



## FOR LEASE – RETAIL/OFFICE SPACE

800 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 840 – 2,174 RSF (with adjacent space, it could be 3,489 RSF)
- Suite 870 – 2,926 RSF (with adjacent space, it could be 4,241 RSF)

#### Second Floor – Office:

- Suite 215 – 1,816 RSF

### LEASE RATE:

#### First Floor/Retail:

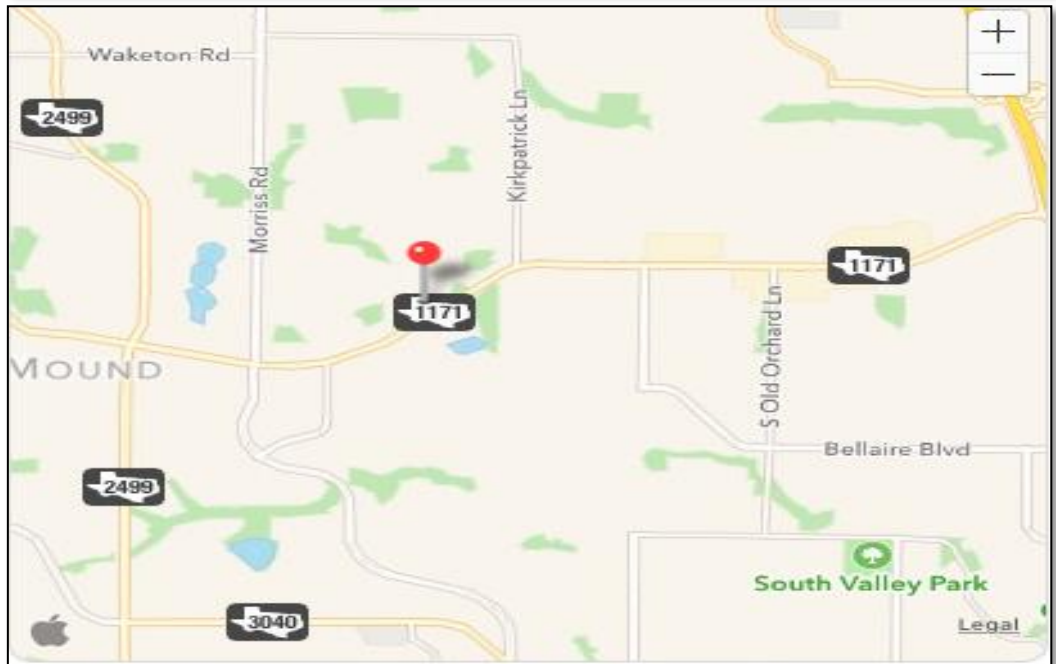
- \$17 - \$19/SF Base+NNNs (\$6/SF)

