

4425 PLANO PKWY, SUITE 1504

CARROLLTON, TX 75010 • MUSTANG RIDGE OFFICE PARK



1,228 SF
AVAILABLE NOW

\$26.00/SF/YR
LEASE RATE

\$2,950
MONTHLY RENT

2-5 YEARS
LEASE TERM

TURNKEY PROFESSIONAL OFFICE / MEDICAL / WELLNESS SPACE

Beautifully maintained and fully built-out first-floor office suite in a desirable Carrollton office park. Built in 2022 and owner-occupied for approximately four years, the suite features upgraded flooring, crown molding, window coverings, a welcoming reception area, four private offices, kitchen/break area, and private restroom.

IDEAL FOR:

Medical or healthcare office • Medical spa • Aesthetician / skincare • Wellness center • Massage or therapy • Counseling • Beauty / personal care • CPA / accounting • Insurance • Financial services • Other professional office users



LOCATION & PROPERTY HIGHLIGHTS

Strategically located between Dallas North Tollway and I-35E with convenient access to SH 121. The office park is surrounded by complementary businesses including doctors' offices, CPA firms, insurance agencies, financial services, medical spas, therapy centers, and wellness providers.

- Ample client and employee parking
- Professionally landscaped and maintained
- Furniture and appliances may convey with an acceptable offer
- Full build-out • Available immediately
- Minimal modifications needed for many professional or wellness users



A RARE OPPORTUNITY TO LEASE A BEAUTIFULLY MAINTAINED, TURNKEY OFFICE SUITE IN A HIGH-DEMAND CARROLLTON CORRIDOR.

For leasing information or to schedule a private tour, please contact TAC Brokerage & Consultant LLC.
469-999-8746 • caroletam@gmail.com • www.tacbrokerage.com