

FOR LEASE

FLEX OFFICE SHOWROOM BUILDING



545 NOLEN DR, SOUTHLAKE, TX 76092



PROPERTY HIGHLIGHTS

- ± 6,913 SF
- Flex/Office/Showroom
- 100% HVAC
- Clear Height 16' Feet
- Tenant Improvement Allowance
- Building Signage
- L-1 Zoning
- Easy access to SH 114 & DFW Int'l Airport
- Located near Nolen Drive & Southlake Blvd

LEASE RATE CALL FOR PRICING



CONTACT INFORMATION

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Champions DFW Commercial Realty

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

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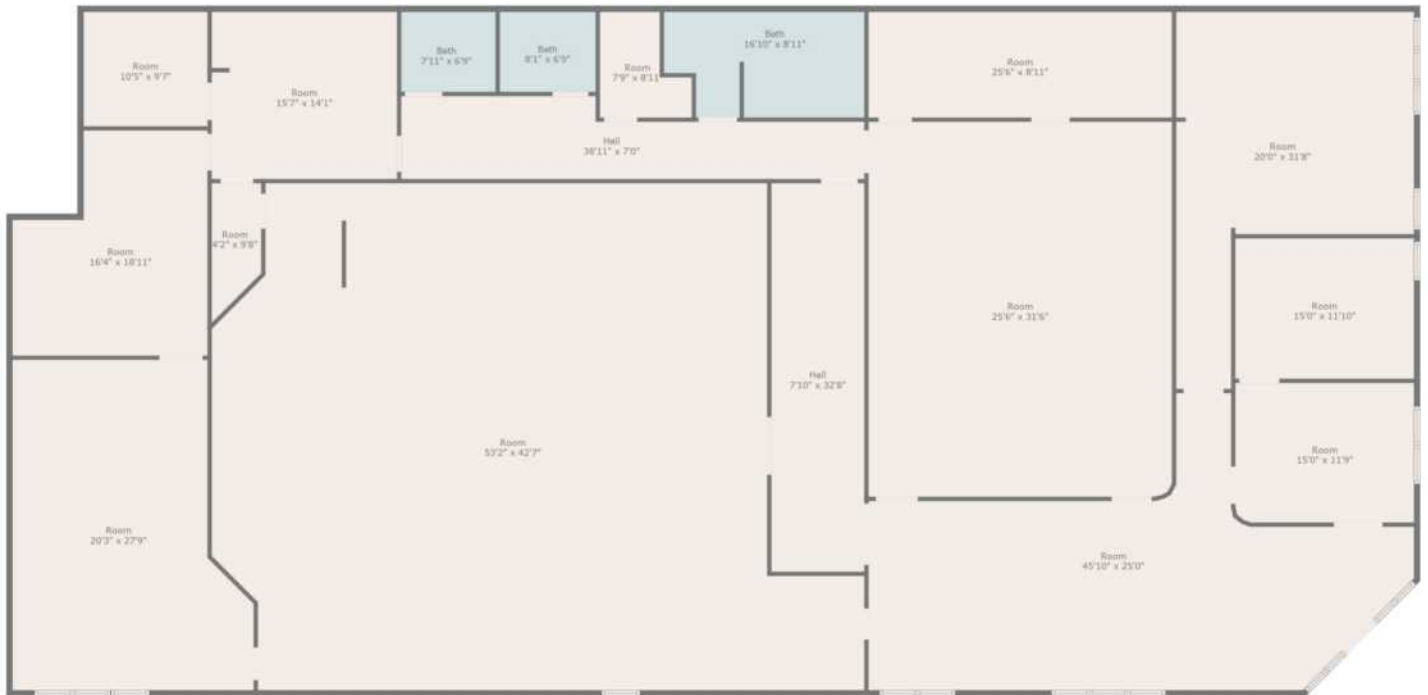
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FLOOR PLAN



