

# PRAIRIE VIEW MEDICAL PLAZA

4001 Long Prairie Rd  
Flower Mound, TX 75028

## Medical For Lease

2,786 SF



Leasing Information:  
214.461.2300

# Lincoln

|                   |                     |                         |
|-------------------|---------------------|-------------------------|
| <b>Peter Shaw</b> | <b>Banks Newton</b> | <b>Elizabeth Madden</b> |
| 214.461.2302      | 214.461.2388        | 214.461.2366            |
| PShaw@lpc.com     | bnewton@lpc.com     | emadden@lpc.com         |

8140 Walnut Hill Lane  
Suite 700  
Dallas, TX 75231

[www.lpc.com](http://www.lpc.com)



Property Highlights

- Building signage available for tenants
- Flower Mound ranks as one of the fastest growing cities in the U.S.
- Ample tenant improvement allowances available on 2nd generation space
- Class A medical office building located in a high-growth market
- Referral opportunities

Property Overview

Experience the ideal location for your medical practice at 4001 Long Prairie Rd in Flower Mound, TX. This Class A medical office building offers building signage available for tenants, providing exceptional visibility in this high-growth market. With ample tenant improvement allowances available on 2nd generation spaces, you have the opportunity to customize the space to meet your exact needs. Flower Mound's status as one of the fastest growing cities in the U.S. ensures a steady stream of potential patients and clients. Take advantage of the referral opportunities in this thriving community to grow your practice in a prime location.

| Availabilities    | SF        | Lease Rate |           |
|-------------------|-----------|------------|-----------|
| Suite 105         | 2,786 SF  | Negotiable |           |
| Demographics      | 0.5 Miles | 1 Mile     | 1.5 Miles |
| Total Households  | 1,292     | 4,295      | 9,910     |
| Total Population  | 2,446     | 10,233     | 26,788    |
| Average HH Income | \$95,293  | \$120,726  | \$136,264 |

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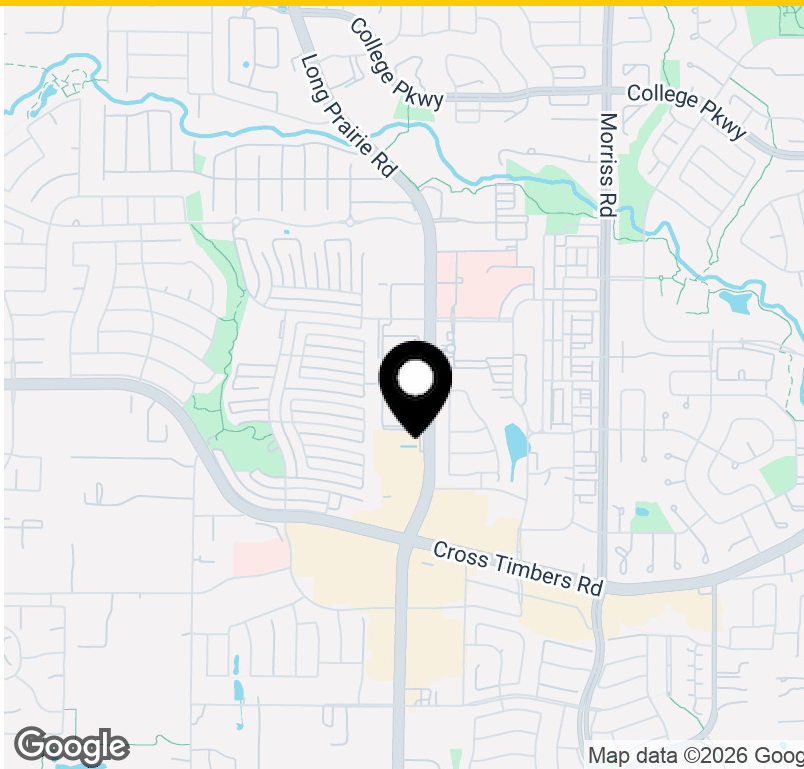


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## Available Space Summary

2,786 SF



| Availabilities | SF       | Lease Rate | Date Available |
|----------------|----------|------------|----------------|
| Suite 105      | 2,786 SF | Negotiable |                |

