

Elm Ridge Office Park

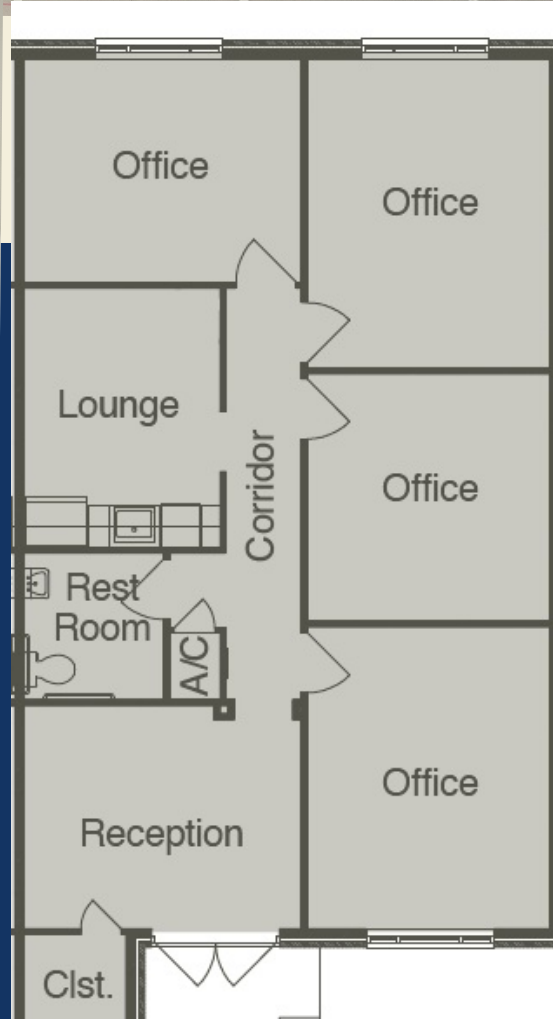
2601 Little Elm Parkway Unit 2402, Little Elm, TX 75068

NEW CONSTRUCTION! Completed April 2026! Move-in Ready!



SHB Development

COMMERCIAL REAL ESTATE DEVELOPMENT • SALES • LEASING



NEW CONSTRUCTION - Completed April 2026 and is Move-In ready! Elm Ridge Office Park is centrally located on Little Elm Pkwy between FM423 and E El Dorado Pkwy, next to Kroger and Hat Creek Burger. This office condominium is 1,228 square feet. It is fully built out with a reception area, four offices, kitchen, and restroom. Perfect for any professional service business. Contact Samantha today for current rates and availability.

