

Office ★ LEASE & SALE

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6407 COLLEYVILLE BLVD COLLEYVILLE, TX 76034



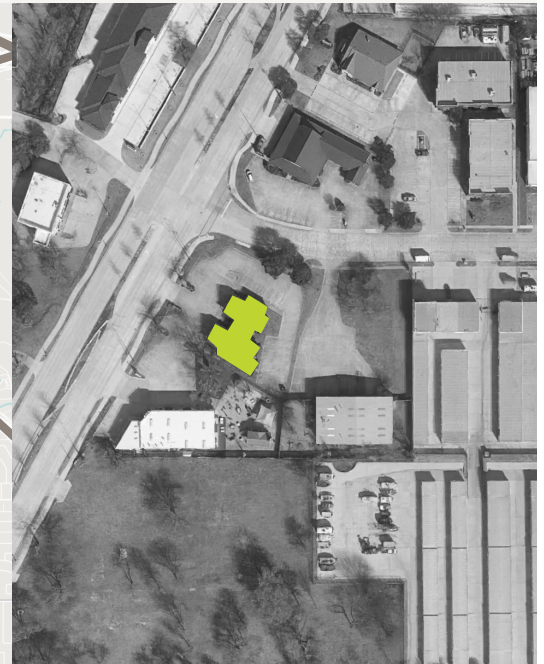
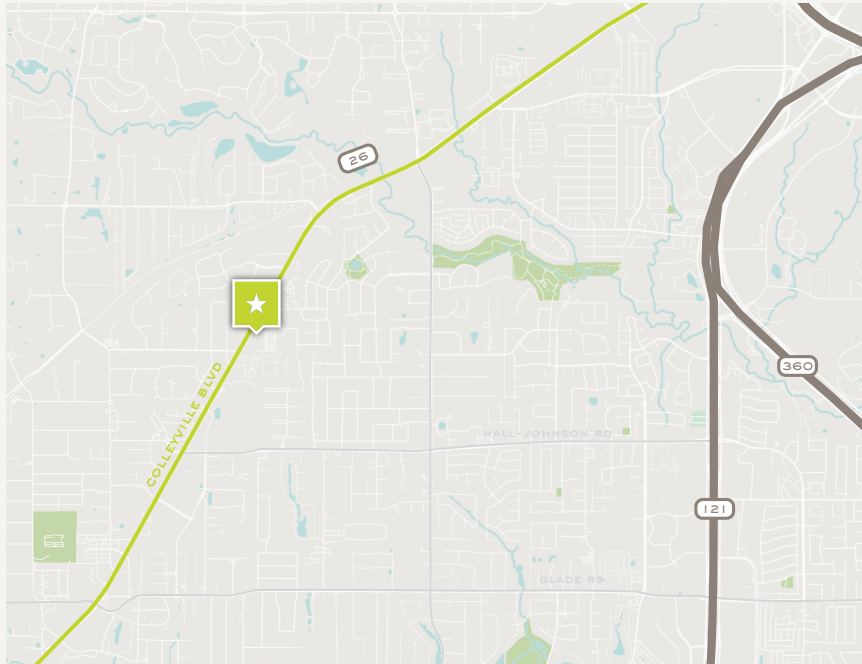
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PROPERTY FEATURES

- ±2,327 SF available in Building B
- Monument signage plus additional signage options
- Central HVAC
- Strong parking ratio: 8.32/1,000 SF
- High-traffic Colleyville Blvd frontage and exposure
- Established office park with long-term tenant stability
- Flexible space, suited to medical, dental-adjacent, or professional office use
- Located in an affluent, high-growth Colleyville trade area
- Built in 1994
- Zoning: CC-1 - Village Retail

LOCATION OVERVIEW

- Prime frontage on Colleyville Blvd (SH 26), the main commercial corridor through Colleyville
- Property fronts ~23K VPD, with nearby centers and citywide counts running higher
- Located at the southeast corner of Colleyville Blvd and Industrial Blvd
- 3 miles to Hwy 114, 15 minutes to DFW International Airport
- Surrounded by restaurants, retail, and established medical and professional tenants along the corridor
- Part of a well-known local address (Colleyville Professional Park) with long-term occupancy history

