

# FOR LEASE OFFICE BUILDING



2435 E SOUTHLAKE BLVD, SOUTHLAKE, TX 76092



## PROPERTY HIGHLIGHTS

- ±990 - 3,020 SF
- Professional Office
- 2nd Generation Space
- Move-In Ready
- Tenant Improvement Allowance
- Walkable to retail/restaurants
- Minutes to DFW In't Airport
- Located at Southlake Blvd & Kimball Ave

LEASE RATE \$22.00-\$23.00 SF/YR | NNN

## CONTACT INFORMATION

### JIM KELLEY

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### ERIC GOODWIN

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### GRANT GOODWIN

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### Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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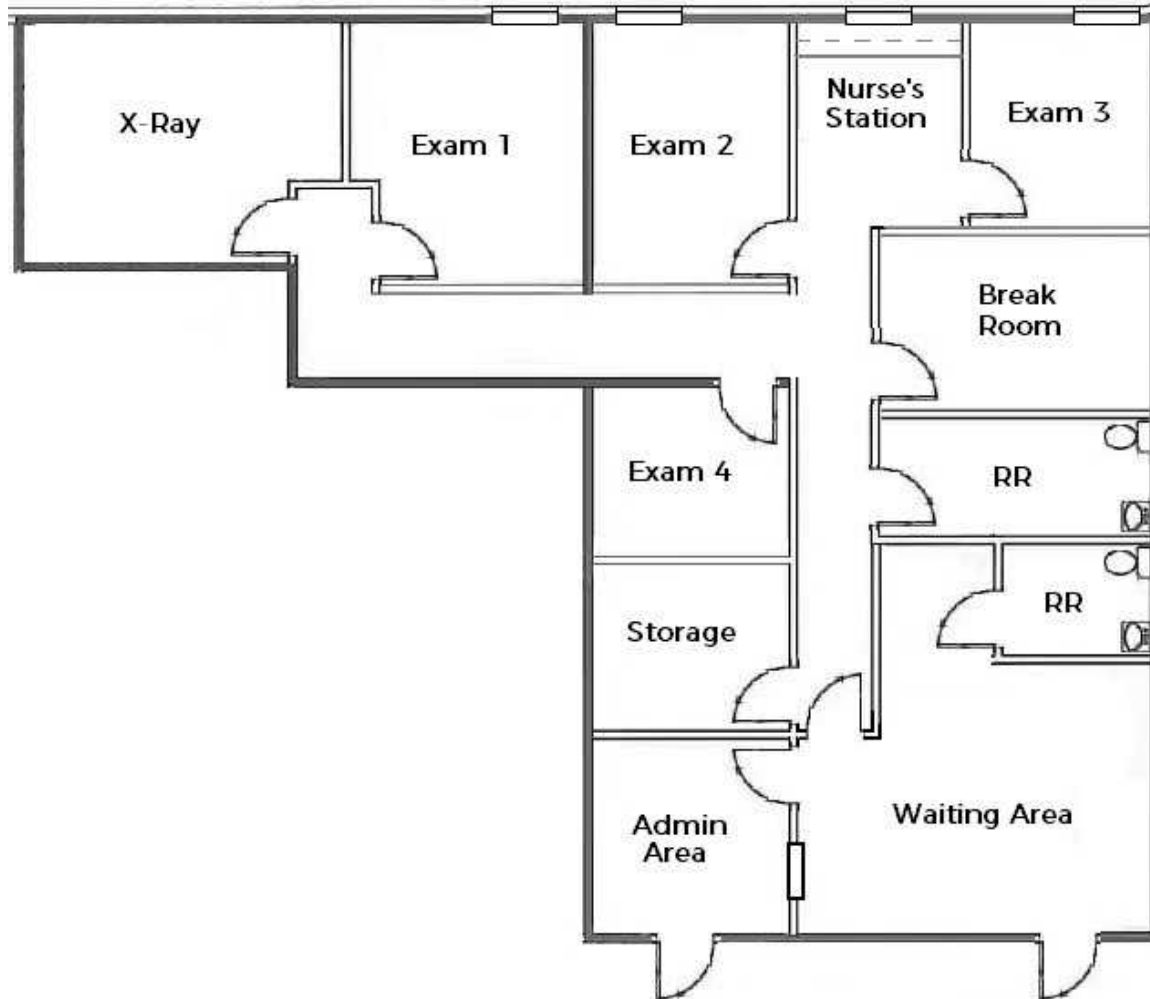
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## FLOOR PLAN - SUITE 120