#### Second Floor/Office:

- \$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

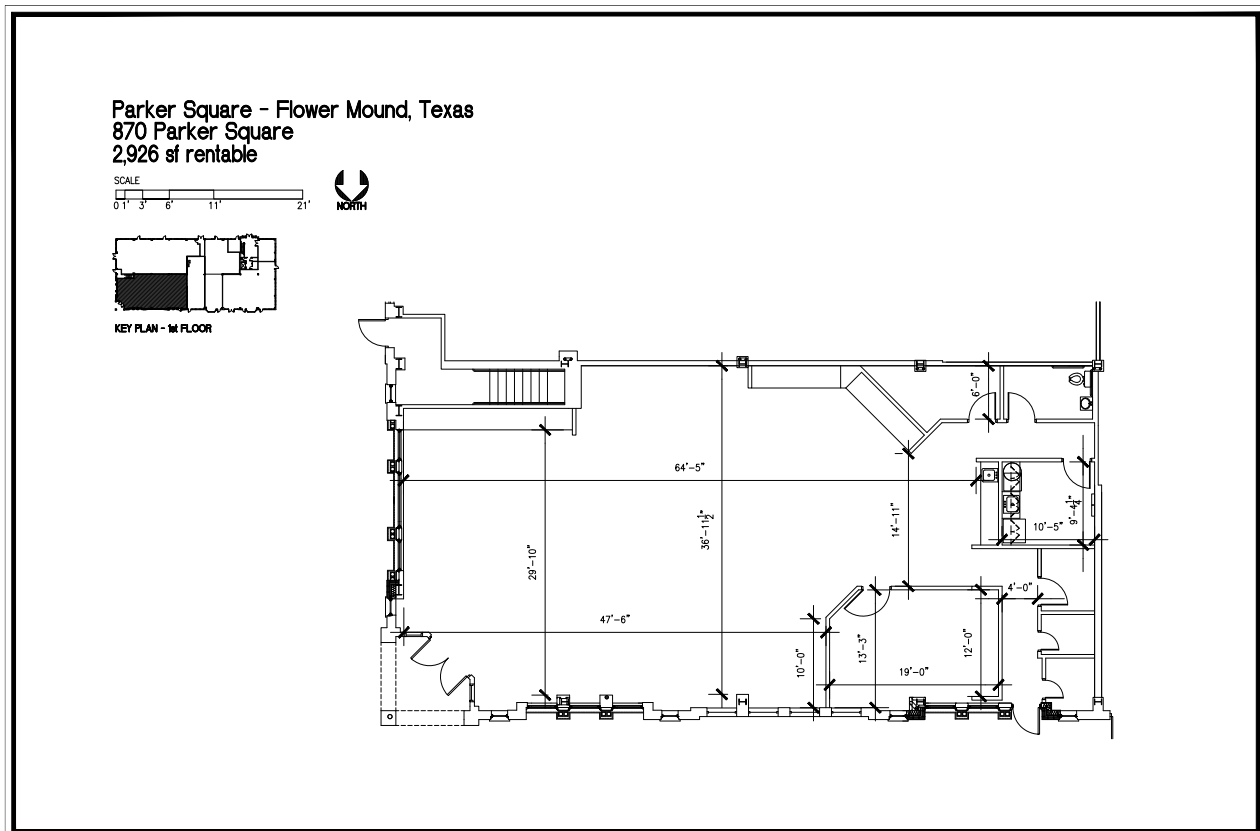
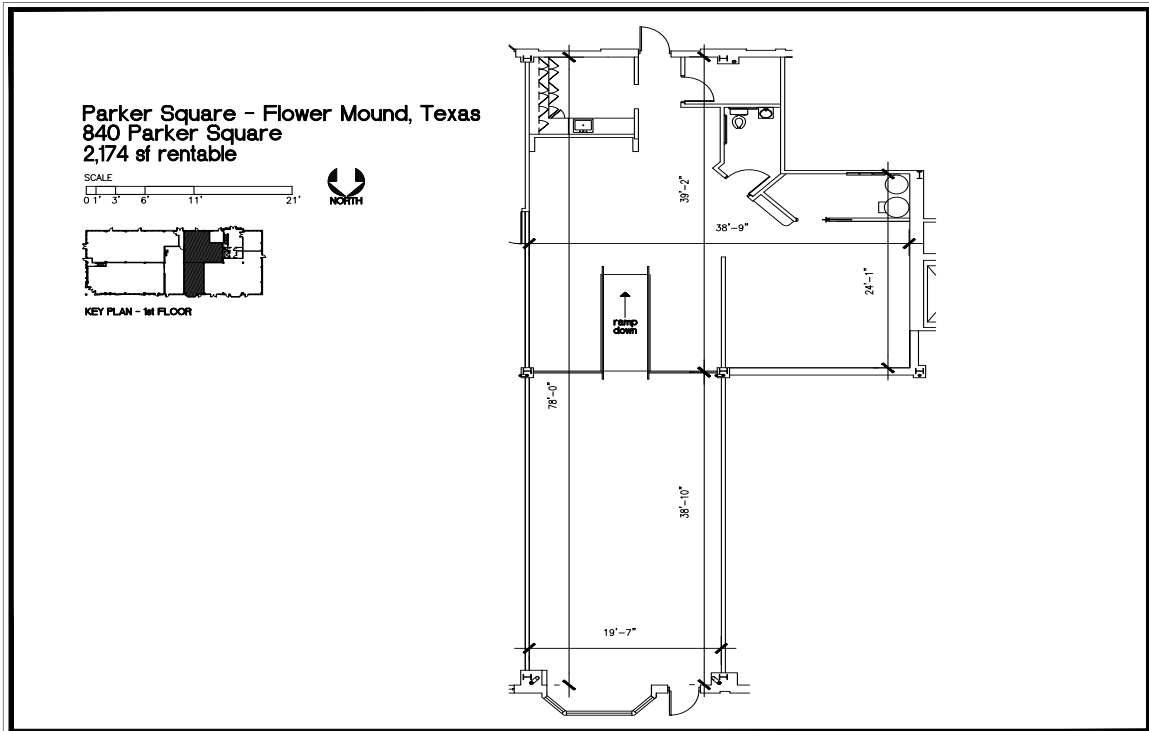
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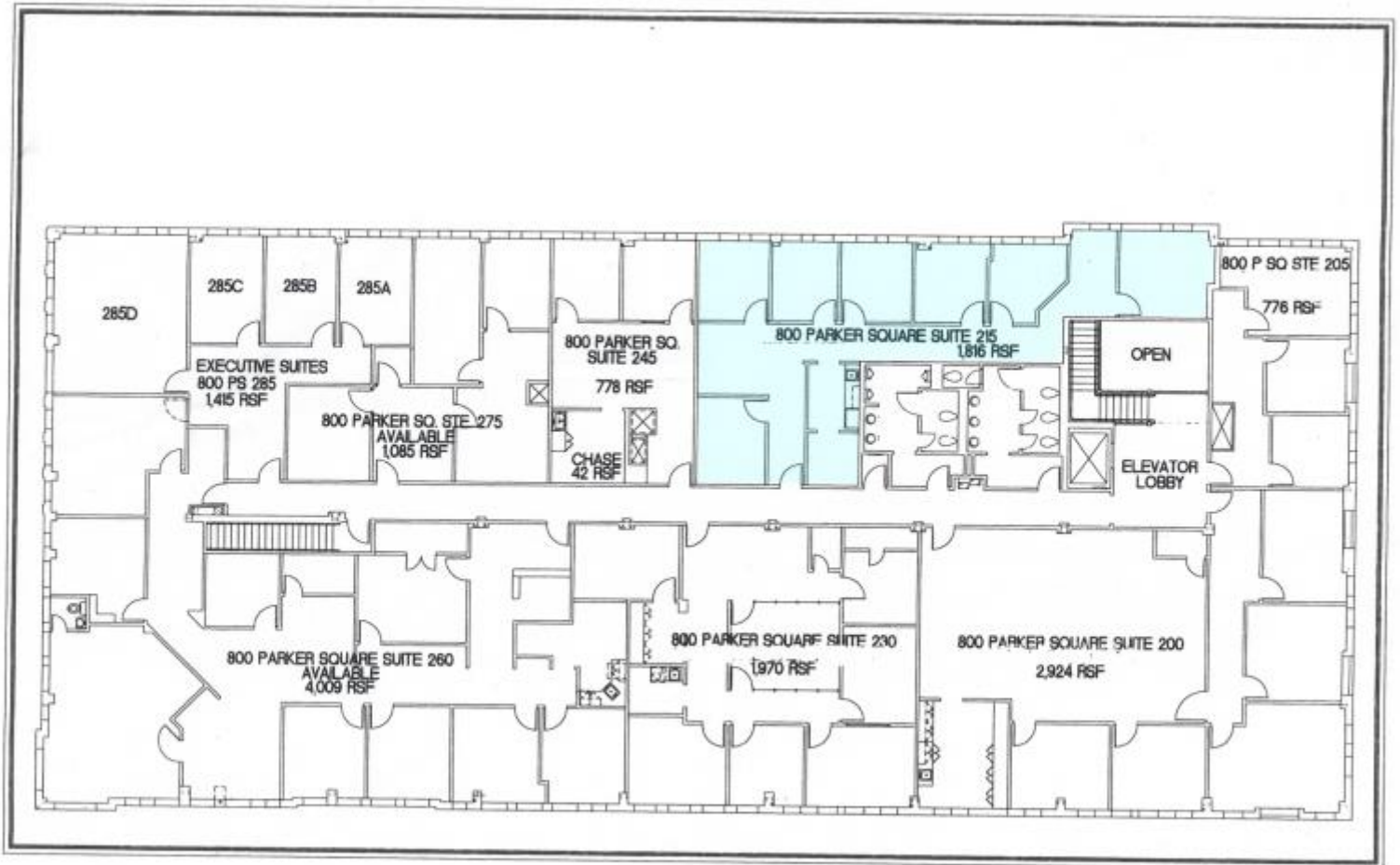
800 Parker Square, Suite 285C | Flower Mound, TX 75028

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### First Floor - Retail



# Second Floor - Office





**BRIDGE REALTY**  
of  
**TEXAS**  
COMMERCIAL REAL ESTATE

# SITE PLAN

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