



GRAPEVINE, TEXAS

## VINEYARD CENTRE I & II

1450-1452 HUGHES RD GRAPEVINE, TX 76051

GRAPEVINE, TEXAS

## VINEYARD CENTRE I & II FOR LEASE

### VINEYARD CENTRE I – 1450 HUGHES RD

- 20,172 RSF – 2-story building
- Built in 1997
- 4.00/1,000 parking ratio

---

### VINEYARD CENTRE II – 1452 HUGHES RD

- 48,583 building – 3 story building
- Built in 2002
- 4.00/1,000 parking ratio
- Spec suites available
- Executive Suites on 2nd floor



FOR MORE INFORMATION, PLEASE CONTACT:

LINDSAY WOLCOTT BROWN | 214.538.6224

Vice President

Lindsay.Wolcott@foundrycommercial.com

Licensed Real Estate Broker

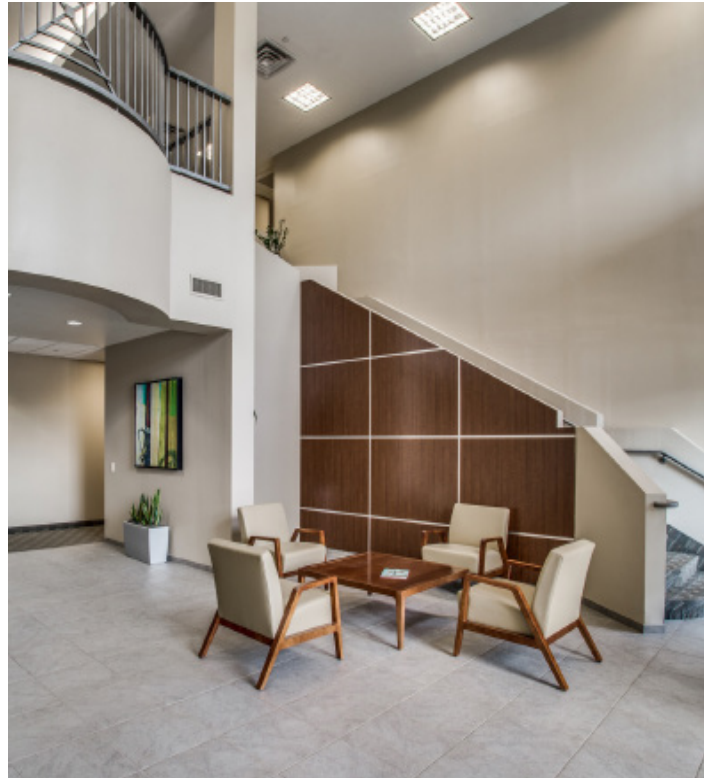
Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

**FOUNDRY**  
COMMERCIAL

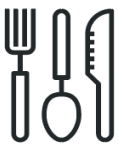
[foundrycommercial.com](http://foundrycommercial.com)

GRAPEVINE, TEXAS

## VINEYARD CENTRE I & II FOR LEASE



### AREA AMENITIES



55+

**RESTAURANT  
OPTIONS**  
WITHIN 3 MILES



100+

**RETAIL  
OPTIONS**  
WITHIN 3 MILES



5

**MILES TO  
DFW  
AIRPORT**



13 MILES  
16 MINS

**PARKS &  
GOLF  
COURSES**

FOR MORE INFORMATION, PLEASE CONTACT:

LINDSAY WOLCOTT BROWN | 214.538.6224

Vice President

Lindsay.Wolcott@foundrycommercial.com

Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

**FOUNDRY**  
COMMERCIAL

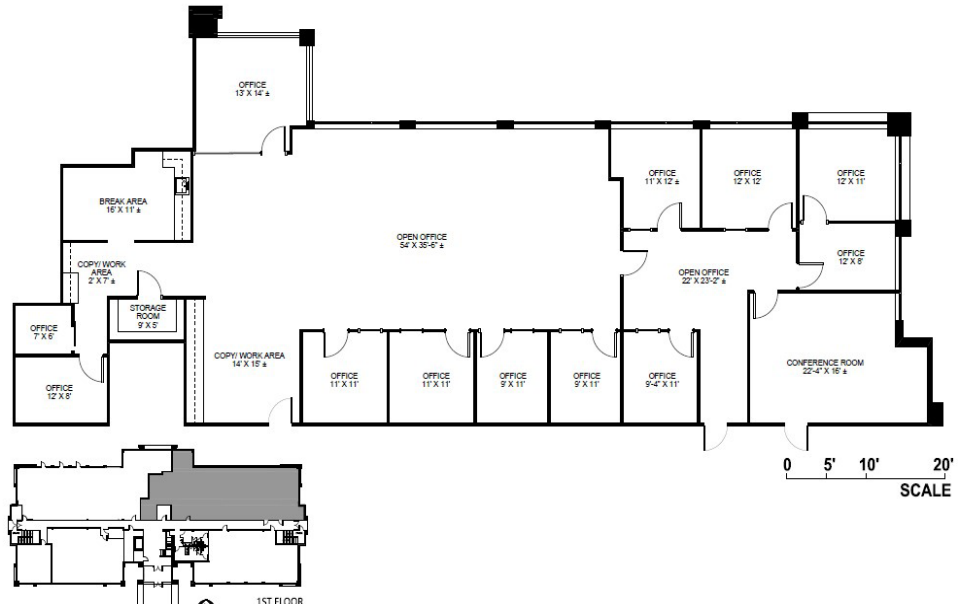
foundrycommercial.com

# VINEYARD CENTRE I & II LEASE

## SAMPLE FLOOR PLANS

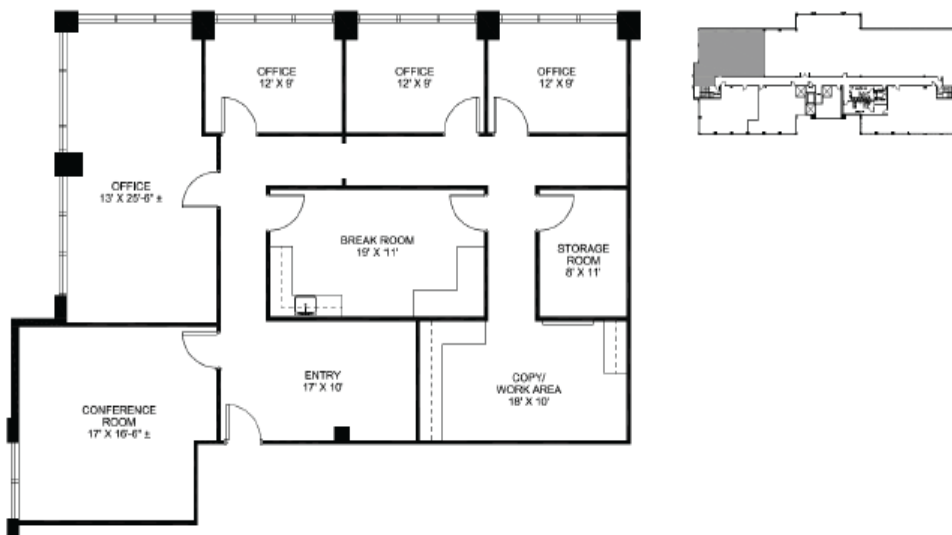
### SUITE 110 – VINEYARD II

4,748 RSF



### SUITE 360 – VINEYARD II

2,401 RSF



FOR MORE INFORMATION, PLEASE CONTACT:

LINDSAY WOLCOTT BROWN | 214.538.6224

Vice President

Lindsay.Wolcott@foundrycommercial.com

Licensed Real Estate Broker

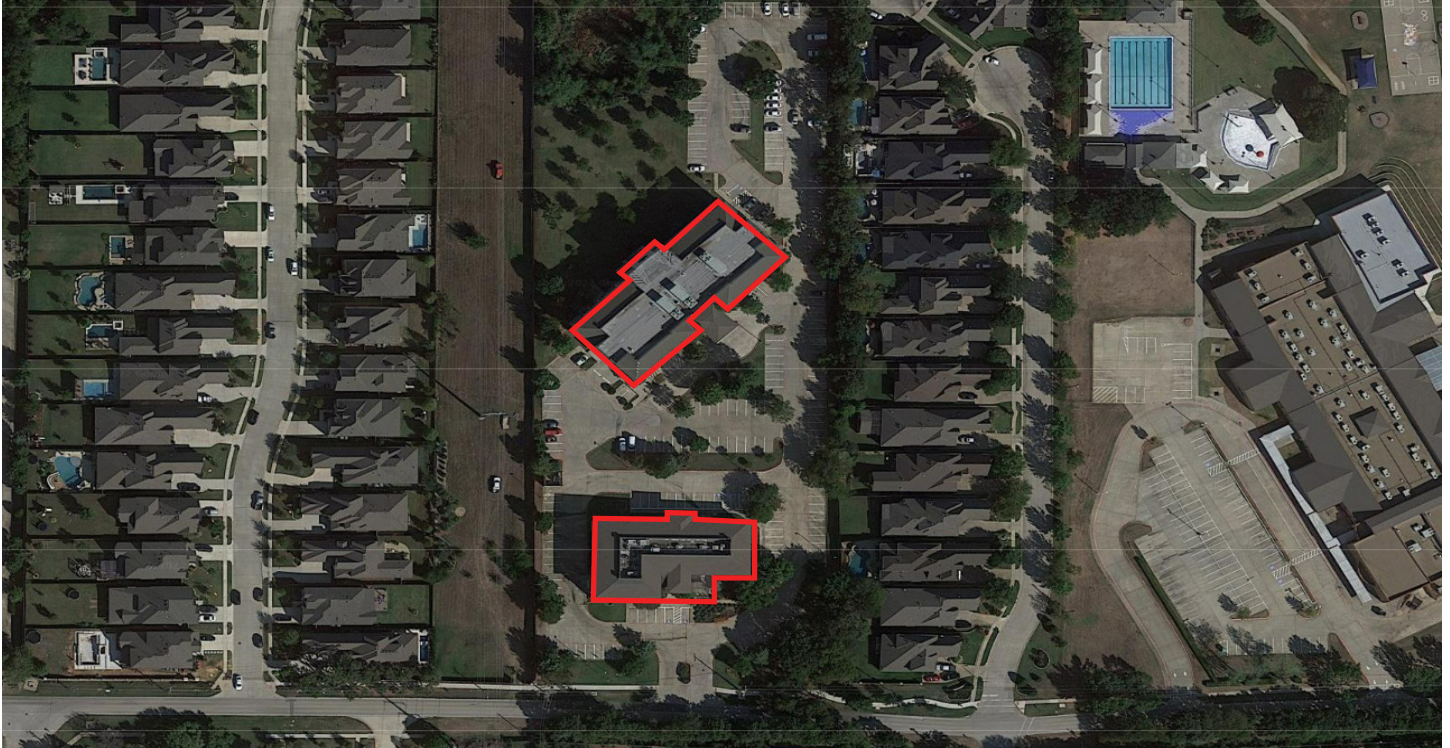
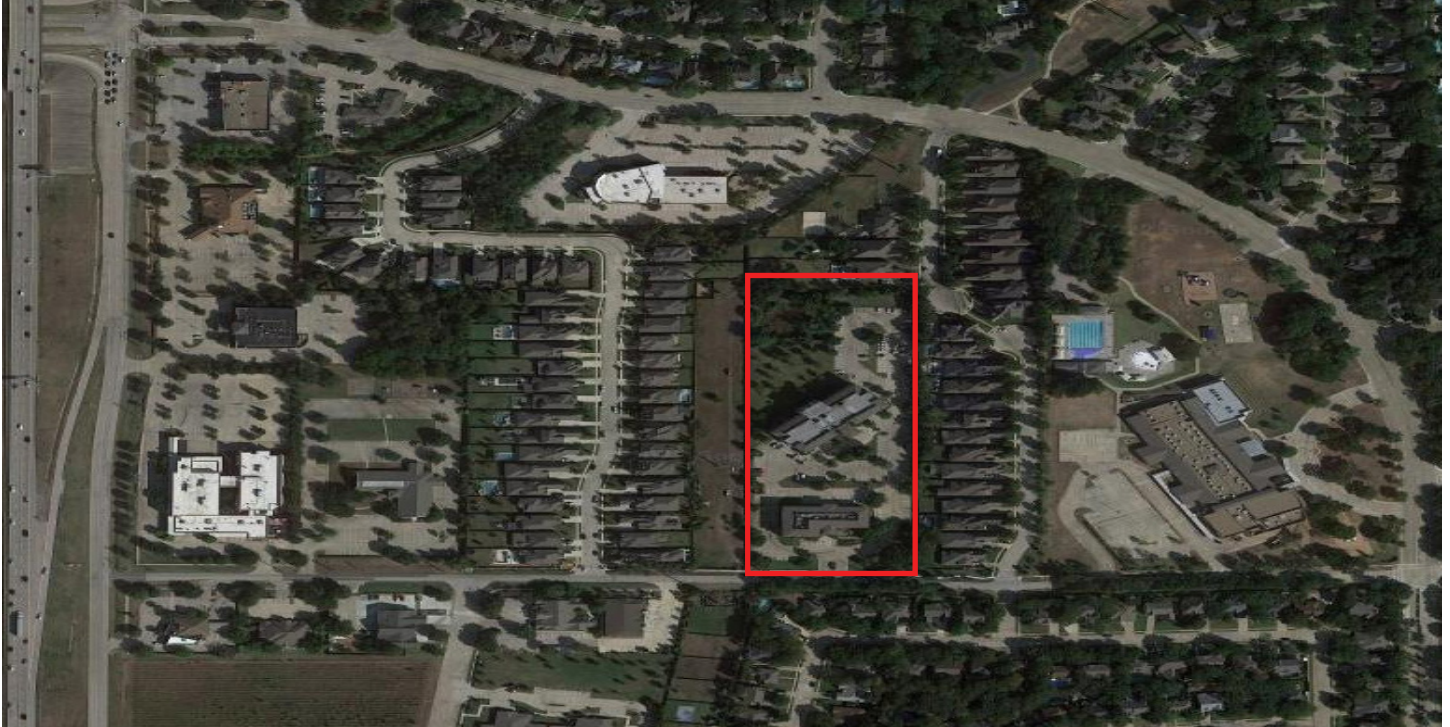
**FOUNDRY**  
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com