AVAILABLE SPACES

BUILDING B **2,237** SF

LEASING STRUCTURE/ SALE PRICE

CONTACT BROKER

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DEMOGRAPHICS

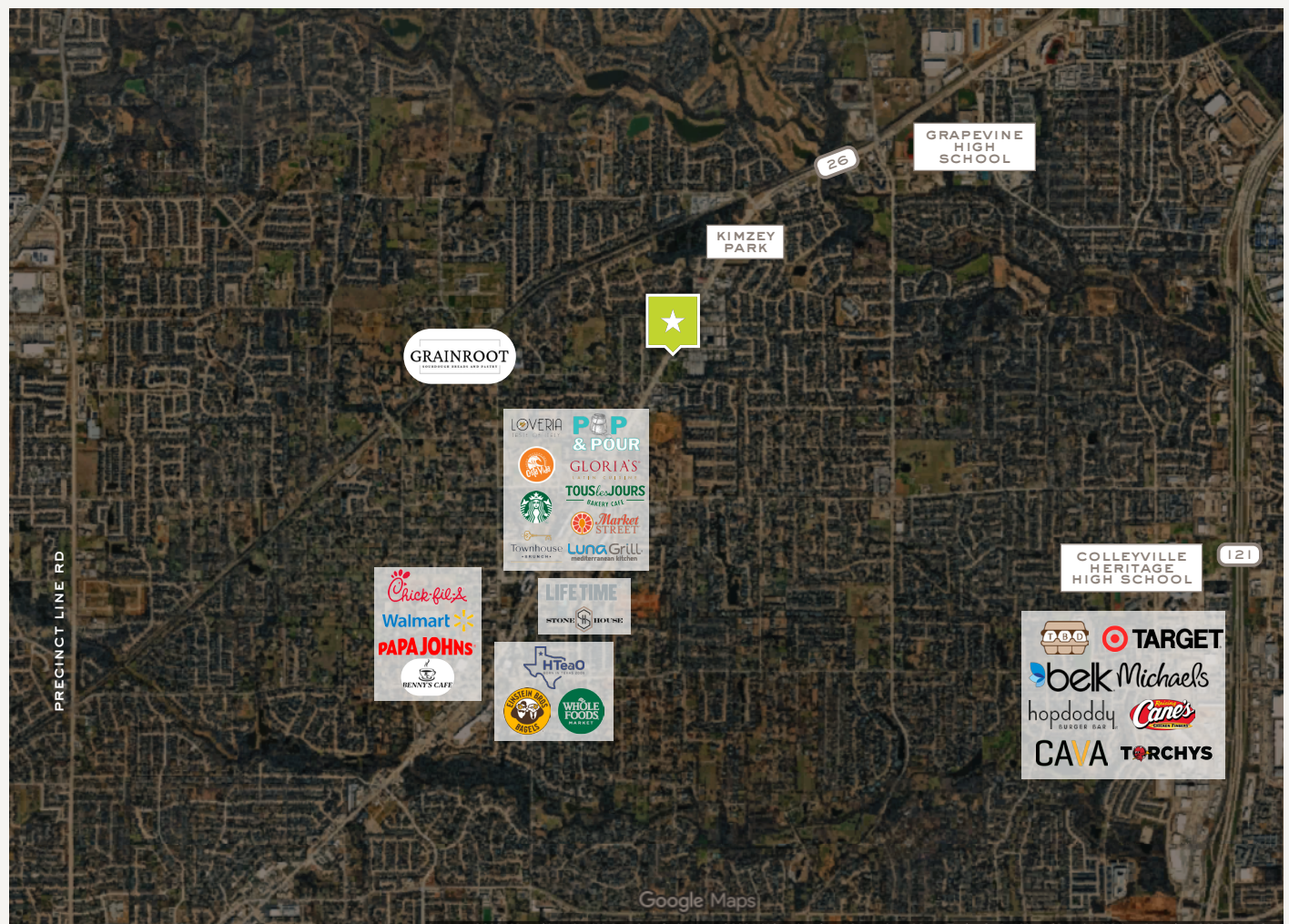
2025 POPULATION

1 MILE	3 MILES	5 MILES
6K	70K	220K

MEDIAN HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$218K	\$166K	\$118K

RETAIL MAP



