

FOR LEASE FLEX OFFICE SPACE BUILDING



2845 EXCHANGE BLVD, SOUTHLAKE, TX 76092



PROPERTY HIGHLIGHTS

- ±3,000 - 6,000 SF
- Flex/Office/Showroom
- Clear Height 16' Feet
- Overhead Grade Door (12'x12')
- 2nd Generation Space
- Move-In Ready
- Building Signage
- L-1 Zoning
- Easy access to SH 114 & DFW Int'l Airport
- Located near Exchange Blvd & Commerce Street

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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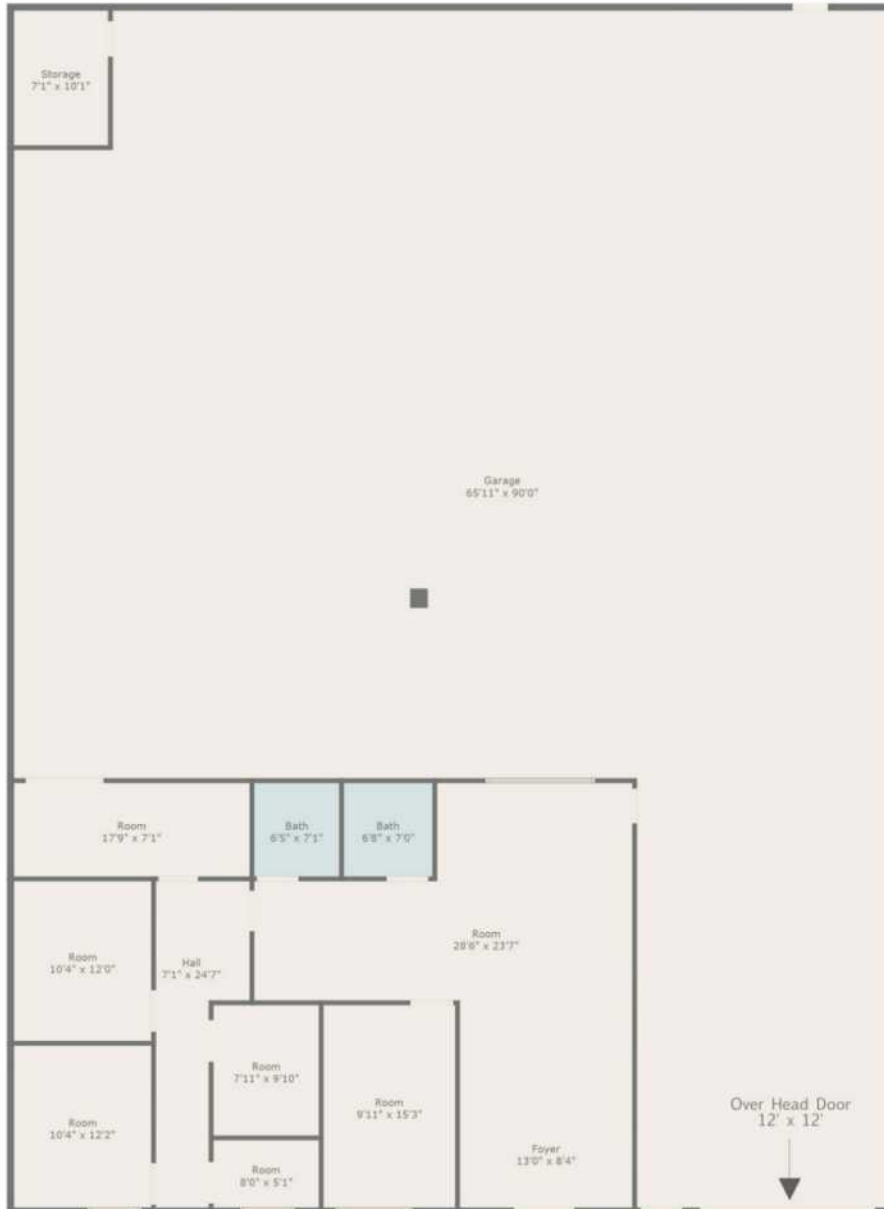
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2845 EXCHANGE BLVD, SOUTHLAKE, TX 76092

