

# SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT  
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## PROPERTY SUMMARY

**PROPERTY:** Marketplace at Highland Village Office Suites

**LOCATION:** Northeast Quadrant of FM 407 (Justin Road) and FM 2499 (Village Parkway)

**ADDRESS:** 2820-2900 Village Parkway, Highland Village, TX 75077

**TYPE:** Professional Office Suites – Upscale Office Condominiums

**ZONING:** Commercial Office/Medical

**POTENTIAL USE:** Professional Office/Medical/Dental

**AVAILABILITY:**

<u>Building</u>	<u>Address</u>	<u>Area</u>	<u>Available</u>
6	2820 Village Pkwy	8,162 RSF	Suite 625 – 1,893 RSF

**2820 Village Pkwy –Ste 625** - Shell Condition

**FRONTAGE:** Frontage on FM 2499 (Village Parkway)

**ACCESS:** Easy Access – 3 Entrances from FM 2499 (Village Parkway)

**UTILITIES:** All Available and Existing to Site – electric & water individually sub-metered to each tenant space, electric usage at tenant expense

**POWER:** 110 – 220V

**SIGNAGE:** Signage is Available on Buildings per Condo Association and City approval. Rear Buildings have use of Monument Signs on FM 2499/Village Parkway

**LEASE:** \$16.00 - \$18.00/SF/Yr + NNN

**NNN:** Estimated 2018 - \$6.00/SF/Yr

**SALE PRICE:** \$165.00 - \$250.00/SF – Call for Pricing

**MINERAL RIGHTS:** Do Not Convey

**PARKING:** Ratio of 5/1000 SF

**AGE:** Built in 2007

**TERMS:** Negotiable

**LISTED:** Loop Net, CoStar, Xceligent, Many Web-sites

**COMMENTS:** Last remaining condos available located in the Marketplace at Highland Village Office Suites. Located in the prestigious Highland Village Corridor. Unique Investment Opportunity adjacent to the new The Shops at Highland Village with great Demographics and Signage on FM 2499/Village Parkway. Ideal for General Office, Medical or Dental with the finest Amenities within the Highland Village Commercial Corridor. The location is an easy Commute to Dallas/Ft Worth Airport, Executive Housing & Top Rated Public Schools Approximately 2.5 - 3 Miles north of the future Presbyterian Hospital of Flower Mound in the Riverwalk at Central Park.

**CONTACT:** John Withers, CCIM 940-320-1200 [john@sbpcommercial.com](mailto:john@sbpcommercial.com)

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