

CANYON FALLS OFFICE SUITES - NORTHLAKE, TX

7251 CANYON FALLS RD, NORTHLAKE, TX 76226



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PROPERTY OVERVIEW

**7251 CANYON FALLS RD
NORTHLAKE, TX 76226**

PROPERTY DETAILS

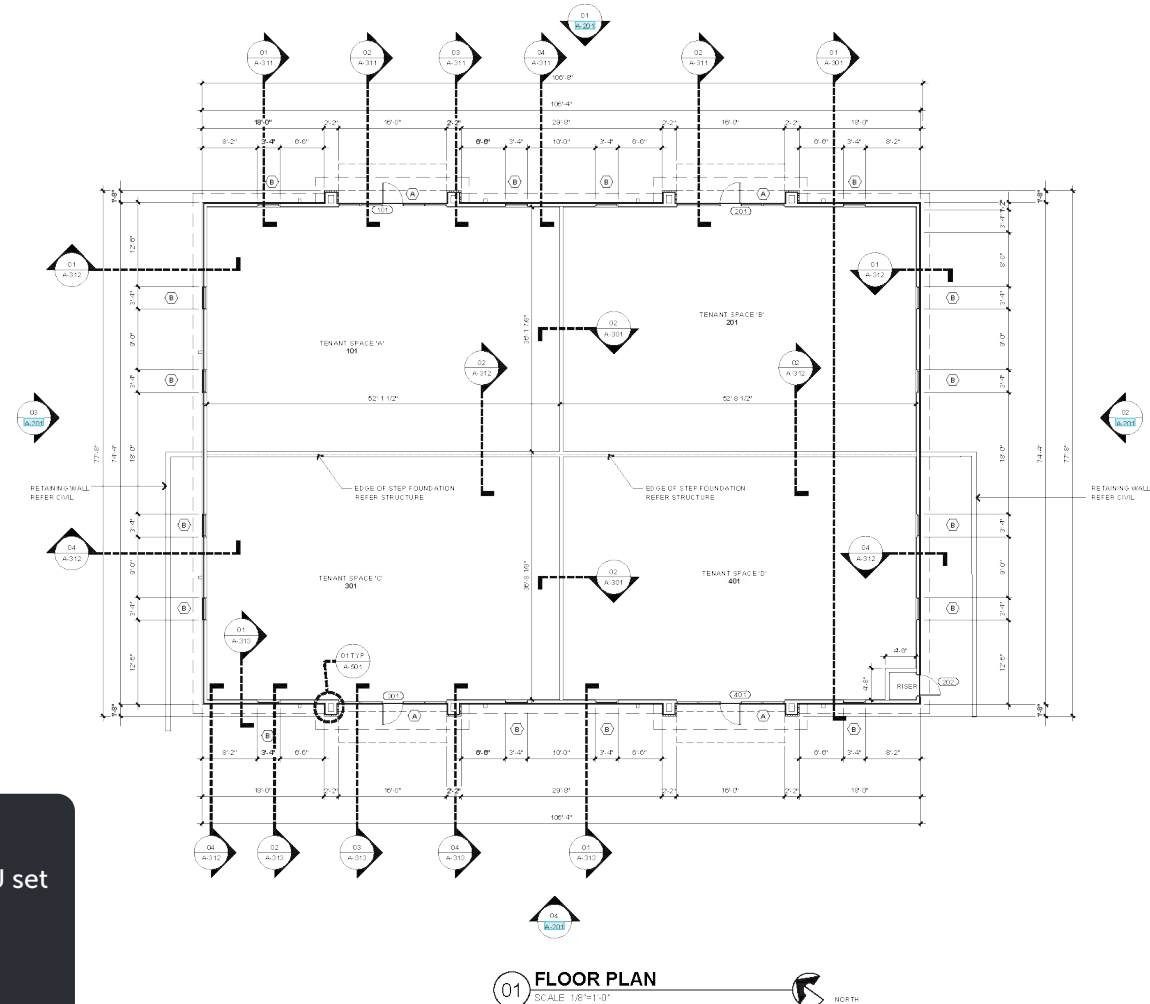
Lease Rate	Call For Pricing
NNN	Est. \$10.00/SF
Total	8,250 SF
Available	8,250 SF

2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	3,078	7,219	43,012
Households	1,101	7,040	15,842
Avg. Household Income	\$178,186	\$166,647	\$139,418

