



FOR LEASE – RETAIL/OFFICE SPACE

400 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 420 – 4,000 RSF
- Suite 440 – 6,077 RSF

Second Floor - Office:

- Executive Suites – 185 – 448 RSF
- Suite 245 – 2,356 RSF
- Suite 275 – 2,576 RSF

LEASE RATE:

First Floor – Retail/Office:

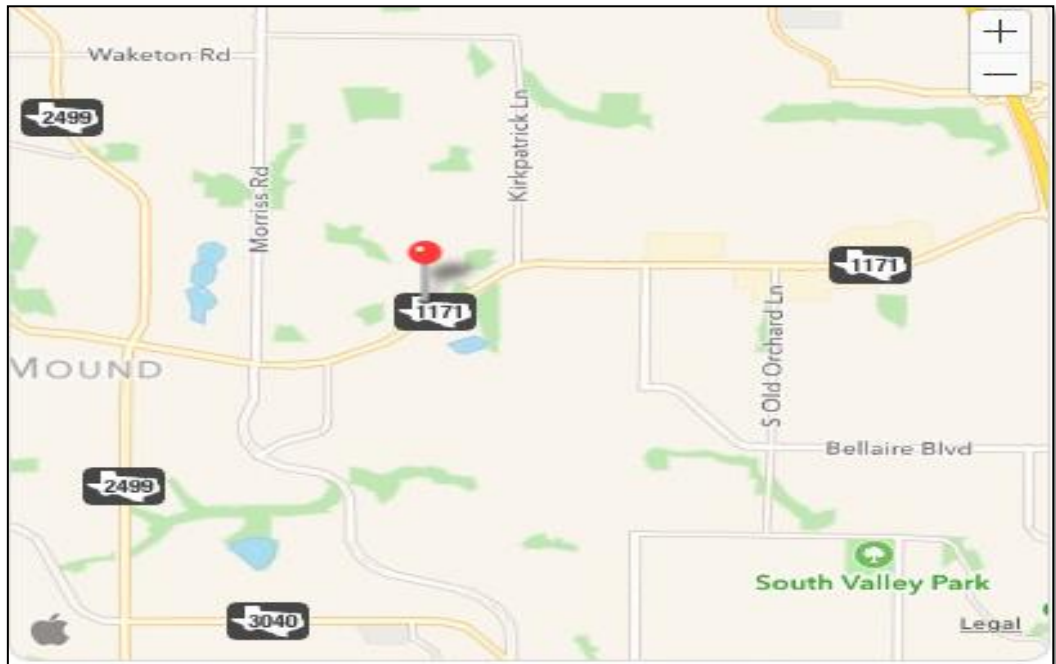
- \$17-\$19/SF Base + NNNs (\$6/SF)

Second Floor - Office:

- Executive Suites - See Broker for Availability and Pricing
- Suite 245/275 - \$15/SF Base + NNNs (\$6/SF)

HIGHLIGHTS:

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



FOR INFORMATION:

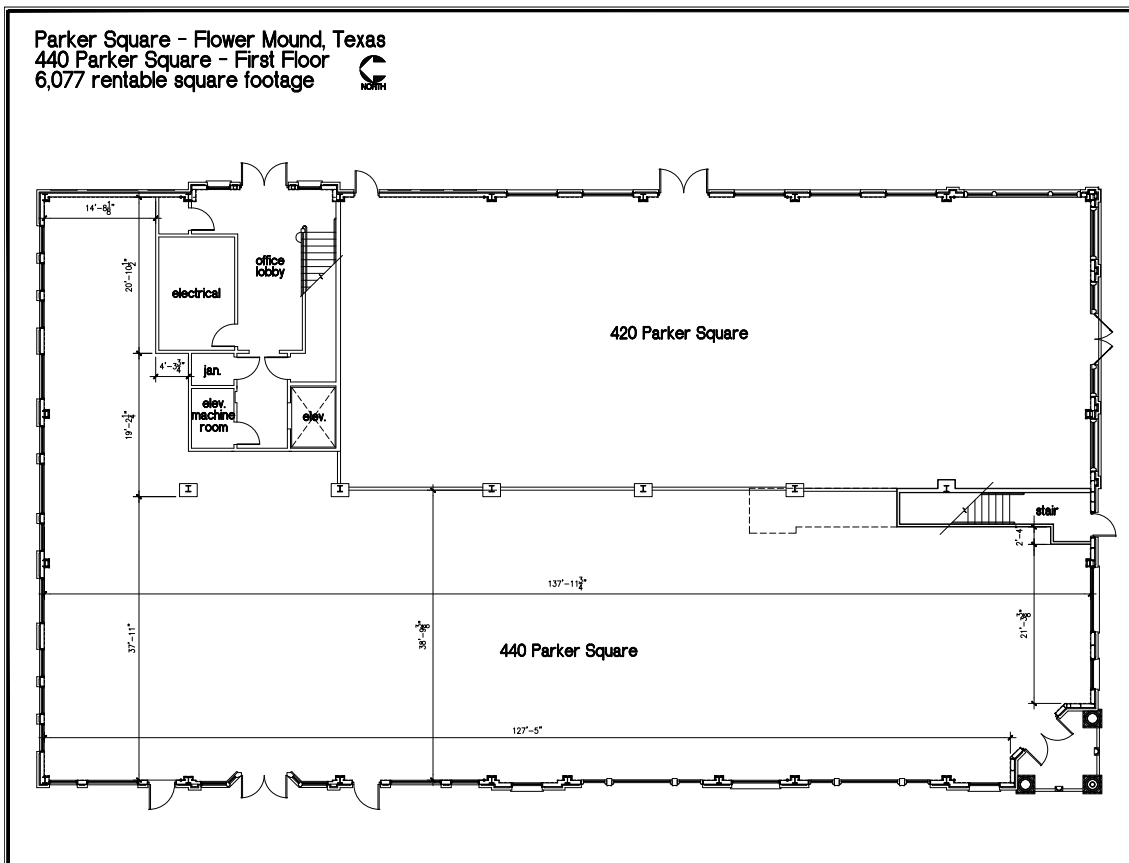
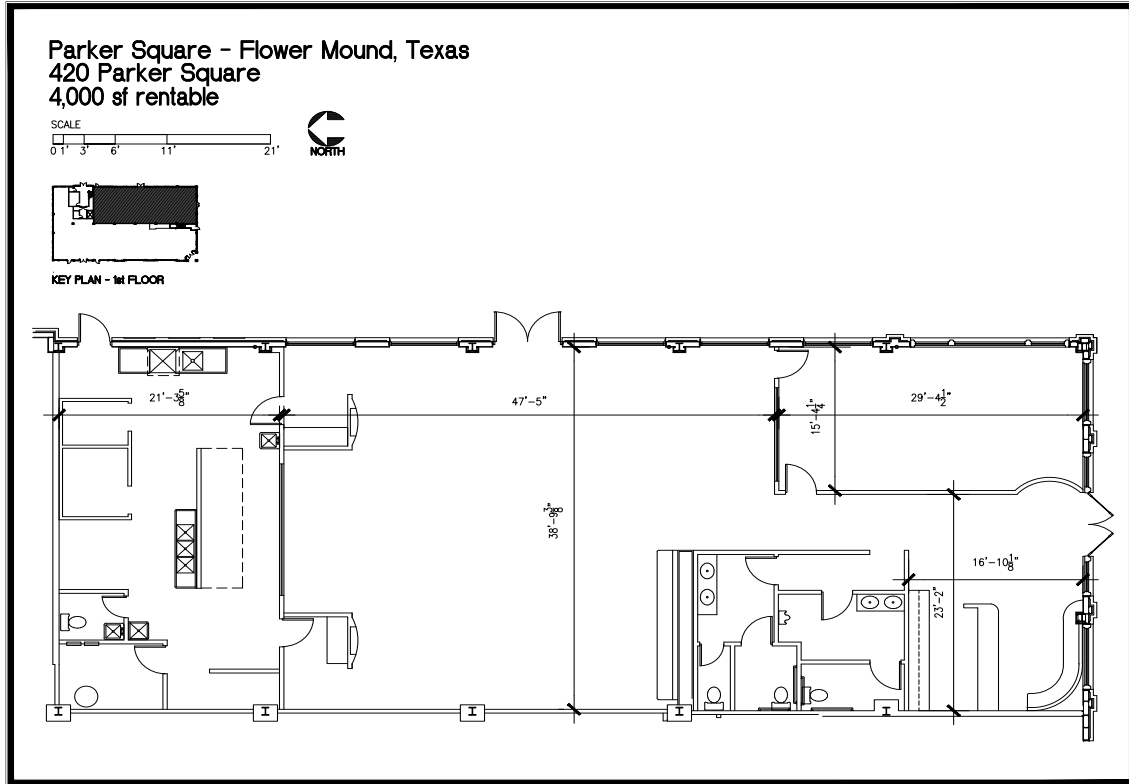
Phyllis Garcia

