

SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

PROPERTY SUMMARY

PROPERTY: Marketplace at Highland Village Office Suites

LOCATION: Northeast Quadrant of FM 407 (Justin Road) and FM 2499 (Village Parkway)

ADDRESS: 2820-2900 Village Parkway, Highland Village, TX 75077

TYPE: Professional Office Suites – Upscale Office Condominiums

ZONING: Commercial Office/Medical

POTENTIAL USE: Professional Office/Medical/Dental

AVAILABILITY:

<u>Building</u>	<u>Address</u>	<u>Area</u>	<u>Available</u>
3	2900 Village Pkwy	7,452 RSF	Suite 350 – 2,035 RSF
6	2820 Village Pkwy	8,162 RSF	Suite 625 – 1,893 RSF
7	2800 Village Pkwy	7,491 RSF	Suite 700 – 1,900 RSF

2900 Village Pkwy –Ste 350 - Second Gen. Chiropractor Office – Reception/Waiting Room, Private Restroom, Large Therapy/Bullpen area, Storage Room, 3 Office/Exam Rooms, Kitchenette.

2820 Village Pkwy –Ste 625 - Shell Condition

2800 Village Pkwy –Ste 730 - Reception/Waiting Area, Large Bullpen, 5 Private Offices, 2 Private Restrooms.

FRONTAGE: Frontage on FM 2499 (Village Parkway)

ACCESS: Easy Access – 3 Entrances from FM 2499 (Village Parkway)

UTILITIES: All Available and Existing to Site – electric & water individually sub-metered to each tenant space, electric usage at tenant expense

POWER: 110 – 220V

SIGNAGE: Signage is Available on Buildings per Condo Association and City approval. Rear Buildings have use of Monument Signs on FM 2499/Village Parkway

LEASE: \$16.00 - \$18.00/SF/Yr + NNN

NNN: Estimated 2018 - \$6.00/SF/Yr

SALE PRICE: \$165.00 - \$250.00/SF – Call for Pricing

MINERAL RIGHTS: Do Not Convey

PARKING: Ratio of 5/1000 SF

AGE: Built in 2007

TERMS: Negotiable

LISTED: Loop Net, CoStar, Xceligent, Many Web-sites

COMMENTS: Last remaining condos available located in the Marketplace at Highland Village Office Suites. Located in the prestigious Highland Village Corridor. Unique Investment Opportunity adjacent to the new The Shops at Highland Village with great Demographics and Signage on FM 2499/Village Parkway. Ideal for General Office, Medical or Dental with the finest Amenities within the Highland Village Commercial Corridor. The location is an easy Commute to Dallas/Ft Worth Airport, Executive Housing & Top Rated Public Schools Approximately 2.5 - 3 Miles north of the future Presbyterian Hospital of Flower Mound in the Riverwalk at Central Park.

CONTACT: John Withers, CCIM 940-320-1200 john@sbpcommercial.com

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