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INTERIOR



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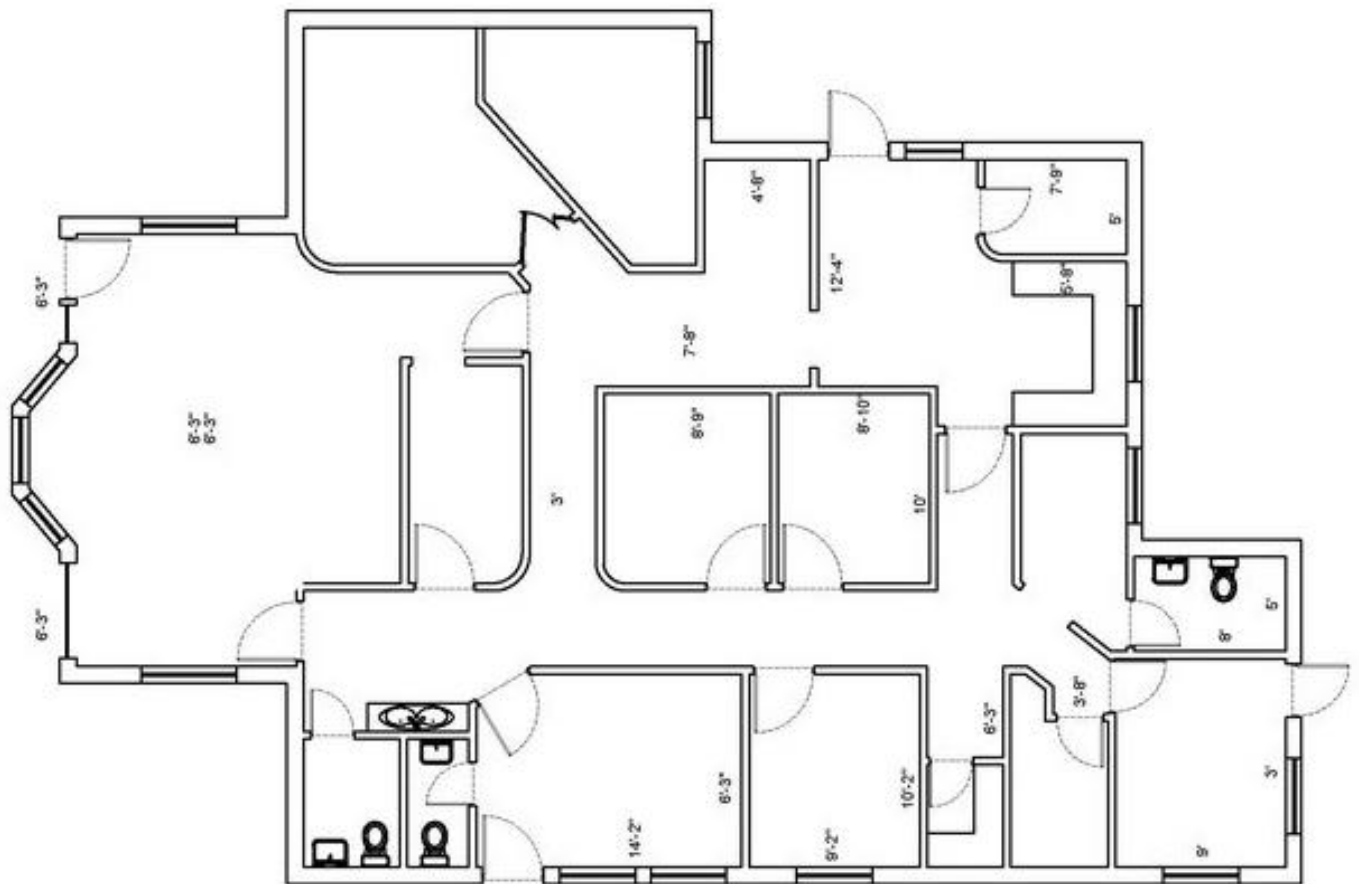
EXTERIOR



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FLOOR PLAN





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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