

FOR LEASE

ELM RIDGE OFFICE PARK

2601 Little Elm Pkwy, Suite 1604, Little Elm, TX 75068

SUITE 1604 | 1,225 SF



OWNER / SELLER: QD REALTY

Professional / Medical office condo

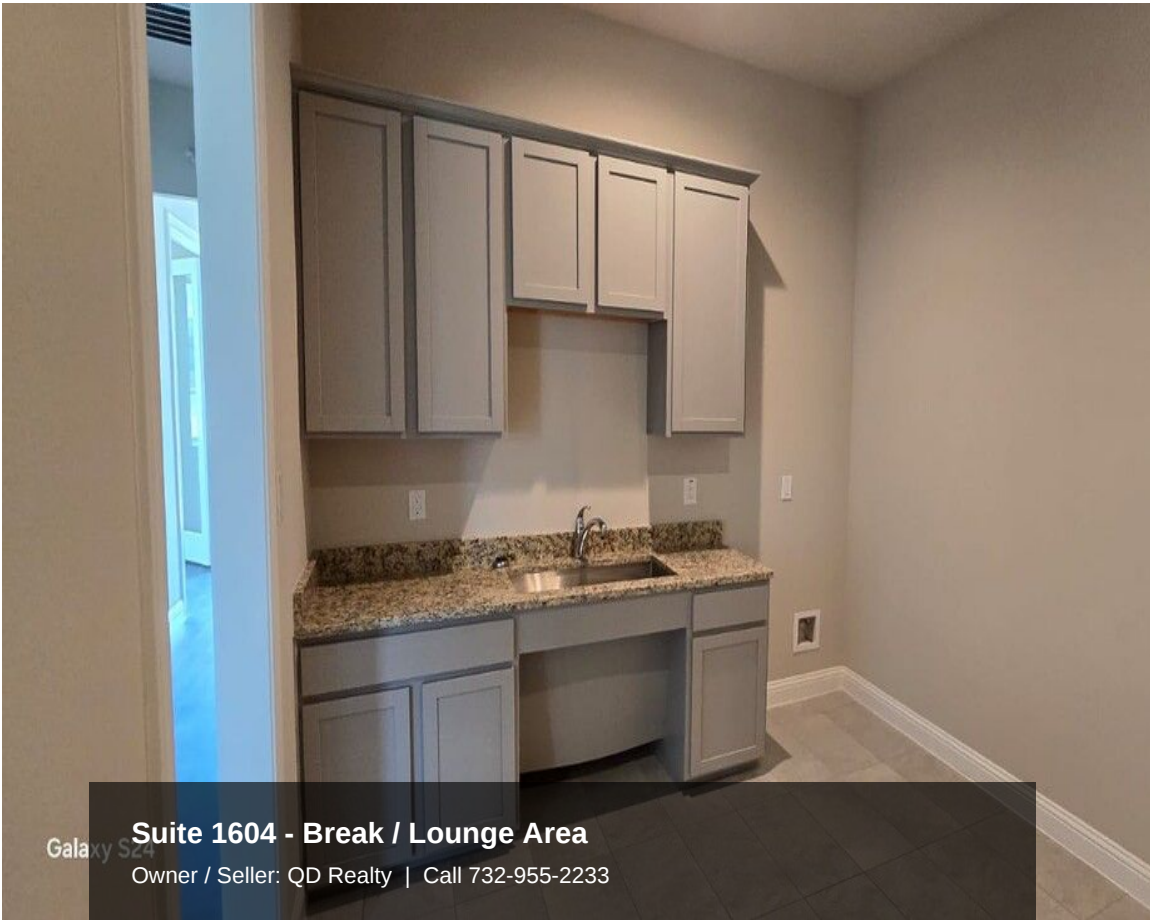
CALL 732-955-2233

Direct owner contact

Professional / Medical Office Condo

High-end professional office condo at Elm Ridge Office Park, near the intersection of Little Elm Pkwy/FM 720 and FM 423. The suite is configured for professional or medical use with multiple private offices, reception, lounge/break area, restroom and plumbing-related build-out features. (NCAP Unit)

AVAILABLE SF	1,225 SF
USE	Professional / Medical Office
LEASE RATE	\$2,500 + Electric
Sale Price	395,000
LEASE TERM	3-7 Years
YEAR BUILT	2023
PARKING	4:1,000 SF (Medical)