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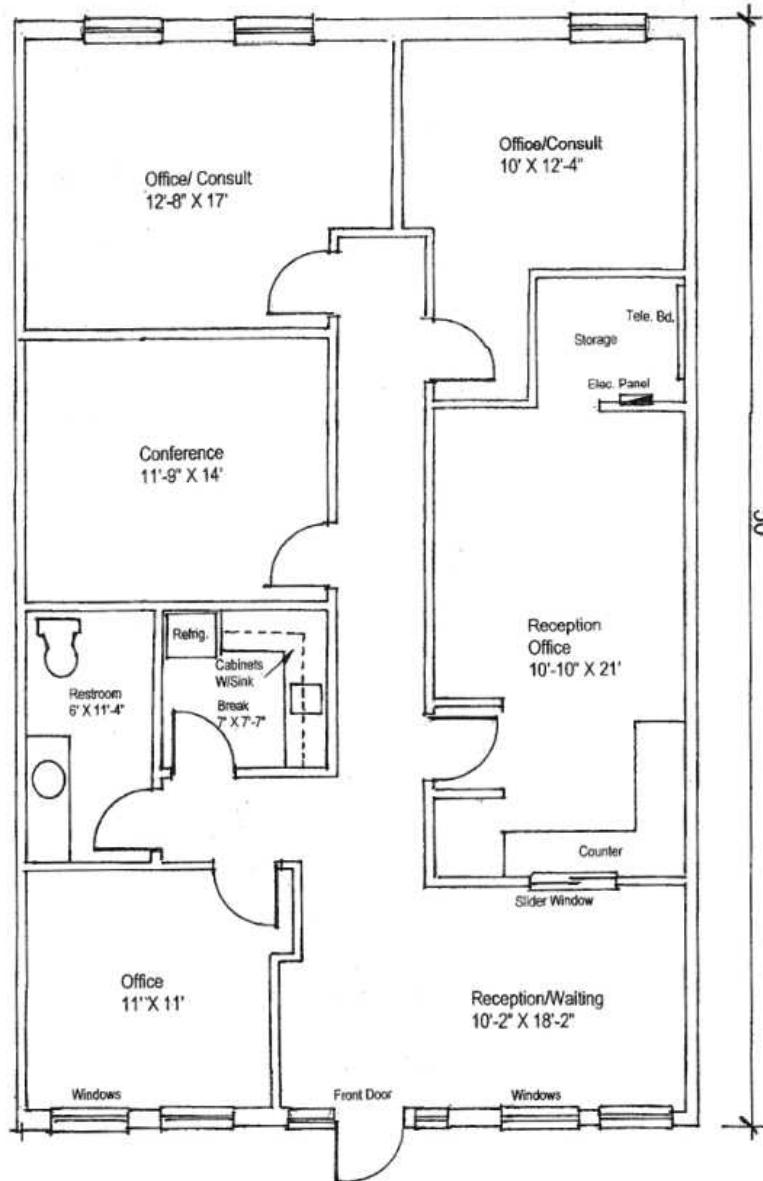
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**FLOOR PLAN - SUITE 140**



