



FOR LEASE – RETAIL/OFFICE SPACE

600 Parker Square
Flower Mound, TX

LOCATION:

Parker Square is centrally located in the heart of Flower Mound, off FM-1171 (Cross Timbers Road). Patrons also have easy access to I-35E and FM-2499 (Long Prairie Road).

AVAILABLE SPACES:

First Floor – Retail/Office:

- Suite 625 – 1,417 RSF
- Suite 630 – 1,862 RSF

Second Floor – Office:

- Executive Suites – 202 RSF
– 472 RSF
- Suite 225 – 2,640 RSF

LEASE RATE:

First Floor/Retail:

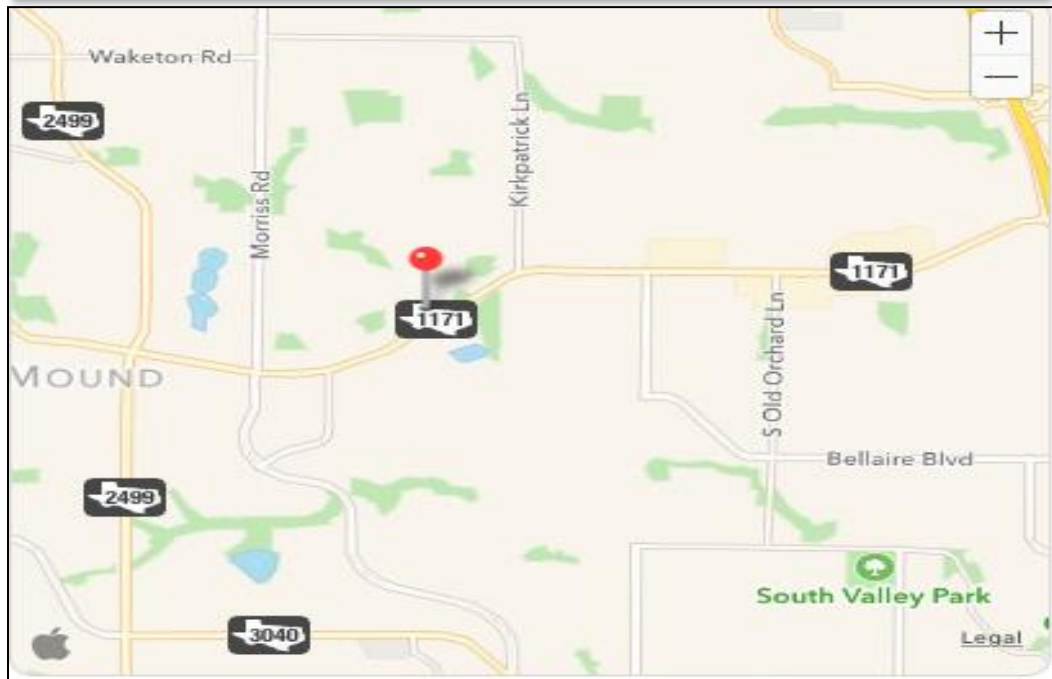
- \$17-\$19/SF Base + NNNs (\$6/SF)

Second Floor/Office:

- Executive Suites - See Broker for Availability and Pricing
- Suite 225 - \$15/SF Base + NNNs (\$6/SF)

HIGHLIGHTS:

- Beautiful setting, resembling European-style square with an old-world charm
- Surrounded by residential neighborhoods



FOR INFORMATION:

Phyllis Garcia

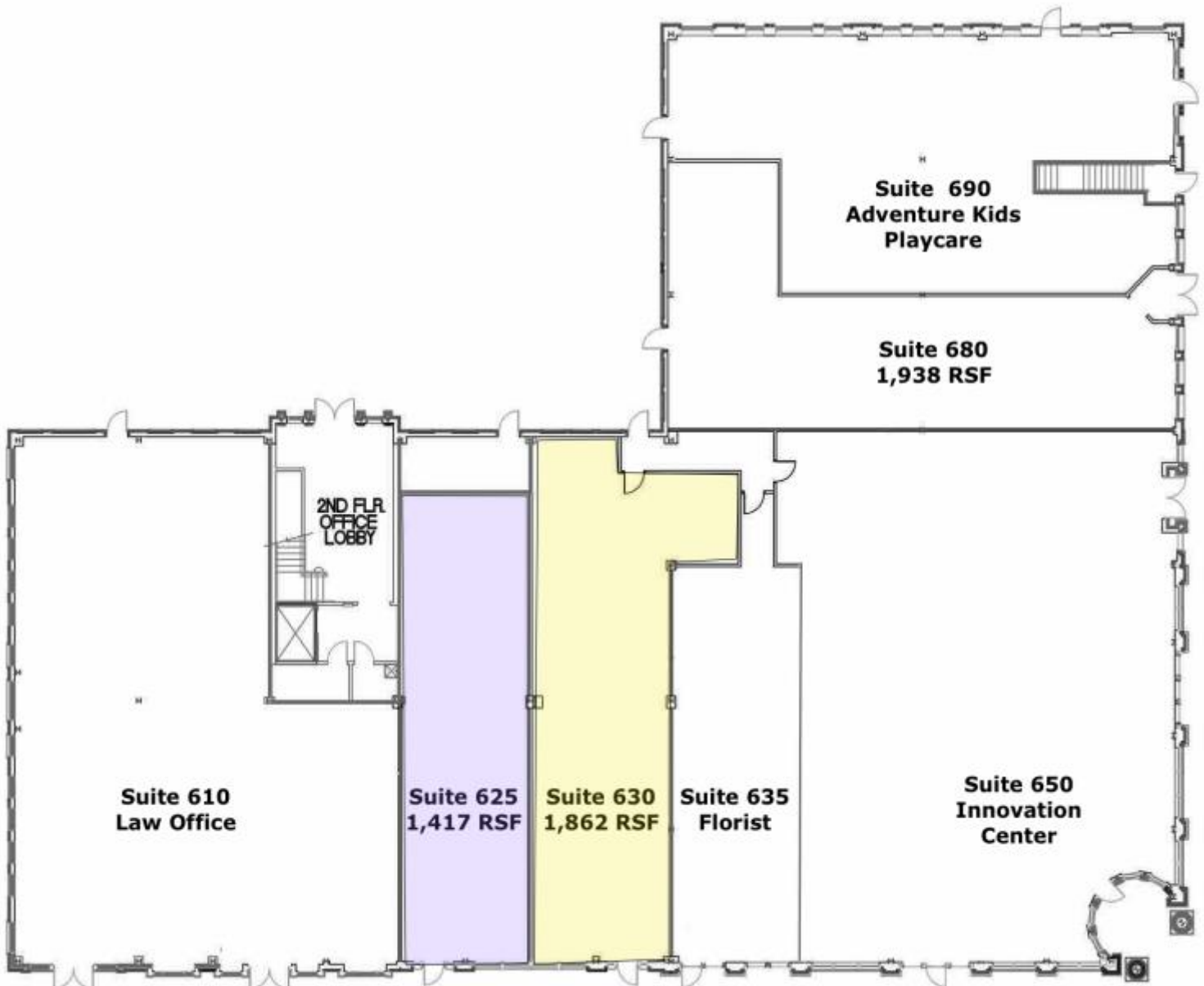
972.899.1851 | Phyllis@BridgeRealtyTexas.com

www.BridgeRealtyTexas.com

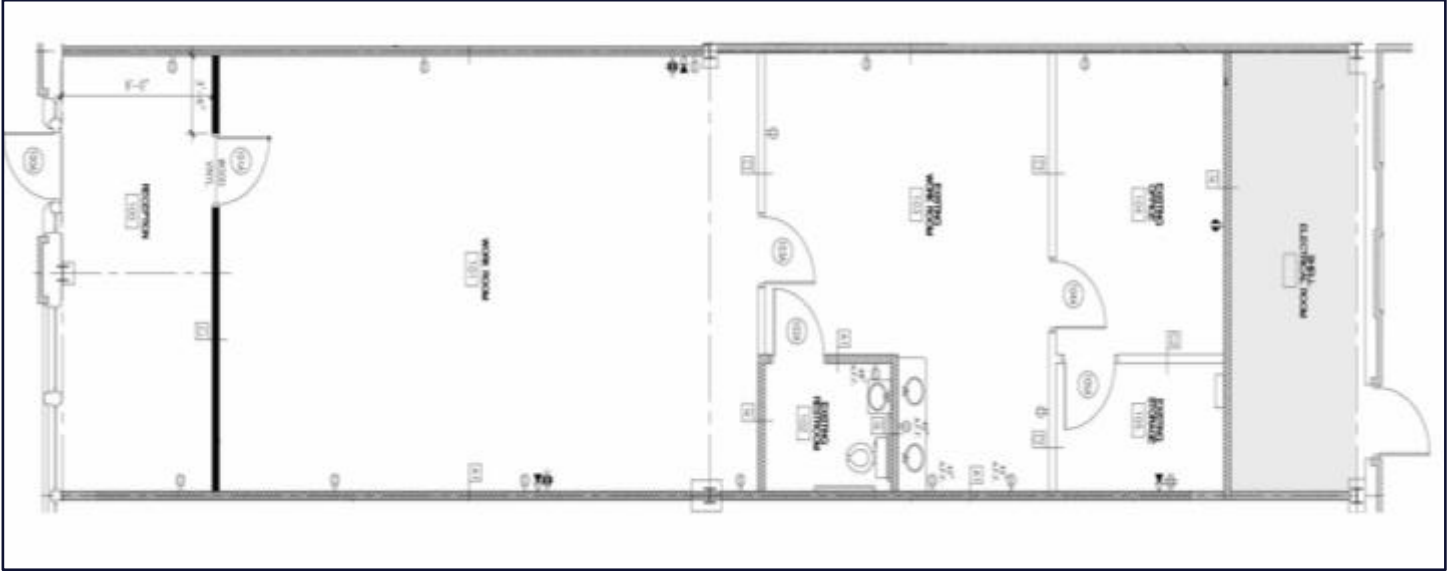
800 Parker Square, Suite 285C | Flower Mound, TX 75028