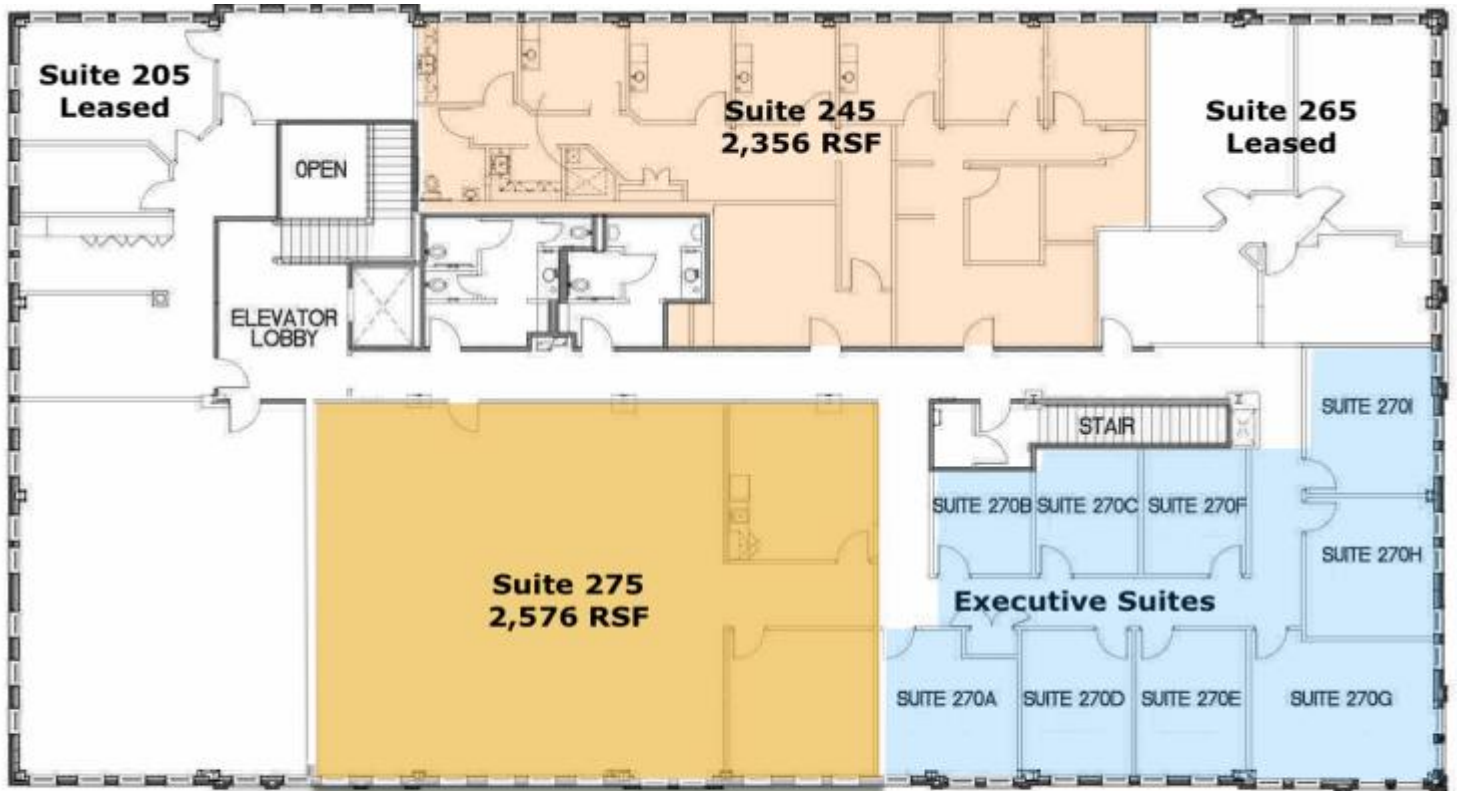
972.899.1851 | Phyllis@BridgeRealtyTexas.com

