

# Office ★ LEASE

LanCarte.com

17516 MATANY RD JUSTIN, TX 76247



LANCARTE  
COMMERCIAL

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## PROPERTY FEATURES

- 3,000-6,000 SF Available
- Tenant Improvement Allowance Provided
- Build to Suit Office
- 100% HVAC
- Built in 2026
- Ample Surface Parking
- Ability to Expand

## LOCATION OVERVIEW

Located in Justin, TX off of HWY 156. This location provides easy access to HWY TX-114 and I-35W. This property is located less than 3 miles away from the Tanger Outlets and approximately 4 miles West of Texas Motor Speedway.

## LEASING STRUCTURE

## CONTACT BROKER

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EXTERIOR



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INTERIOR - PHOTOS OF EXISTING TENANTS SPACE FOR REFERENCE





LANCARTE  
COMMERCIAL  
BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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