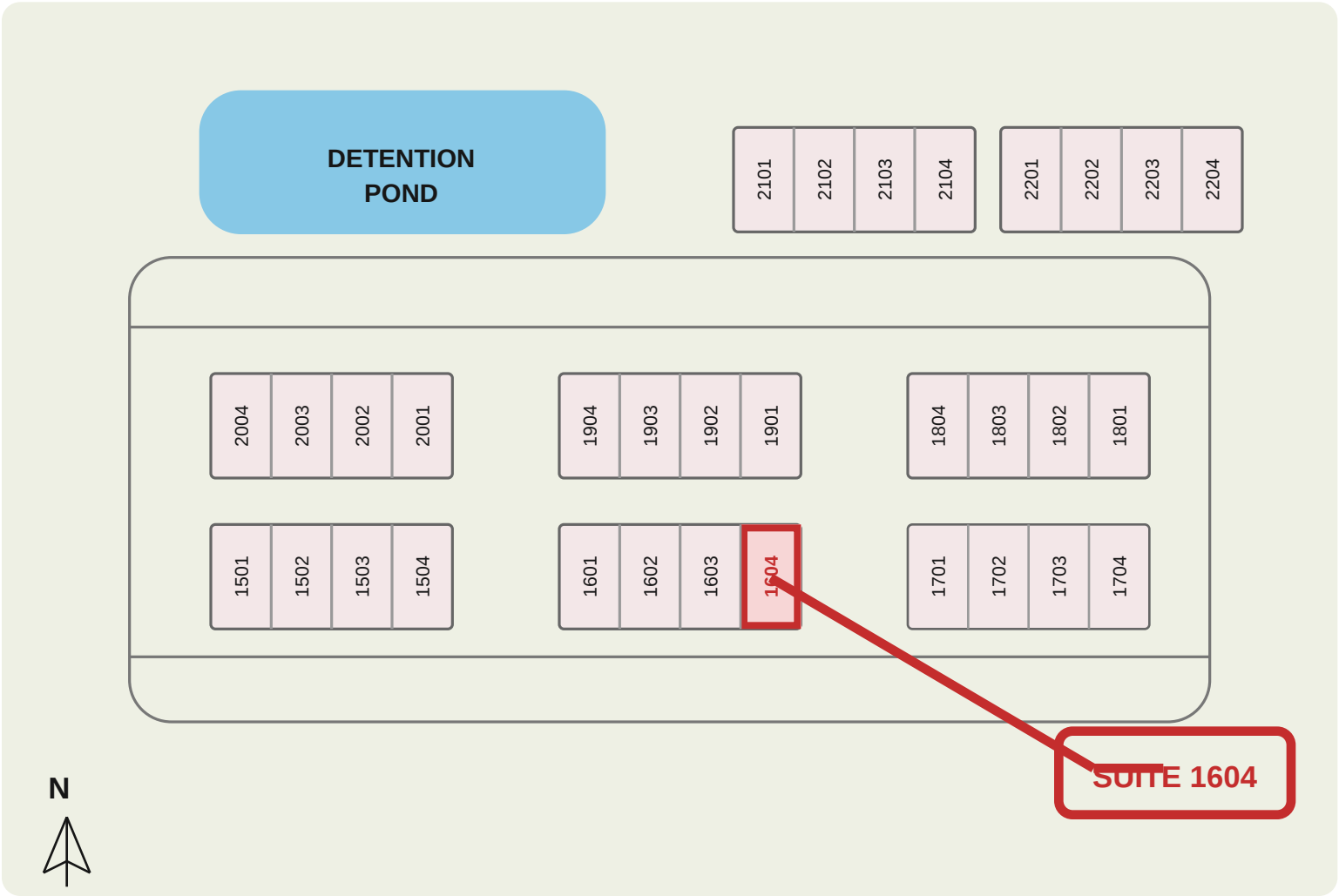


Suite 1604 - Break / Lounge Area

Owner / Seller: QD Realty | Call 732-955-2233

SITE PLAN

SUITE 1604 MARKED

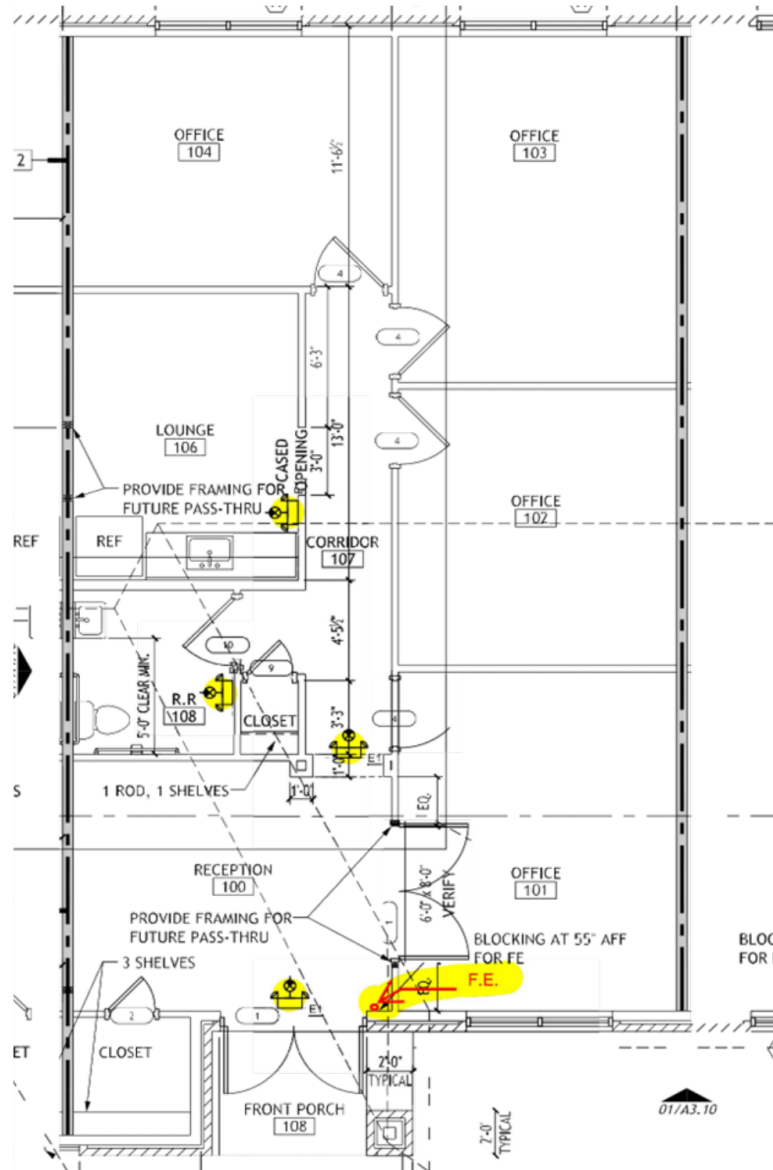


Suite 1604 is highlighted in red.

1,225 SF | Medical or Office

FLOOR PLAN

SUITE 1604 | DETAILED PLAN-B



DETAILED PLAN- B

PLAN HIGHLIGHTS

- Reception (100)
- Office 101
- Office 102
- Office 103
- Office 104
- Lounge (106)
- Corridor (107)
- Restroom (108)
- Closets / storage

Floor plan reproduced from the
supplied Detailed Plan-B
drawing.

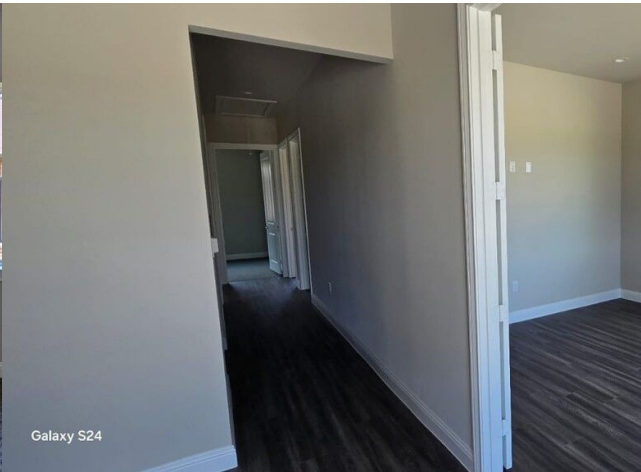
SUITE 1604 - INTERIOR PHOTOS

MOVE-IN READY OFFICE FINISHES



Galaxy S24

Private Office



Galaxy S24

Office / Corridor



Private Office



Galaxy S24

Corner Office



Galaxy S24

Private Office



Break / Lounge Area

LOCATION & CONTACT

LITTLE ELM, TEXAS



QD REALTY

OWNER / SELLER

732-955-2233

2601 Little Elm Pkwy

Suite 1604

Little Elm, TX 75068

Professional / Medical Office

Approx. 1,225 SF

Direct owner contact

SUITE 1604

Site plan and photos included in this flyer.

QD REALTY

Owner / Seller

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