Samantha Rollins

Sales Manager

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Elm Ridge

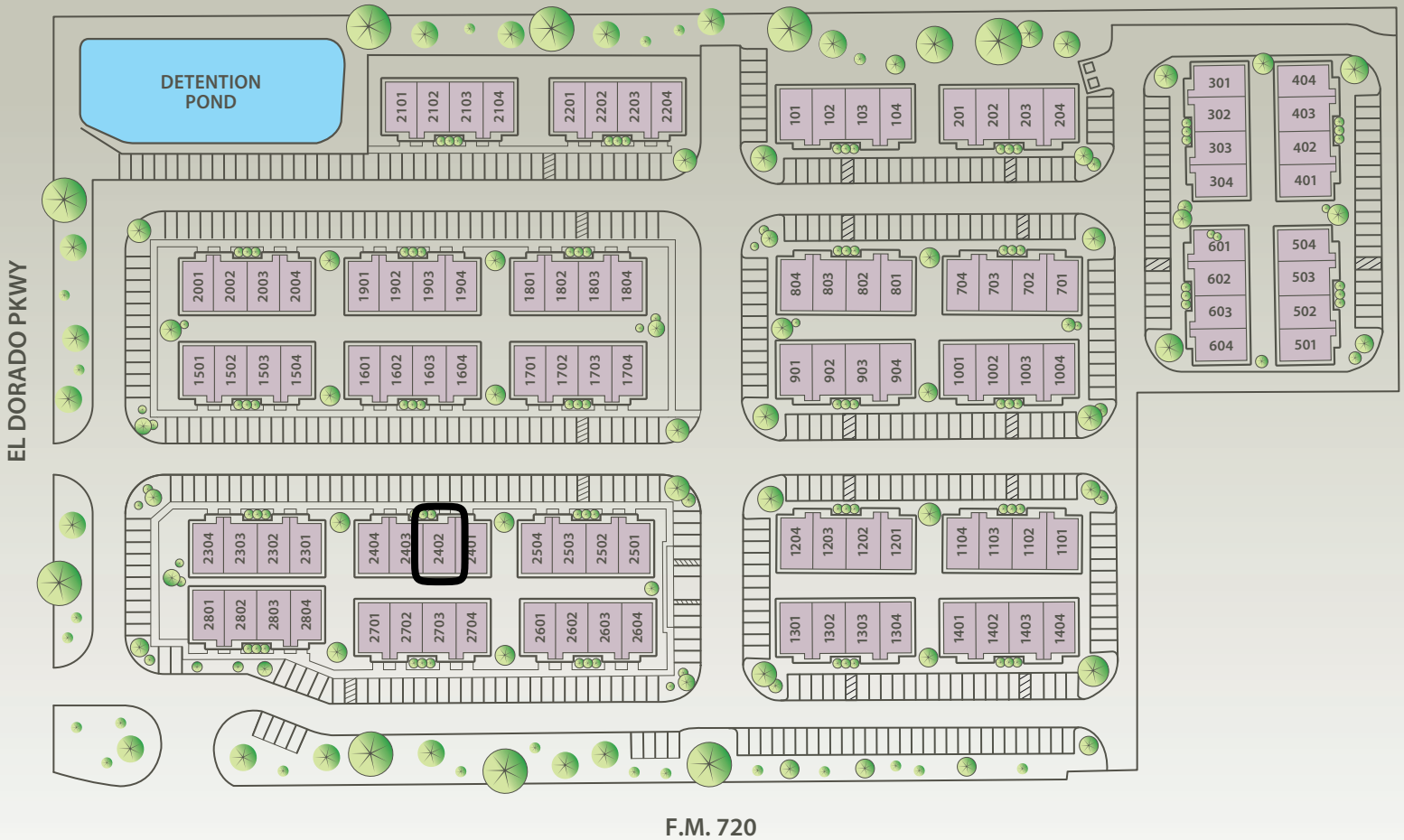
OFFICE PARK

Little Elm, Texas



Prime Real Estate in Little Elm, Texas

Site Plan





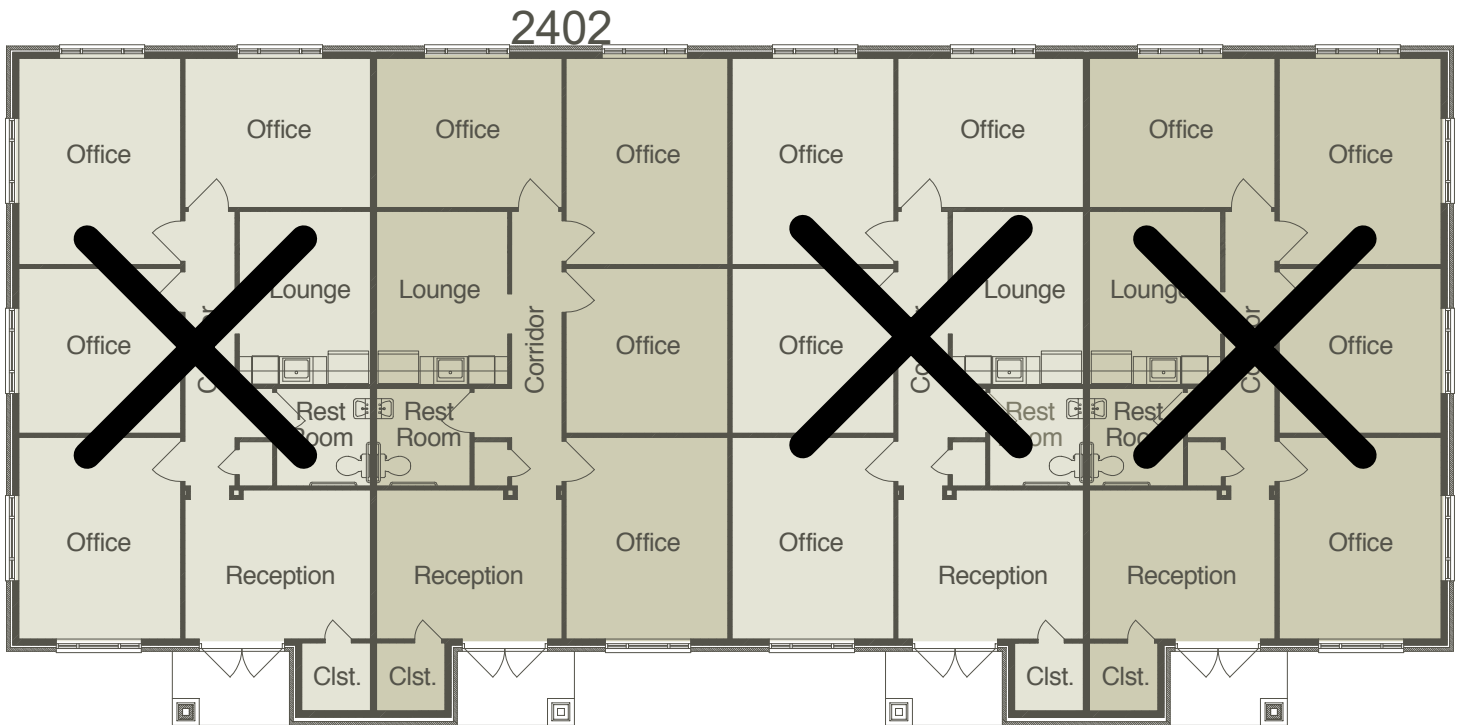
Elm Ridge
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4-Unit Floor Plan



Offices are efficiently designed and can be expanded to create larger units.
Choose from 1,225 square feet up to 4,900 square feet.

Included Features

Exterior Design Features:

- Combination stone and brick
- Covered individual entries with porch light
- Individual corporate identity sign

Landscaping and Irrigation:

- Professionally designed landscape throughout community
- Automatic irrigation system and maintenance-free landscaping through Community Association Management

Quality Construction Features:

- Professionally engineered foundation and framing
- Reception area with 11' double tray ceilings
- 10' ceiling height throughout

Energy Features:

- Double Pane low-E windows
- R21 Batt insulation exterior walls
- R11 Batt insulation interior walls
- R38 Blown fiberglass insulation in attic
- Poly-sealant and caulking for energy efficiency

Heating and Air System:

- 16 SEER high-efficiency Carrier HVAC system

Cabinets and Countertops:

- Quality Kitchen cabinetry
- 42" upper cabinets
- Granite slab countertops

Flooring:

- Quality commercial carpet in offices
- Ceramic tile in kitchen and restroom
- Luxury vinyl tile flooring in reception and hallway

Doors, Windows, Trim and Hardware:

- Commercial double doors at entry
- 8' raised-panel interior doors
- Elegant satin chrome lever hardware
- Energy efficient, double-paned 6' x 5' commercial grade windows
- 5" baseboard and designer casing
- Double step-down ceiling in reception area

Electrical:

- Elegant light fixture in reception area
- LED recessed can lights throughout
- Two conduits provided to each office for phone/computer and security

Plumbing:

- Stainless steel sink and chrome faucet in kitchen
- Sink, faucet and accessories package in restroom
- Elongated commode in restroom
- Ice-maker line to refrigerator