



PROPERTY SUMMARY

PROPERTY:	Village Creek Center
LOCATION:	2300 Highland Village Rd. Highland Village, TX 75077
POTENTIAL USE:	Professional Office General Office Retail Executive Suites
AVAILABILITY:	Building 2: <u>Suite 200 – 1st Floor 2,300 RSF</u> - 2 nd Gen former Eye Doctor suite. Rent \$22/SF + NNN. Available now. Building 3: <u>Suite 300 – 1st Floor 1,808 RSF</u> - 2 nd Gen former Spa suite <u>Suite 3204 – 2nd Floor 1,132 RSF</u> - 2 nd Gen Office Building 4: <u>Suite 420 – 1st Floor 1,533 RSF</u> - 2 nd Gen Retail Space. <u>Suite 470 – 2nd Floor 1,760 RSF</u> - 2 nd Gen Office space Building 5: <u>Suite 500 – 1st Floor 4,181 RSF</u> – 2 nd Gen Restaurant Space <u>Suite 530 – 2nd Floor 1,296 RSF</u> – 2 nd Floor Professional Office <u>Suite 535 – 2nd Floor 612 RSF</u> – 2 nd Floor Professional Office <u>Suite 540 – 2nd Floor 631 RSF</u> – 2 nd Floor Professional Office <u>Suite 550 – 2nd Floor 1,581 RSF</u> – 2 nd Floor Professional Office Building 6: <u>Suite 630 – 2nd Floor 897 RSF</u> – Upstairs; Reception area, 3 large offices, copier/file room area. <u>Suite 6201-6204 – 2nd Floor 946 RSF</u> – Upstairs office space with four private offices. <u>Suite 600 – First Floor Office 4,501 RSF</u> – First floor large office Building 8: <u>Suite 800 – First Floor 1,308 RSF</u>

EXECUTIVE OFFICE SUITES:

ALL-INCLUSIVE EXECUTIVE OFFICE SUITES

- Private office
- Utilities included
- High-speed wireless internet
- Access to common area restroom and kitchen
- Janitorial services for common areas provided twice per week

Building 2: 2nd Floor Executive Office Suites

- Suite 2204 – 154 RSF** - Executive Office Suite **\$425/month**
- Available 7/1/26

Suite 2205 – 430 RSF – Executive office Suite	\$1,160/month
• Available 8/1/26	
Suite 2206 – 269 RSF - Executive Office Suite	\$725/month
Suite 2208 – 170 RSF – Executive Office Suite	\$525/month
• Available 7/1/26	
Suite 2221 – 332 RSF – Executive Office Suite	\$885/month
• Available 7/1/26	

SIGNAGE: Monument Signage, Façade Signage, Marquis Sign in Lobby

UTILITIES: Large Suites - Tenants Expense – All existing to the site

PARKING: Private Parking Lot

RATE: \$16.00 - \$22.00 / SF / Yr + NNN (Est \$7.77/SF)

TERMS: Negotiable

COMMENTS: NEW MANAGEMENT!!! Prime office/retail space in the heart of Highland Village, is a premier mixed-use destination combining upscale retail, office, and dining in a beautifully landscaped setting. With excellent frontage and visibility along Justin Road (FM 407), the center enjoys strong daily traffic and draws from Highland Village’s affluent residential base. Tenants and visitors alike appreciate the boutique feel created by mature trees, fountains, and inviting walkways that encourage people to shop, dine, and relax. The property offers flexible suite sizes ideal for retail, medical, and professional office users, with ample parking and easy access. Village Creek Center delivers a high-end, community-driven environment where business visibility meets everyday convenience. Perfect for tenants seeking sophistication, visibility, and steady foot traffic in one of Denton County’s most desirable trade areas.

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