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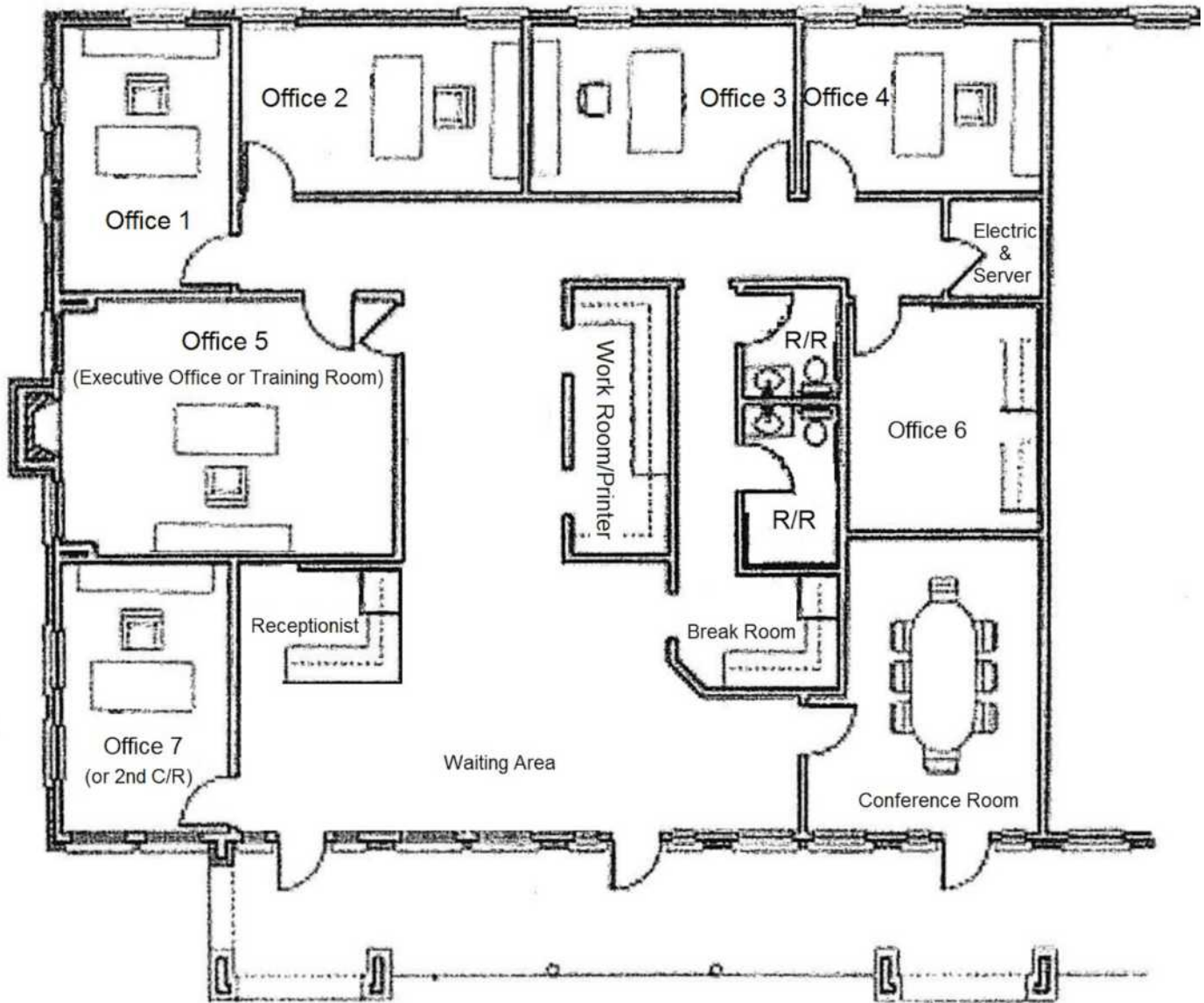
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## FLOOR PLAN - SUITE 150



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## LEASE SPACE

### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	±990 - 3,020 SF	Lease Rate:	\$22.00 - \$23.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 120	Available	2,010 SF	NNN	\$22.00 - 23.00 SF/yr	-
Suite 140	Available	990 SF	NNN	\$22.00 - 23.00 SF/yr	-
Suite 150	Available	3,020 SF	NNN	\$22.00 - 23.00 SF/yr	-

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## PROPERTY PHOTOS



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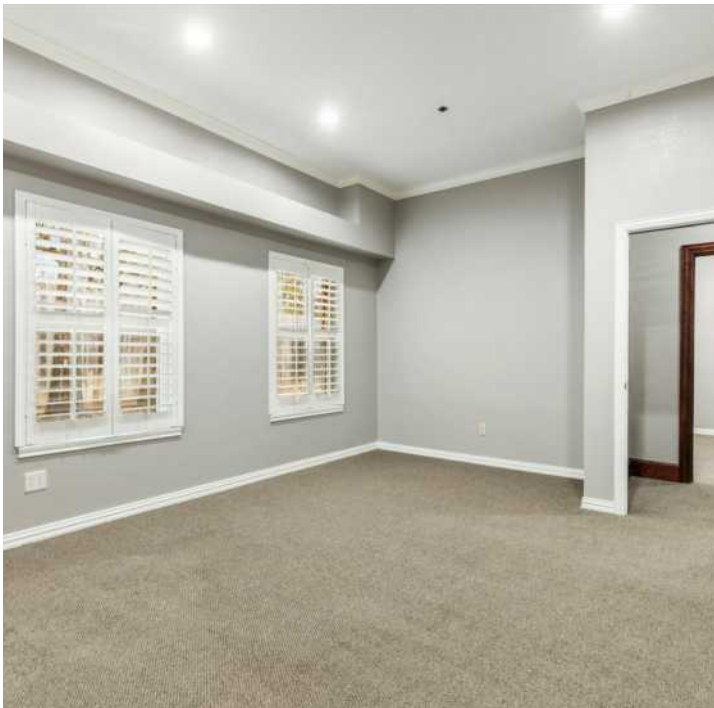
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## INTERIOR PHOTOS



