

3400 William D. Tate

3400 William D. Tate Ave. Grapevine, TX 76051



**MadisonMarquette**  
A Capital Guidance Company



**FOR SALE OR LEASE**

**13,676 - 40,738  
CONTIGUOUS  
RSF AVAILABLE**



## **BUILDING HIGHLIGHTS**

- 56,520 RSF professional office/special use space in a tree-lined campus environment
  - Surface parking with 4.0/1,000 RSF
  - Covered executive spaces
- Gated perimeter provides secured and selective access
  - Outdoor patio overlooks wooded creek
  - Conveniently located off William D. Tate & Hwy 121
- Close proximity to distinguished Western Oaks neighborhood

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# LOCATION



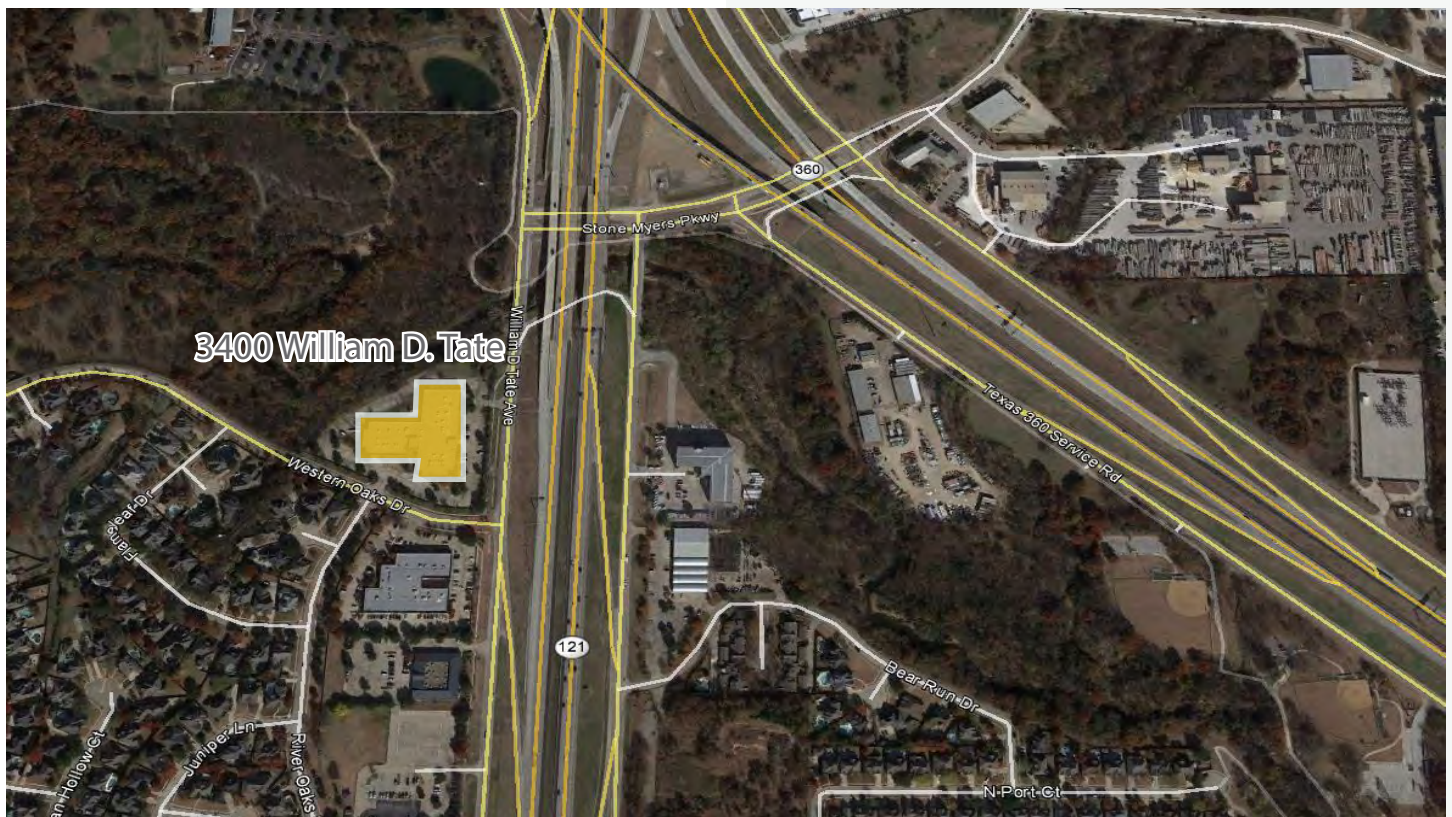
Easy access to Hwy121/360/114, mid-cities & DFW Int'l Airport



Abundance of options for dining, hotel, retail & business services located minutes away