FLOOR PLAN SUITE 180



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2845 EXCHANGE BLVD, SOUTHLAKE, TX 76092

FLOOR PLAN SUITE 100



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	30 to 60 months
Total Space:	±3,000 - 6,000 SF	Lease Rate:	Call for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 100	Available	3,000 SF	NNN	Call for Pricing	-
Suite 180	Available	6,000 SF	NNN	Call for Pricing	-

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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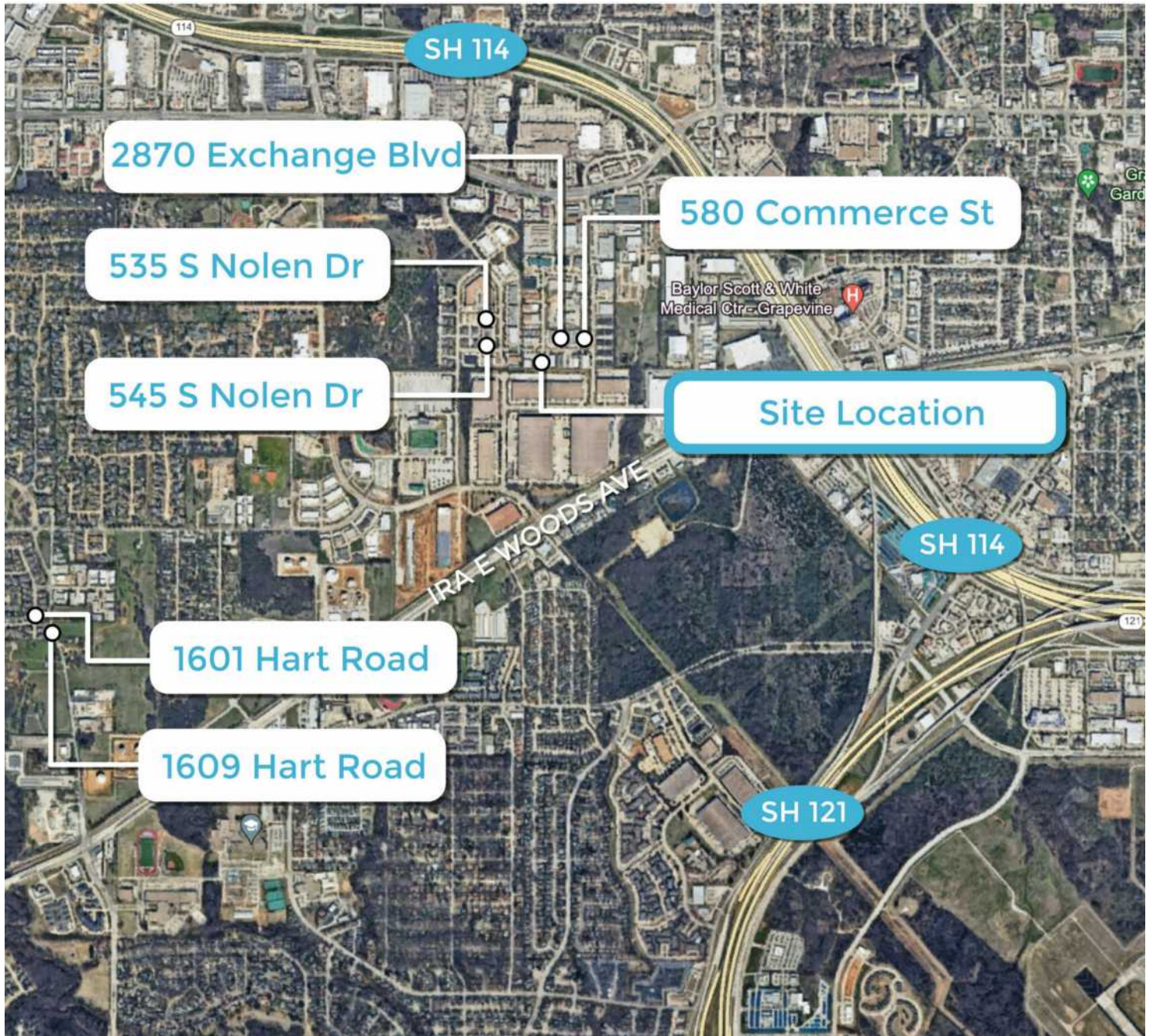
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AREA LOCATION



