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Chris Rosprim, CPM/REALTOR®/Broker
2434 Lillian Miller Pkwy., Denton, TX 76205
(940) 243-4000 - Office / (940) 453-2180 - Cell / (940) 382-9826 FAX

PROPERTY SUMMARY

July 23, 2019

PROPERTY: **HIGHLAND VILLAGE PROFESSIONAL BUILDING**

LOCATION: 2014 Justin Rd. (FM 407), Highland Village, TX 75077

TYPE: Office – Medical Office / General Business / Professional Office Space

PRICE: \$16.00/SF/Yr + NNN + Individually Metered Utilities

ZONING: Commercial – Office

POTENTIAL USE: Medical Office Space / General Business / Professional Office Space

SCHOOL DISTRICT: Lewisville ISD

SIZE: Building: 4,943 SF Suite 104 – 1,600 SF

AVAILABLE: Suite 104 1,600 SF Multiple room suite
Suite 106 852 SF Multiple room suite - Jan. 2020

104 / 106 Combined: 2,452 SF – Jan. 2020

LAND: 0.521 AC Tract

TRACT CONFIGURATION: Rectangular

TOPOGRAPHY: Level

GROUND COVER: Grass, shrubs

FRONTAGE: FM 407 / Justin Rd.

ACCESS: FM 407 / Justin Rd.

VISIBILITY: Excellent

UTILITIES: Tenant pays individually metered electric; Water/sewer part of CAM

HVAC: Central HVAC system existing and in good condition

POWER: 110 / 220 – Co Serv Electric

CEILING HEIGHT: 8-10'

TAXES: Tax Parcel ID R193543 2018 Taxes - \$14,427.17

INSURANCE: 2019 - \$4,291

SIGNAGE: Available space on monument sign – tenant expense and on building and front door
All signage at tenant expense and in accordance with City ordinances, permits, etc.

ADA: Property believed to be in compliance with ADA requirements

TRIPLE NETS: 2019 - \$9.31 Taxes: \$2.92 Ins: \$.87 CAM: \$5.52

PARKING: Ample parking spaces front / side / rear

FLOODPLAIN: Not believed to be in the flood plain

EASEMENTS: Typical – Utilities

LEASE: Suite 104 – 1,600 SF – formerly medical space tenant – excellent condition

AGE: Building built in 97. Suite 104 completely remodeled approx. 5 years ago

TERMS: Negotiable – 3 – 5 year lease desired

TI: Negotiable to the overall terms of the deal - will remodel to suit

LISTED: MLS, CoStar, Loop Net, KW Commercial, 300 – 900 Websites

COMMENTS: Nice one story garden office building in Highland Village not far off I-35 – Justin Rd. – FM 407.
Existing available space consists of 1,600 SF (104) and offers reception, clerical office area, restrooms, several exam rooms, lab area, doctor office, etc. See Floor plan.
Suite 106 consists of 852 SF – reception / offices / break room. Adjacent to 104 – could be combined together to provide 2,452 SF.

CONTACT: Chris Rosprim, Broker 940-243-4000 chrisrosprim@kwcommercial.com

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