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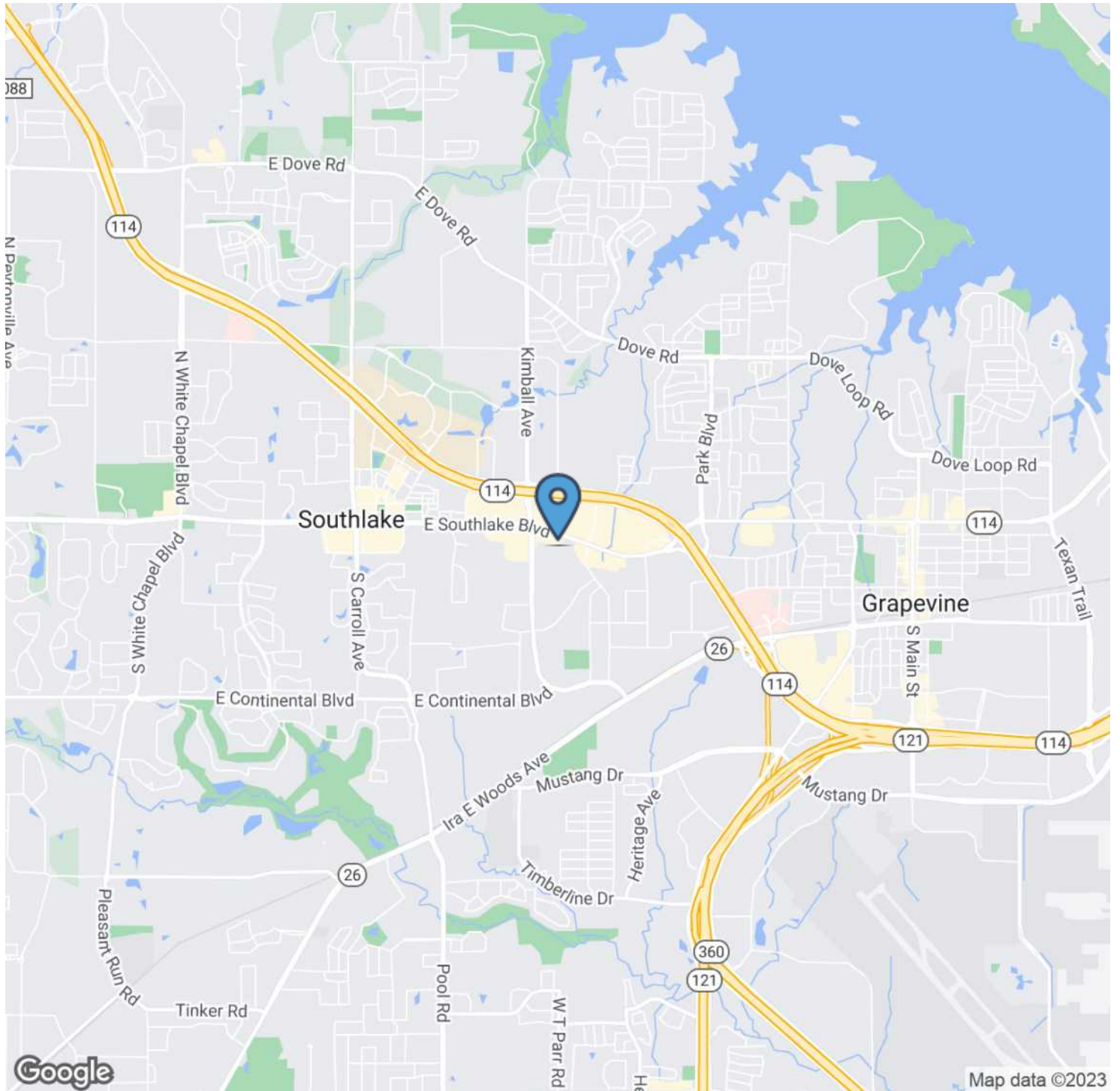
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## LOCATION MAP