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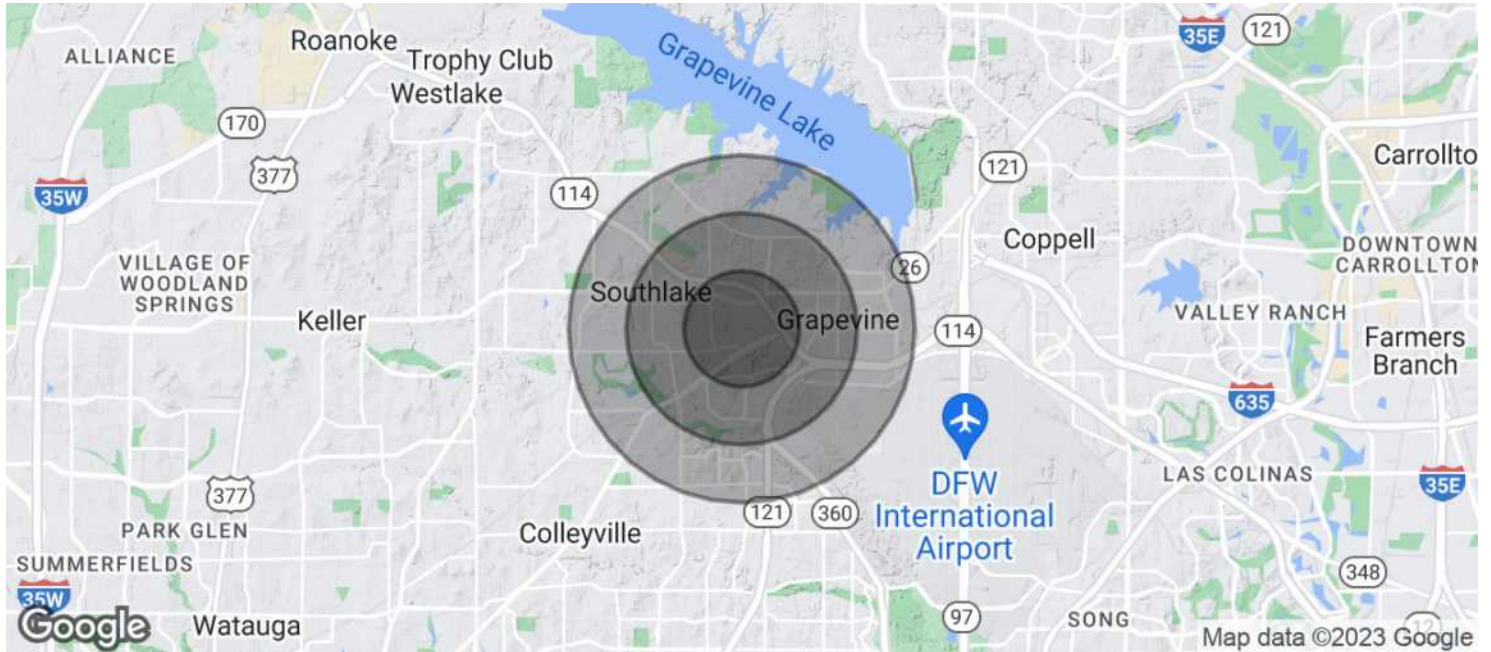
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	5,272	29,138	58,417
Average Age	34.6	39.5	41.2
Average Age (Male)	31.2	38.4	39.8
Average Age (Female)	37.4	39.7	41.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,024	11,343	22,478
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$109,305	\$125,852	\$149,889
Average House Value	\$347,137	\$369,466	\$403,686

* Demographic data derived from 2020 ACS - US Census

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BROKER CONTACTS



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CHAMPIONS
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