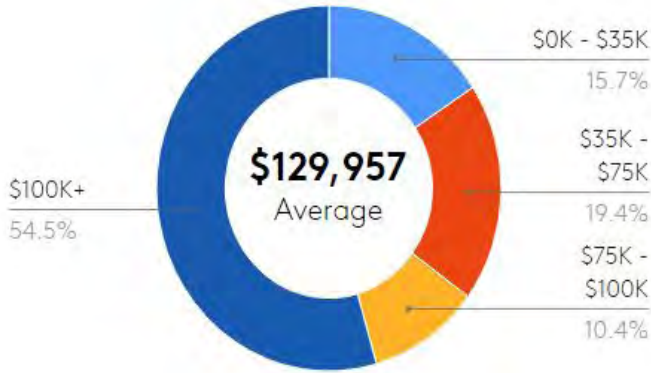
Building signage opportunity overlooking Hwy 121



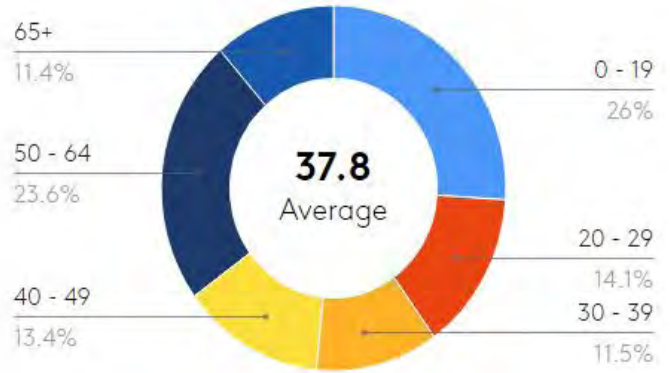
# DEMOGRAPHICS

1 Mile

HOUSEHOLD INCOME

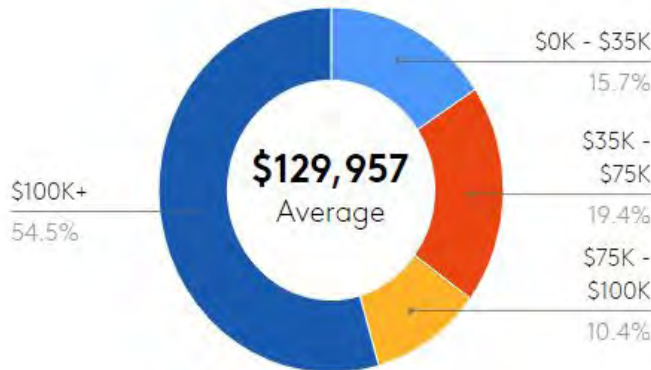


AGE DISTRIBUTION

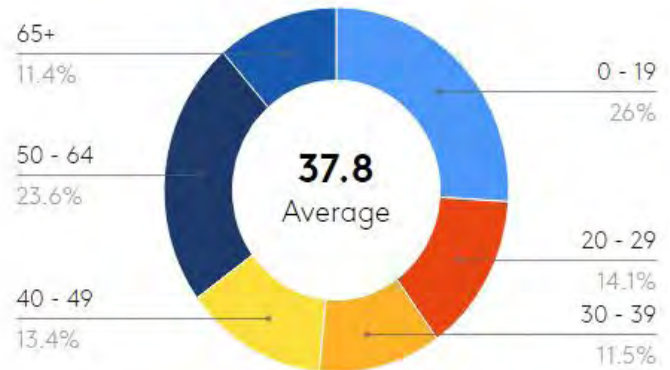


3 Miles

HOUSEHOLD INCOME

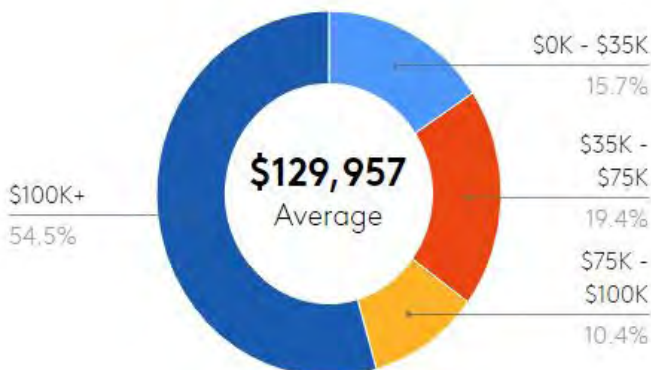


AGE DISTRIBUTION

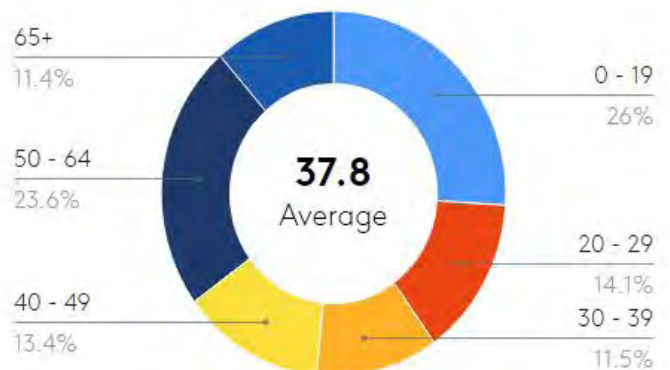


5 Miles

HOUSEHOLD INCOME



AGE DISTRIBUTION





# FLOOR PLAN