# VINEYARD CENTRE I & II FOR LEASE

## AERIAL AND PROPERTY OUTLINE



FOR MORE INFORMATION, PLEASE CONTACT:

LINDSAY WOLCOTT BROWN | 214.538.6224

Vice President

Lindsay.Wolcott@foundrycommercial.com

Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

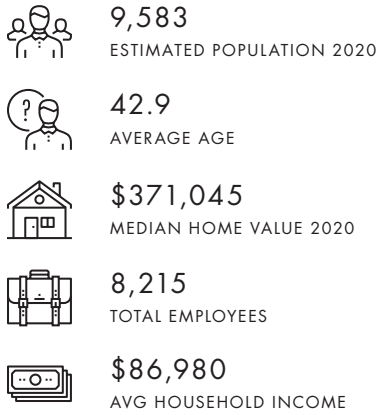
**FOUNDRY**  
COMMERCIAL

[foundrycommercial.com](http://foundrycommercial.com)

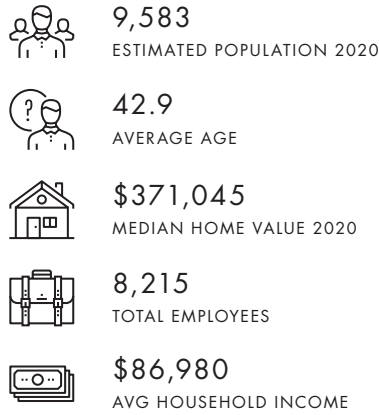
# VINEYARD CENTRE I & II FOR LEASE

## DEMOGRAPHICS

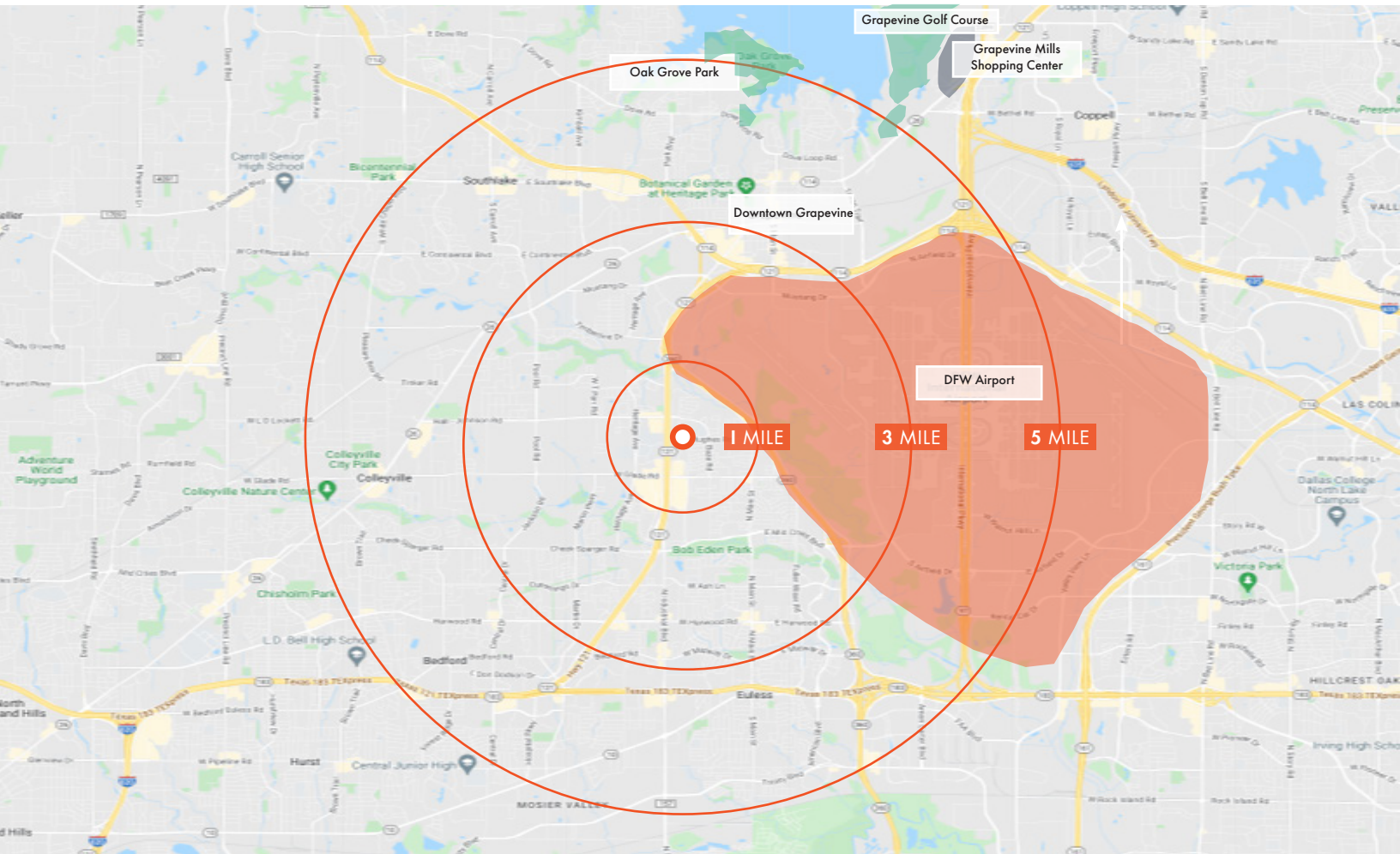
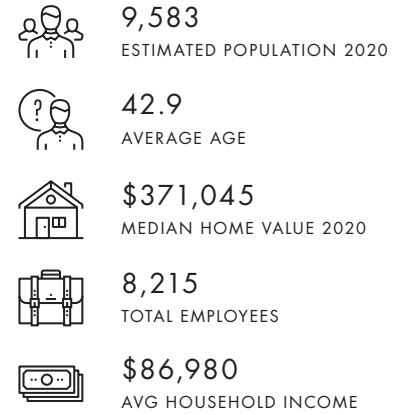
### 1 MILE RADIUS



### 3 MILE RADIUS



### 5 MILE RADIUS



FOR MORE INFORMATION, PLEASE CONTACT:

LINDSAY WOLCOTT BROWN | 214.538.6224  
 Vice President  
 Lindsay.Wolcott@foundrycommercial.com  
 Licensed Real Estate Broker



Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

[foundrycommercial.com](http://foundrycommercial.com)