www.BridgeRealtyTexas.com

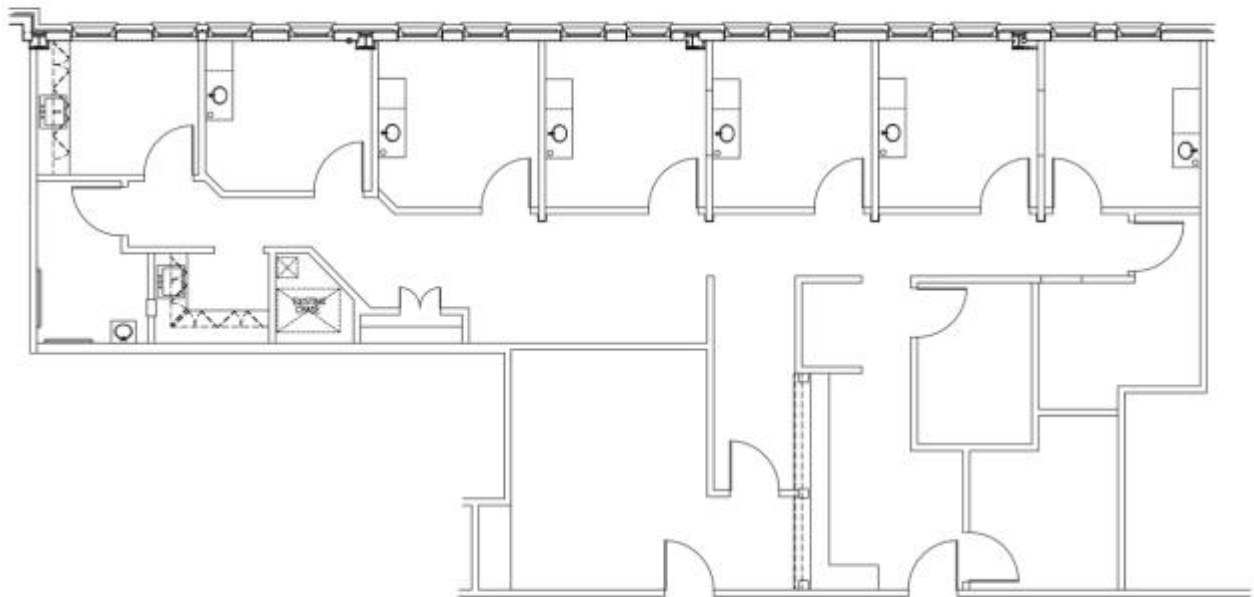
800 Parker Square, Suite 285C | Flower Mound, TX 75028

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**400 Parker Square, Suite 245
2,356 RSF**





BRIDGE REALTY
of
TEXAS
COMMERCIAL REAL ESTATE

SITE PLAN

Parker Square
Flower Mound, TX



1500 Cross Timbers Road (FM 1171) in Flower Mound