

Executive Office Suites for Lease

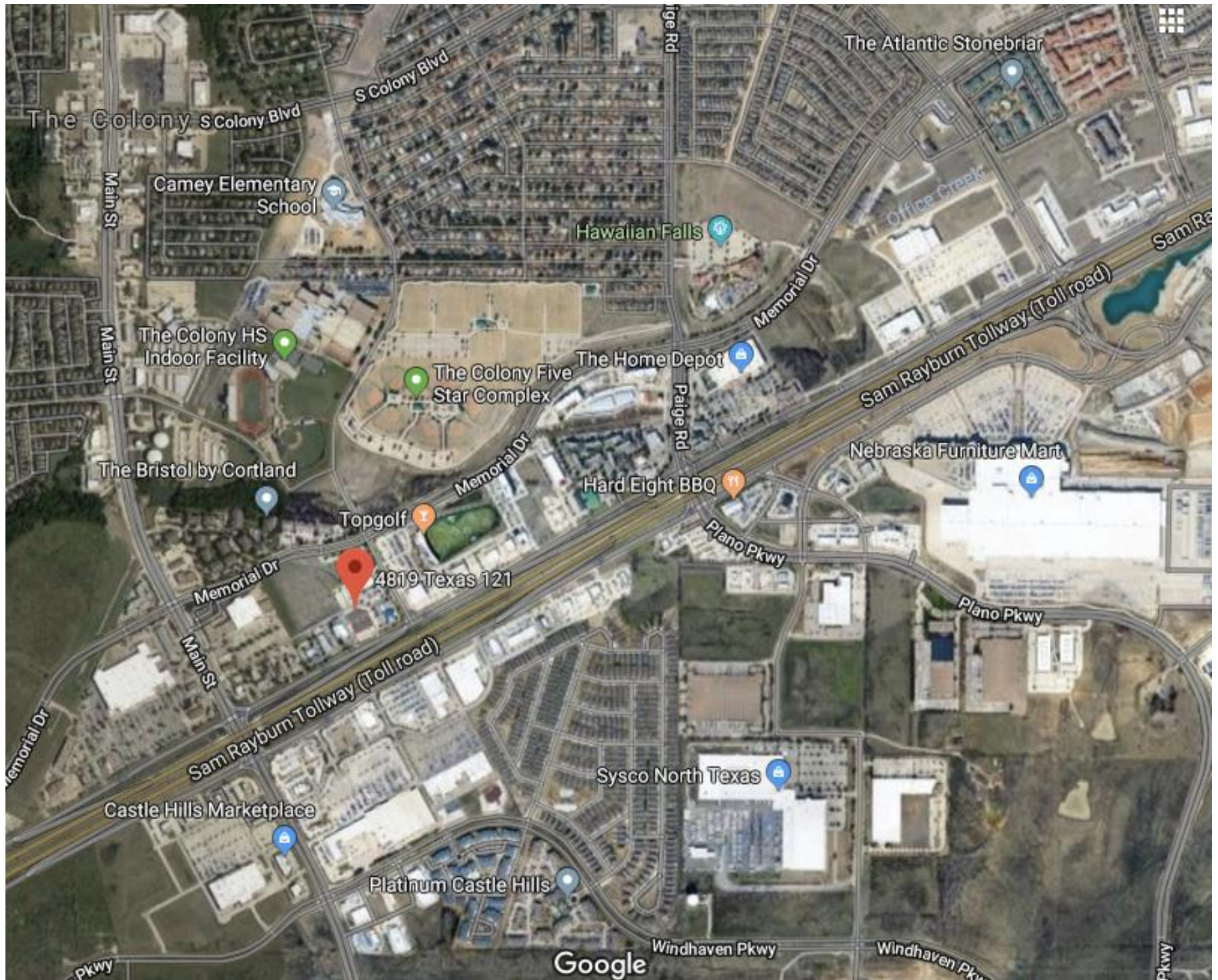
4819 SH 121, SUITE 10. The Colony, TX 75056
4,300SF EXECUTIVE SUITES. RENT INCLUDES NNN.



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Prime Location for Business and Accessibility





Property Highlights

- 4300 sq. ft. Could be leased as a whole or in small individual Four (4) Suites from 200 sq. ft. to 430 sq. ft.)
- Building class: B
- Finish out class: A
- Rent: base rent (see the chart on page 8)
- The common area has Break Room, welcome area & Backyard Gazebo
- CAM is covered .
- Wood floors in the office and tile in the hallways restrooms and break room.
- Perfect for a Professional Company or Individuals.

Property Overview

Executive Office Suites in a standalone building is available for lease in prime location of The Colony on SH 121 and Blair Oaks west of Chase. The property could be leased as a whole or by small individual executive suites ranging from 160 sq. ft. to 430 sq. ft.

The property contains excellent visibility to Main Street with a traffic light at the intersection. The site is surrounded by RE/Max, CPA, Medical offices, insurance companies . There are numerous retail centers, restaurants and free-standing buildings along the Main Street frontage. Close to Top Golf .

The property is 1/2 mile from Super Target store, Wal-Mart, and Kroger Marketplace and 1-mile from the Nebraska Furniture development on SH 121. A large density of single-family homes are located nearby with a population of over 25,000 residents in the City of the Colony. Numerous single-family homes are being built in the Austin Ranch community north of the intersection of S. H. 121 and Main Street. FM 423 is a major state highway which extends to the cities of Little Elm and Frisco to the north and to the cities of Carrollton and Dallas to the south. SH 121 is a major state highway and extends to the west to the cities of Frisco, Plano and McKinney and to the east to the cities of Lewisville and Flower Mound. Numerous retailers are located on the SH 121 frontage, including Home Depot, Ikea & Nebraska Furniture Mart .

*The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

Property Images





Property Layout and Pricing

Building total: 4300 sq.ft.



Individual offices spaces starting from \$1000-\$1600

**Contact for multiple/
whole property leasing**

Office A	330 sq. ft
Office B	462 sq. ft
Office C	310 sq. ft
Office D	310 sq. ft
Office E	310 sq. ft
Office F	291 sq. ft
Office I	333 sq. ft
Office J	620 sq. ft

***Availability and pricing subject to change*

**Images may not not accurately reflect up-to-date property conditions*