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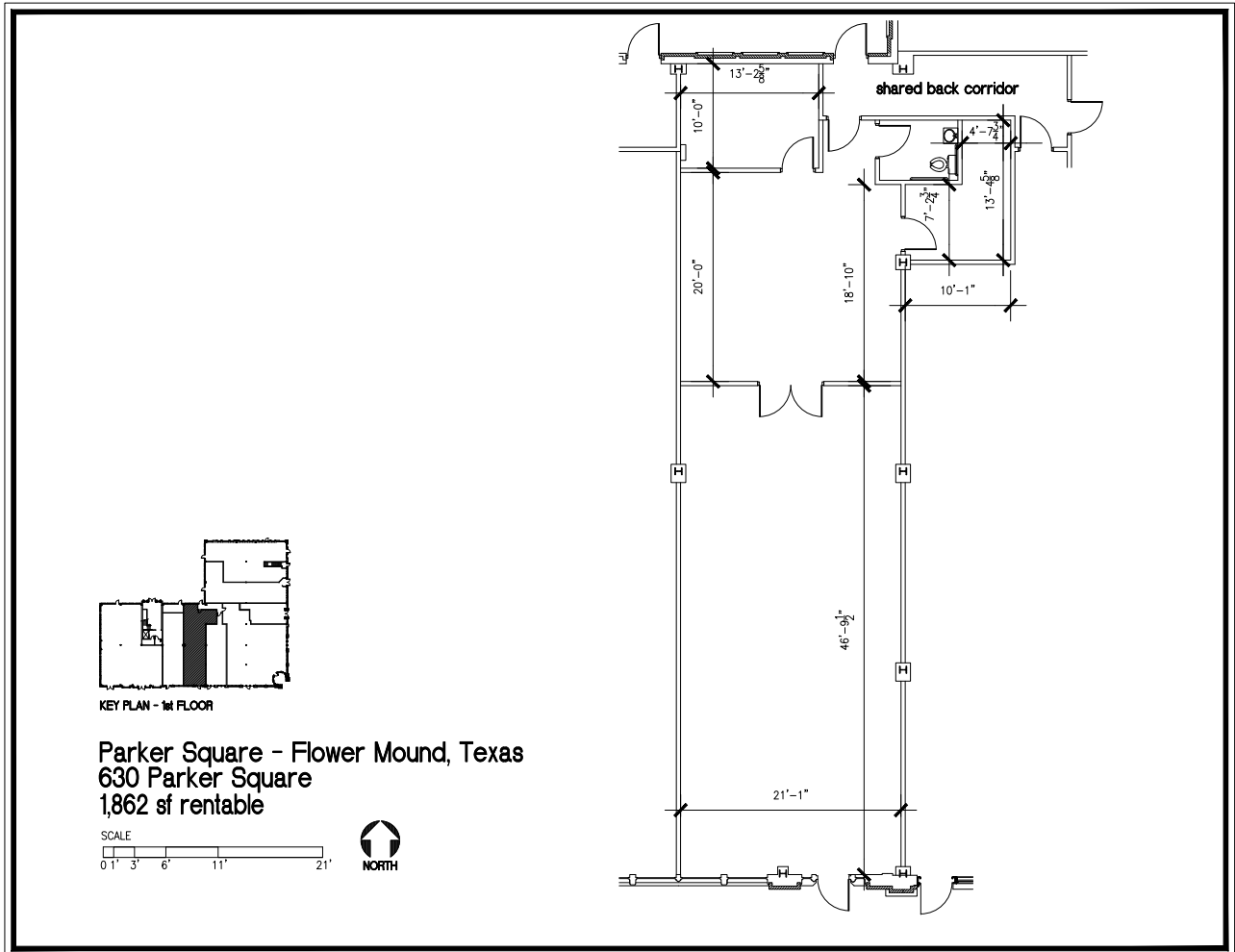
FIRST FLOOR - RETAIL