Total scanned area: 6733 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	30 to 60 months
Total Space:	6,913 SF	Lease Rate:	Call for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 250	Available	6,913 SF	NNN	Call for Pricing - 3-5 Year Lease Term

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EXTERIOR PHOTOS



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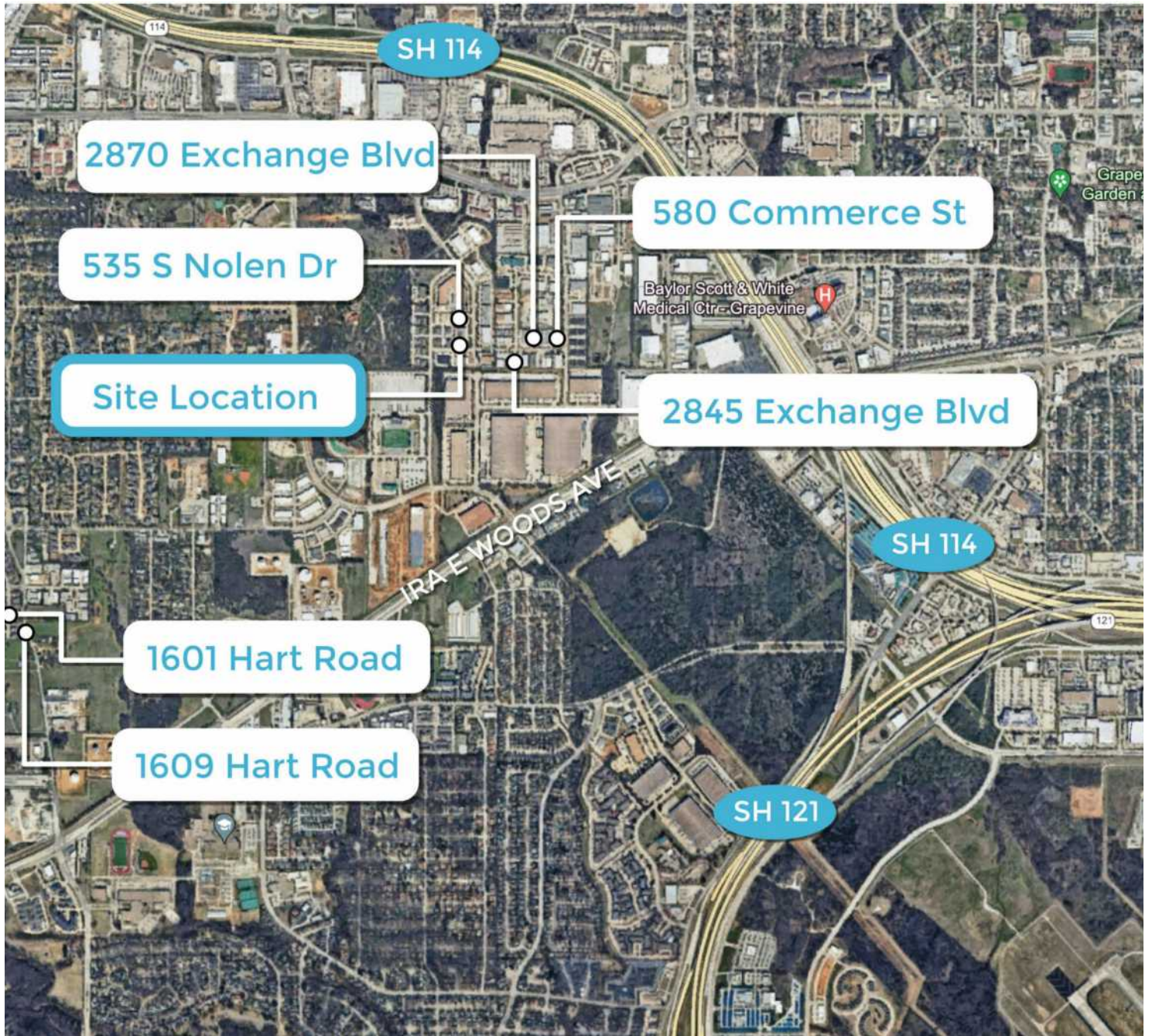
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AREA LOCATION



