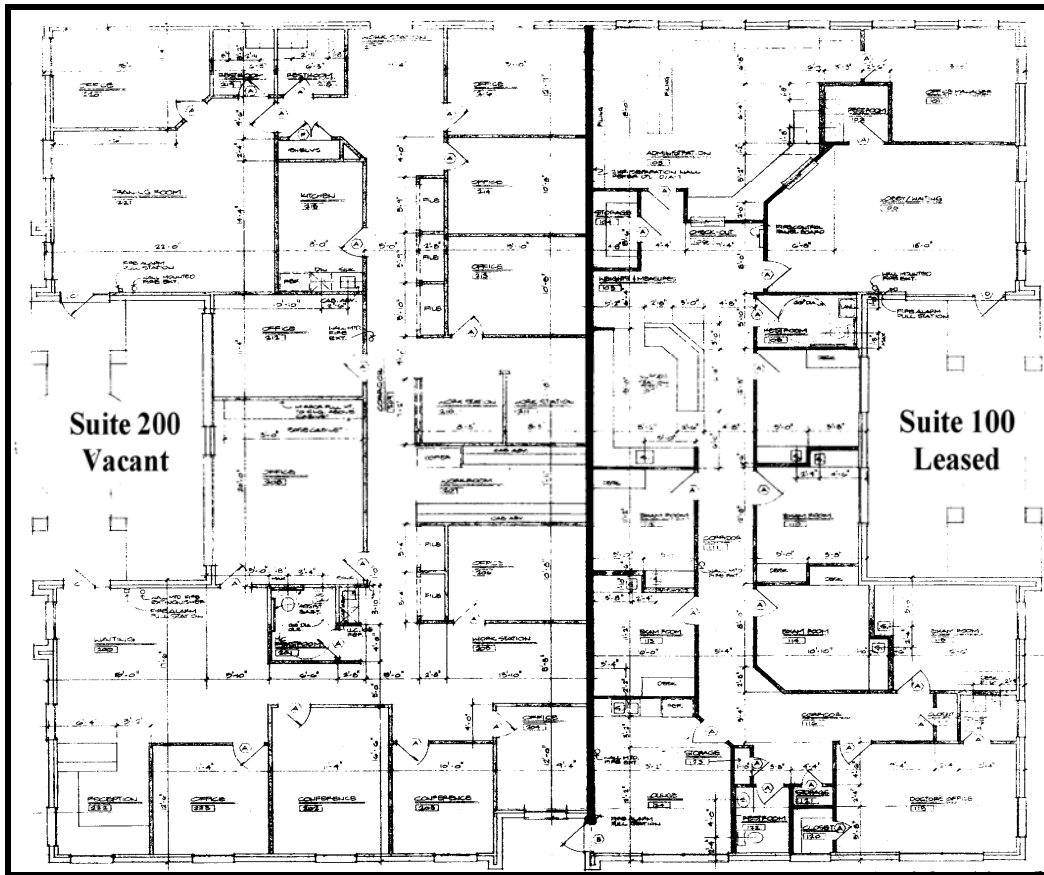
Flower Mound, TX 75022

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E-mail: Rich@VintageRealty.net or www.VintageRealty.net

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3200 Long Prairie Rd., Flower Mound, TX



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