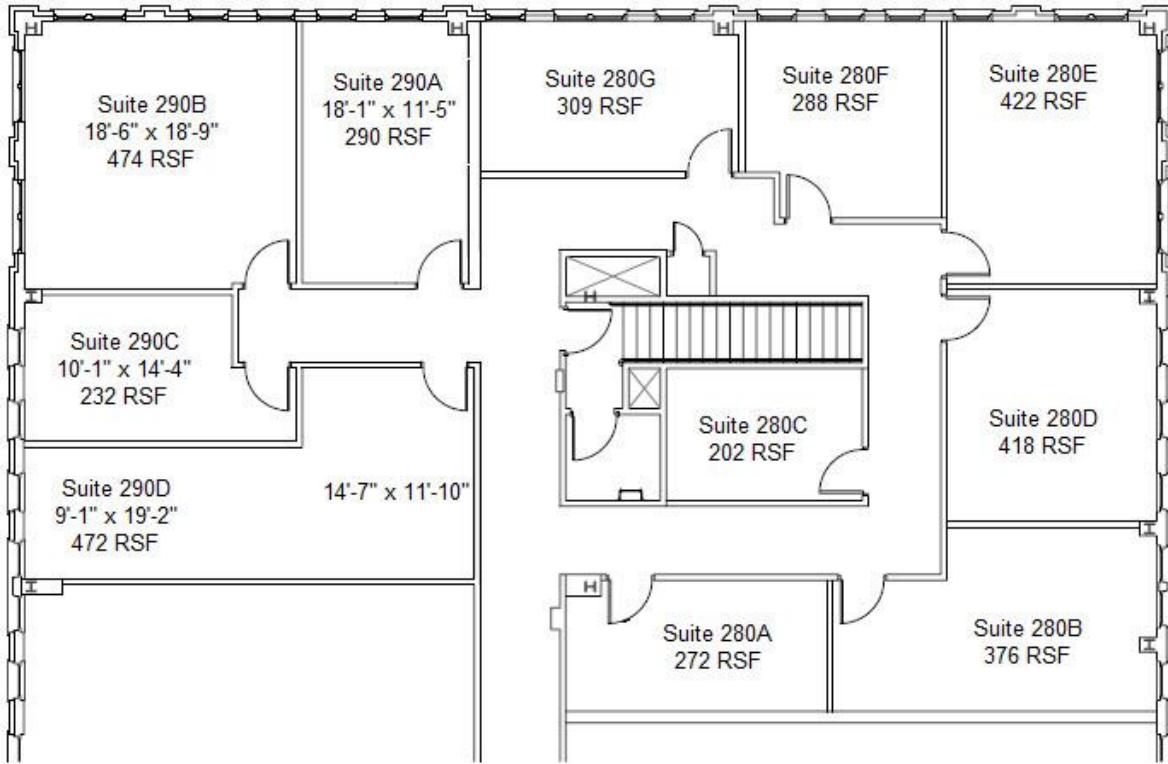
Suite 625



Suite 630



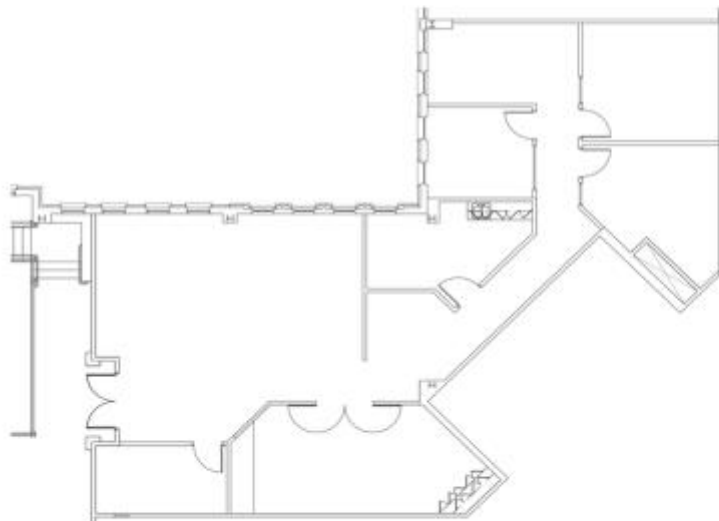
SECOND FLOOR – EXECUTIVE SUITES/OFFICE



**600 Parker Square, Suite 225
2,640 RSF**



KEY PLAN - 2nd FLOOR





SITE PLAN

Parker Square
Flower Mound, TX



1500 Cross Timbers Road (FM 1171) in Flower Mound