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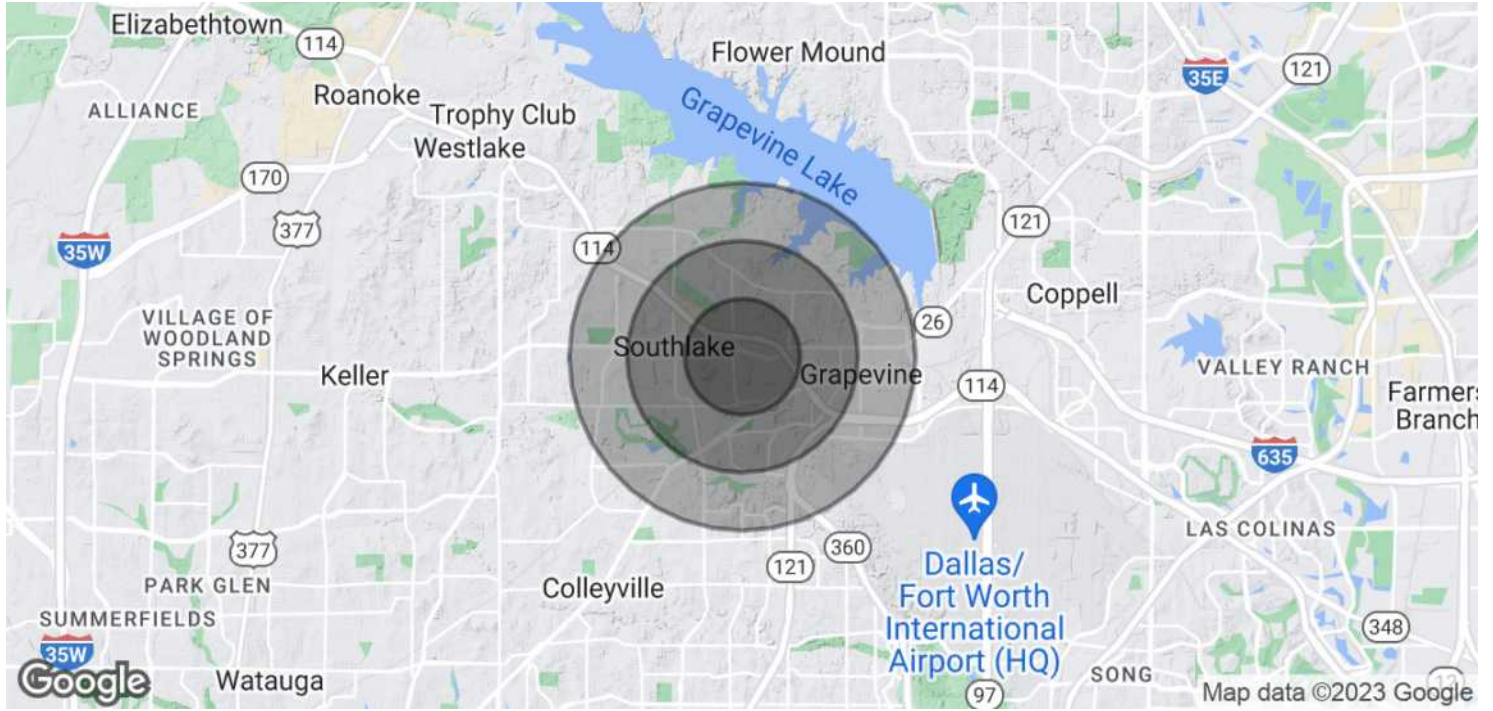
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	5,238	31,518	57,654
Average Age	35.8	39.6	40.9
Average Age (Male)	33.1	38.6	38.8
Average Age (Female)	39.0	39.7	41.1

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,850	11,844	21,728
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$163,187	\$140,850	\$158,422
Average House Value	\$469,095	\$403,549	\$429,191

\* Demographic data derived from 2020 ACS - US Census

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## BROKER CONTACT



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Principal/Broker

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jim@championsdfw.com



### ERIC GOODWIN

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