



PROPERTY SUMMARY

PROPERTY:	Prime Wellness Spa
LOCATION:	Prairie Plaza 3909 Long Prairie Rd., Suite 120
TYPE:	Medical Spa
ZONING:	O-2 – Professional/Medical Office and Retail
POTENTIAL USE:	Professional Office / Medical Office /Retail
AVAILABLE SPACE:	Suite 120 – Approximately 1,650 RSF with Shared reception and kitchen area, Restroom, 5 Treatment Rooms, Dry Sauna. Other spa-related equipment available to lease.
SIGNAGE:	Building Facia and Monument Sign on FM 2499
FRONTAGE/ ACCESS:	Entrance to Prairie Plaza off of FM 2499 less than half-mile from Flower Mound Presbyterian Hospital.
UTILITIES:	Tenant responsible for utilities – electric, gas, internet
MODIFIED GROSS LEASE:	\$18/SF + NNN (Est. \$12/SF) or Approximately \$4,125/month
TERMS:	3-5 years
LISTED:	LoopNet, CoStar, Crexi, Xceligent, OfficeSpace.com, Many Web-sites
COMMENTS:	Fully finished out medical spa for lease in Prairie Plaza on FM 2499 about a half-mile from Flower Mound Presbyterian Hospital. Opportunity to use the furniture and equipment already on site including a PEMF unit, Ozone Sauna, Lymph Machine and Custom Commercial Dry Sauna for a negotiated additional lease rate.

CONTACT: Jim Hanking, Broker 972-345-0609 Jim@StagCRE.com

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