OFFICE SPACE FOR LEASE
Co-Tenants: Dental, Allergist
Parking Count: 49
Completion Date: Q2 2024
Canyon Falls Office Suites

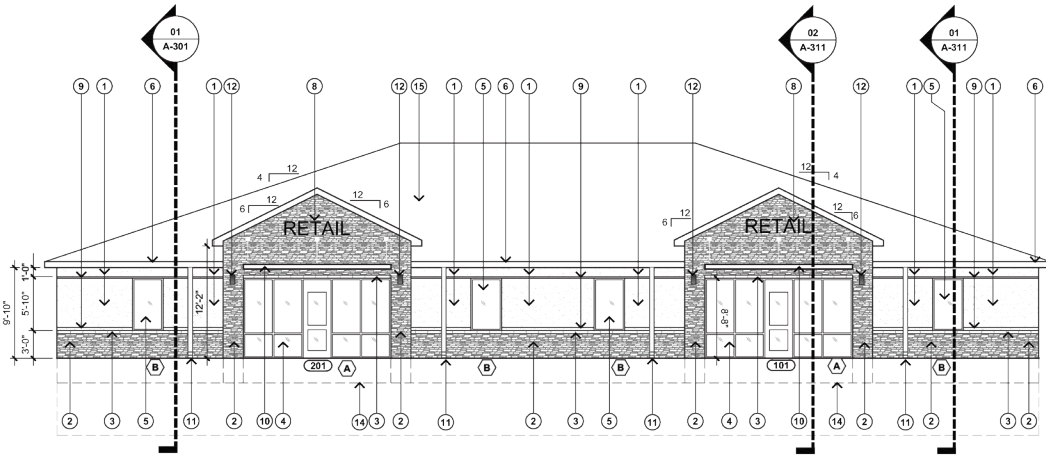
DELIVERY CONDITION:
Warm gray shell to include RTU set
Electric panel set
Slab poured
5' leave-out
Utilities stubbed



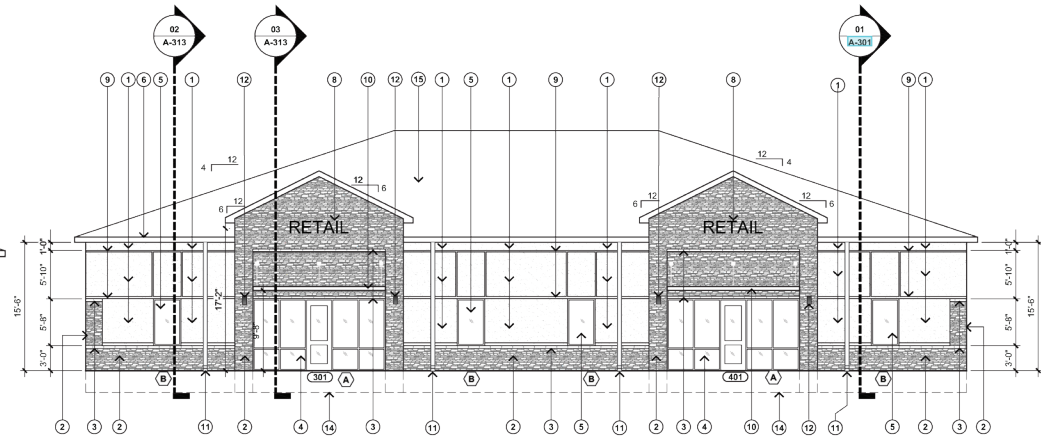
The images provided throughout this package are a representation of the current design intent only. The images may not reflect variations in color, tone, hue, line, shading, ambient light intensity, materials, texture, contrast, font style and construction variations required by building codes or inspectors, material availability or final design detailing. All images and artwork associated/provided should be reviewed by the client with their print and/or production vendors and adjusted as needed during the proof and shop drawing submittals. Those client-approved drawings take precedence and provide final direction for design, printing and production.

