

AVAILABLE FOR LEASE

Lakeside Commerce Center

± 90,200 SF

Divisible to ±35,000 SF



1600 Lakeside Parkway, Flower Mound, Texas 75028

Available For Lease

CONTACT INFORMATION

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Granite

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Lakeside Commerce Center

1600 Lakeside Parkway

New construction, front park/rear load building with excellent access to DFW International Airport, and State Highway 121.

LOCATION DATA*

County:	Denton
Market:	Northwest Dallas Industrial
Submarket:	Lewisville Industrial
Zoning:	Industrial

BUILDING/LISTING DATA*

Total Building SF:	± 90,200 SF
Available SF:	± 35,000 SF - ±90,200 SF
Office Area:	Build-to-Suit
Loading Docks:	20 Dock High Doors
Year of Construction:	2008
Sprinklers:	ESFR
Clear Height:	24'
Column Spacing:	45'W x 45'D
Building Depth:	180'
Construction Type:	Concrete Tilt-Up
Roof Type:	45 mil EPDM
Land Area:	± 7.75 Acres
Parking:	247 Spaces; 2.74:1,000 SF
Comments:	Front park, Rear load Class "A" development Lakeside Parkway Frontage Excellent access to State Highways 121, 114, and Interstates 635 and 35 Minutes from DFW International Airport, Close proximity to a wide range of amenities including restaurants, hotels, entertainment venues and Grapevine Mills Mall Additional 44 acres available for build-to-suit opportunities

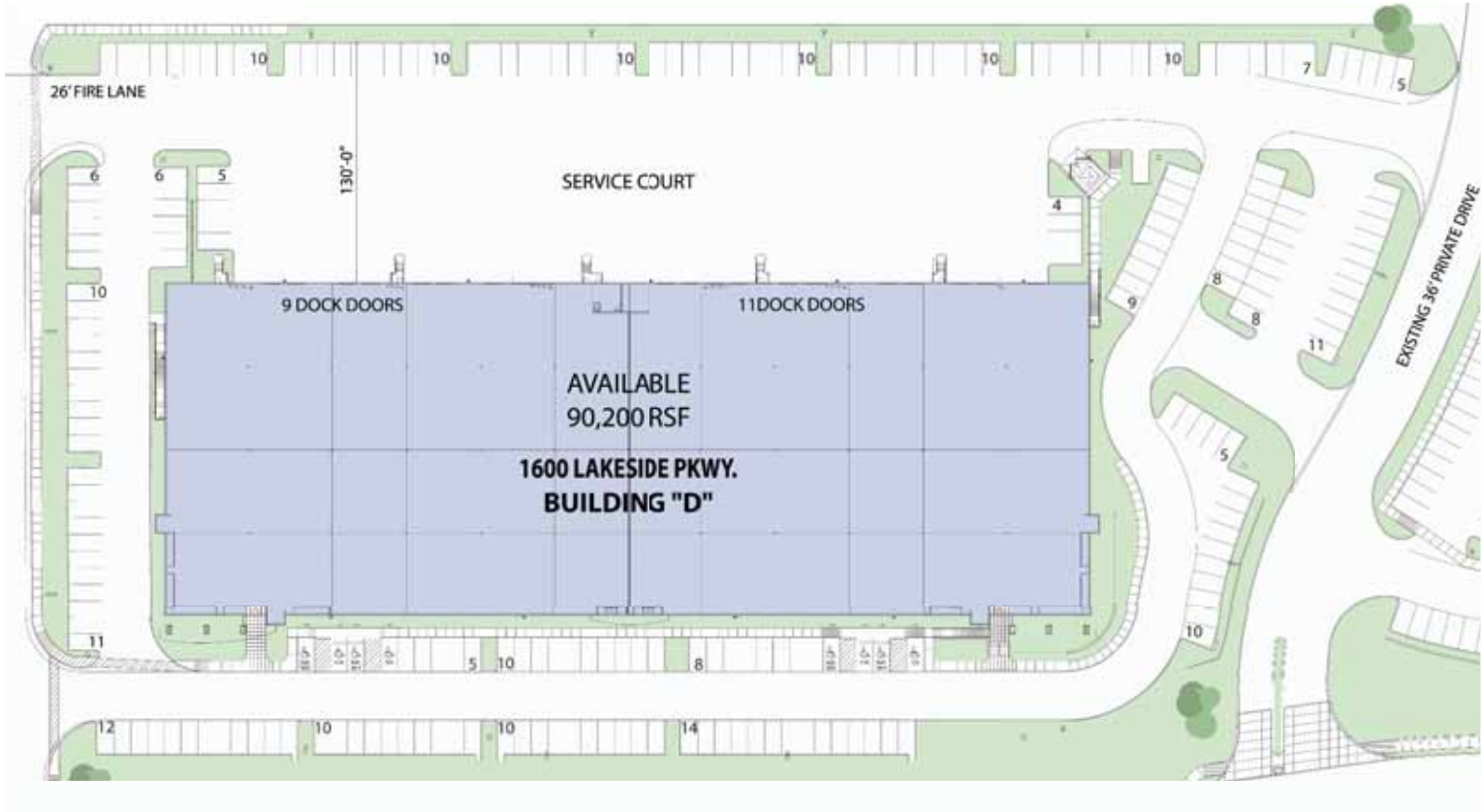
ECONOMIC DATA*

Lease Rate:	\$5.50 NNN PSF
Operating Expenses:	\$1.73 PSF
Tenant Improvement Allowance:	\$10.00 PSF



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Site Plan



Speculative Space Plan - Office