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Suite 105

2,786 SF



| Suite     | Size     |
|-----------|----------|
| Suite 105 | 2,786 SF |

|                                                    |                                                        |                                                            |
|----------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------|
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|----------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------|

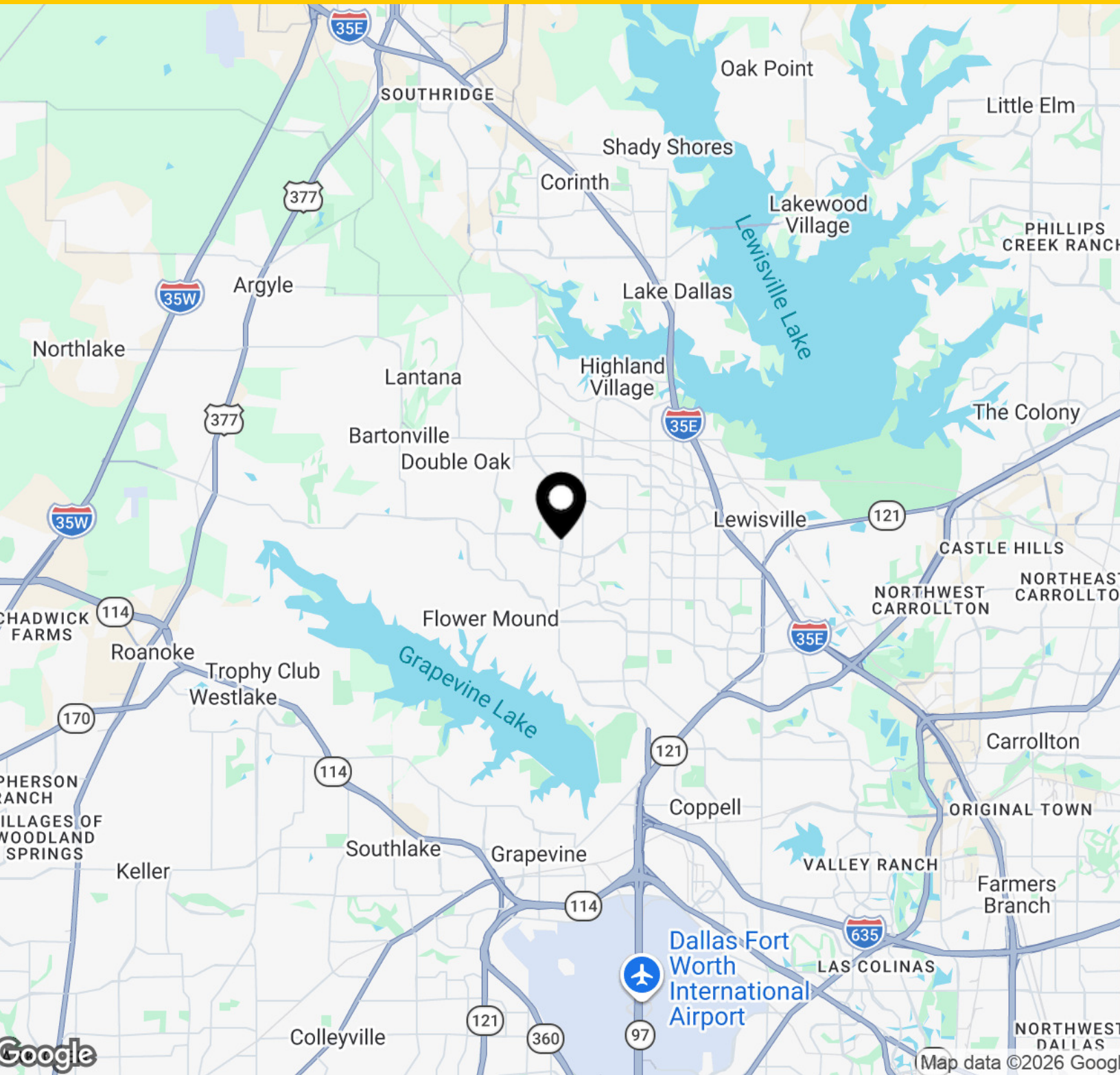
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Location Map

2,786 SF



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