



## FOR LEASE MOVE-IN READY OFFICE SUITE

3201 Cross Timbers Road  
Building 3, Suite #310

### LOCATION:

Located off Cross Timbers Road (FM 1171) and Old Settlers Road, just west of Long Prairie Rd (FM 2499).

### SIZE:

- 1,758 RSF

### LEASE RATE:

- \$18.60/SF/YR Base + NNNs

### HIGHLIGHTS:

- Located in a multi-building professional office park
- Beautiful building with private entrances
- Private restrooms
- Floor plan features combination of individual offices and open work area

### AVAILABILITY:

- JULY 2024



### FOR INFORMATION:

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# FLOOR PLAN

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