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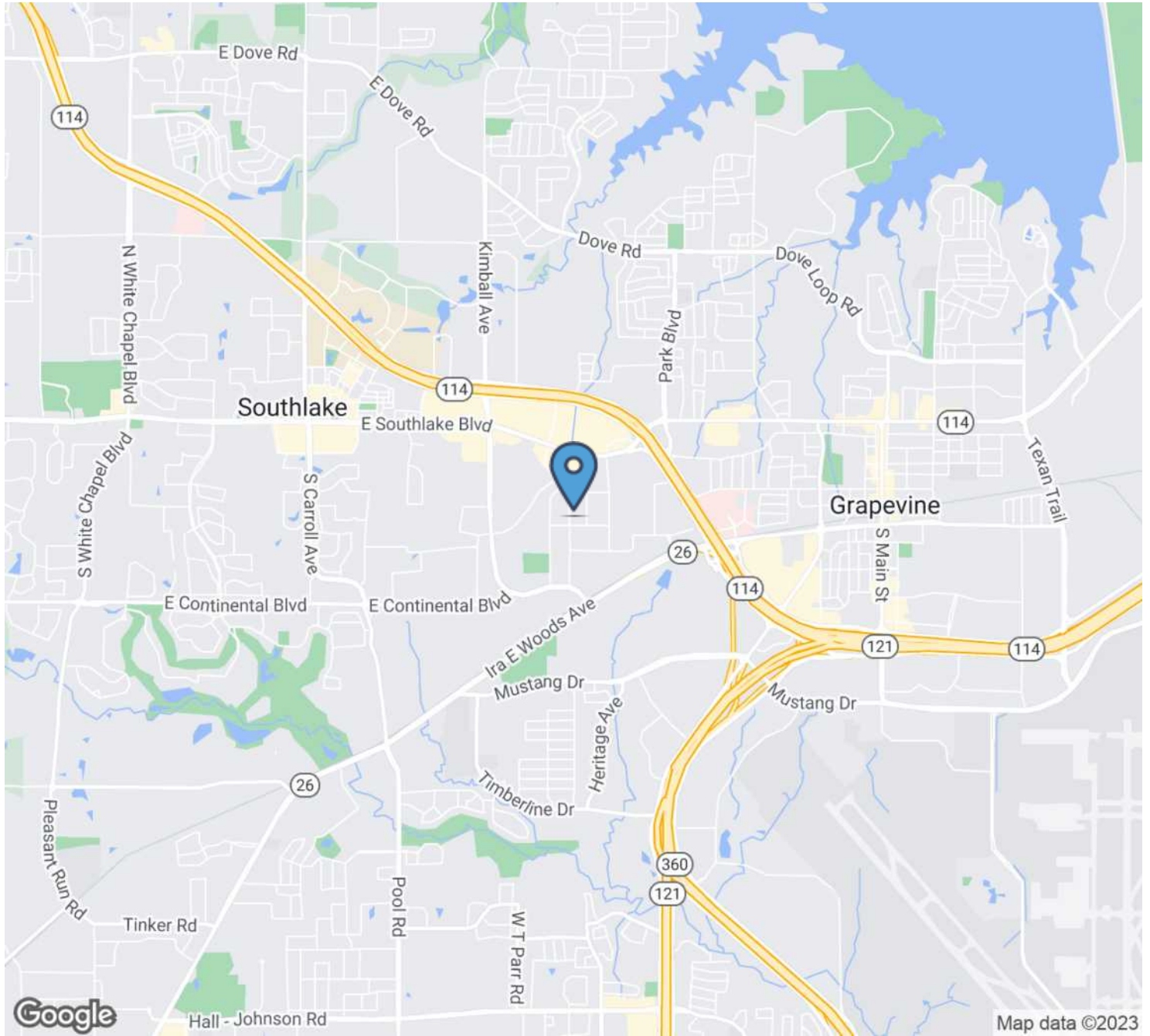
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LOCATION MAP