SITE ELEVATIONS

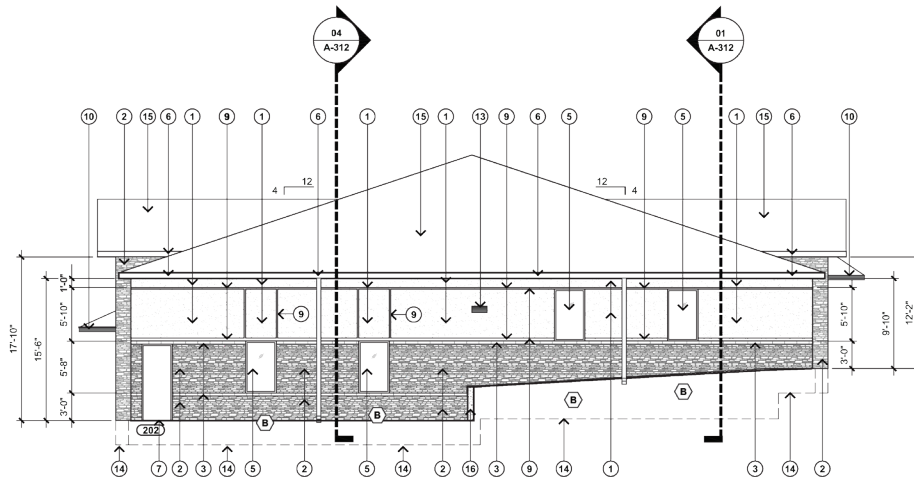
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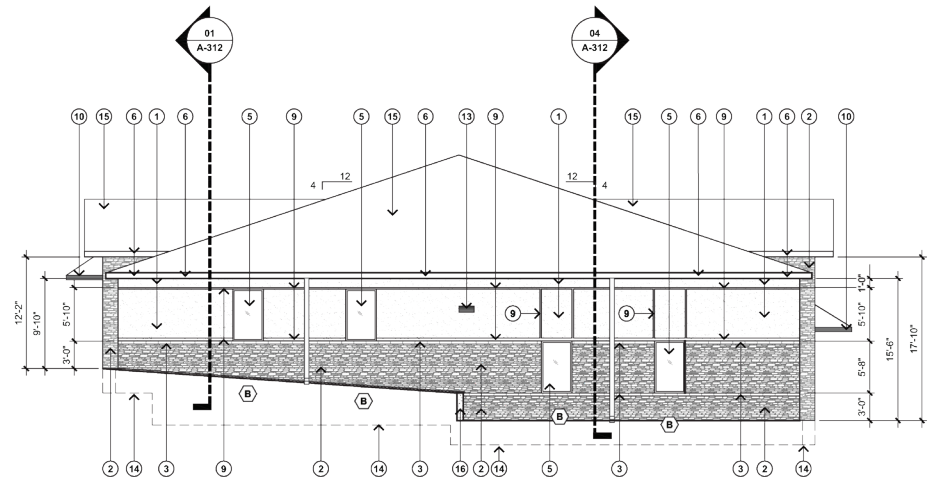
01 EAST ELEVATION
SCALE: 1/8"=1'-0"



04 WEST ELEVATION
SCALE: 1/8"=1'-0"



02 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



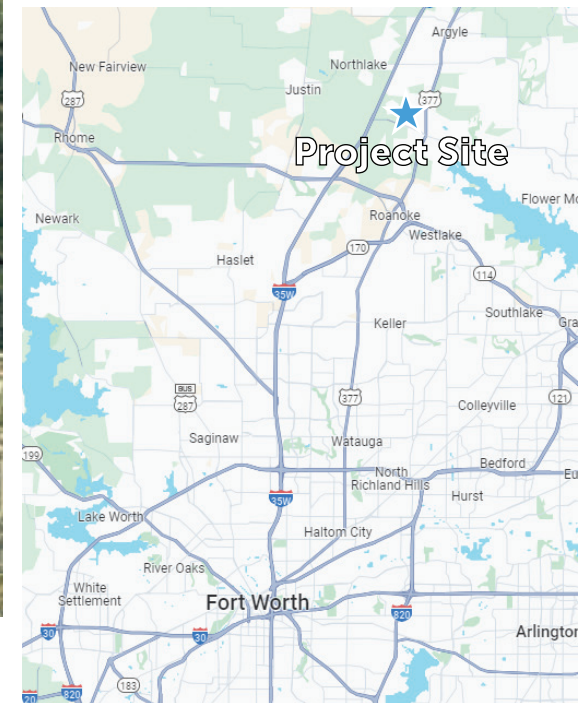
03 NORTH ELEVATION
SCALE: 1/8"=1'-0"

**7251 CANYON FALLS RD
NORTHLAKE, TX 76226**



- Canyon Falls residential development
2,160 lots full build-out
- 1.4 miles from I-35
- Livano Canyon Falls Multi-Family
300 units delivered

Cross Timbers Rd - 12,704 VPD ('22)
Canyon Falls Dr - 3,051 VPD ('19)



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