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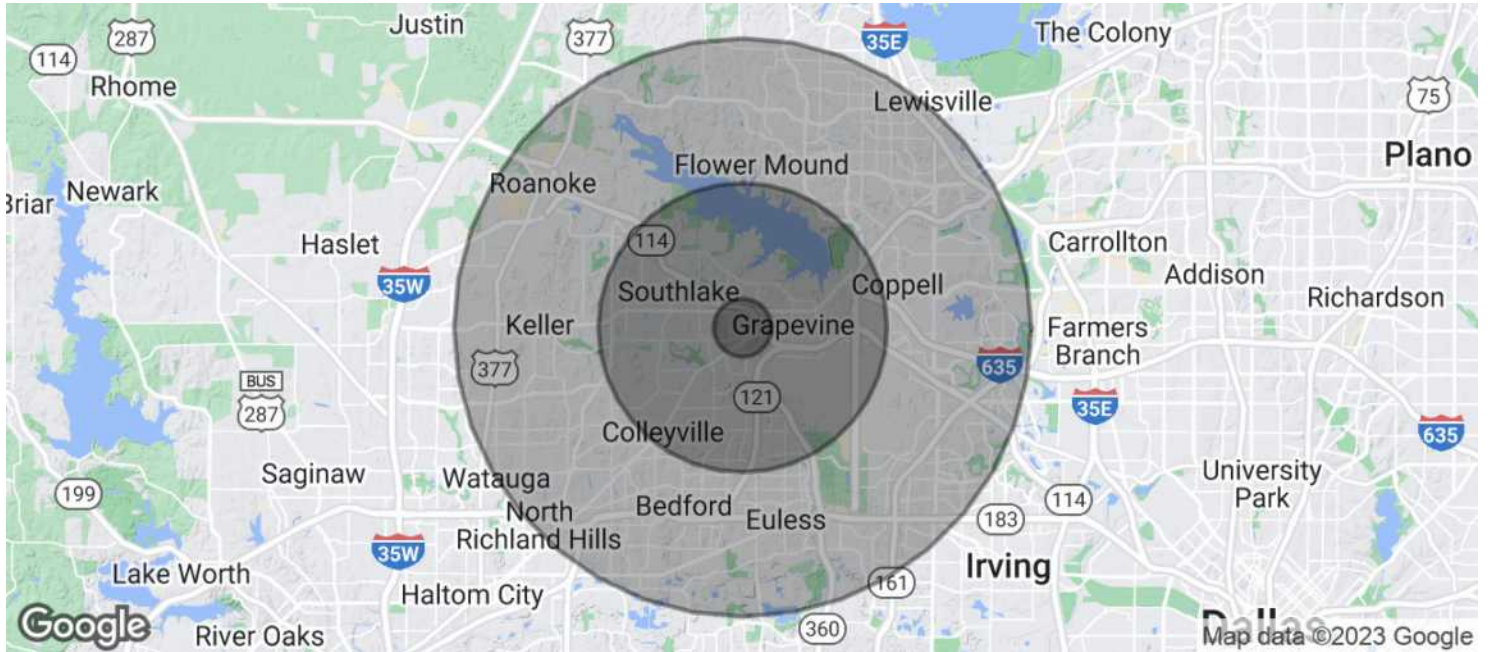
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,976	129,873	794,479
Average Age	34.7	41.1	38.0
Average Age (Male)	31.0	39.2	36.7
Average Age (Female)	38.1	42.2	38.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,882	48,531	308,360
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$118,642	\$166,480	\$114,487
Average House Value	\$367,028	\$467,933	\$289,133

* Demographic data derived from 2020 ACS - US Census

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BROKER CONTACTS



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CHAMPIONS
DFW COMMERCIAL REALTY

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