

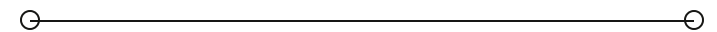


LEASE

4880 Long Prairie Rd

4880 LONG PRAIRIE RD

Flower Mound, TX 75028



PRESENTED BY:

MASON SHANAHAN

Phone: 940.381.2220

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$21 SF/yr (NNN)
NUMBER OF UNITS:	7
AVAILABLE SF:	1,003 - 2,475 SF
LOT SIZE:	47,825 SF
BUILDING SIZE:	16,236 SF

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PROPERTY DESCRIPTION

Prime office space available in a highly visible, two-story 16,236 SF building located at the signalized corner of Long Prairie Road (FM 2499) and Corporate Circle. This well-maintained property features modern finishes, ample natural light, and abundant surface parking. Surrounded by affluent residential communities, retail, dining, and medical offices, the location offers unmatched convenience for employees and clients. Recent building upgrades, including a new roof, provide a reliable and professional environment ideal for medical, professional, or corporate office users.

PROPERTY HIGHLIGHTS

- Suite 204 and 207 can be Configured to fit Tenant's Needs
- Beautiful Reception and Entrance to Building
- Large Common Restrooms
- Shared Conference Room on Second Floor
- Elevator in Building
- Shared Break Room on Second Floor

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,003 - 2,475 SF	LEASE RATE:	\$21 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 102	Available	1,697 SF	NNN	\$21.00 SF/yr
Suite 204	Available	1,472 SF	NNN	\$21.00 SF/yr
Suite 207	Available	1,003 SF	NNN	\$21.00 SF/yr
Suite 204/207	Available	2,475 SF	NNN	\$21.00 SF/yr

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ADDITIONAL PHOTOS



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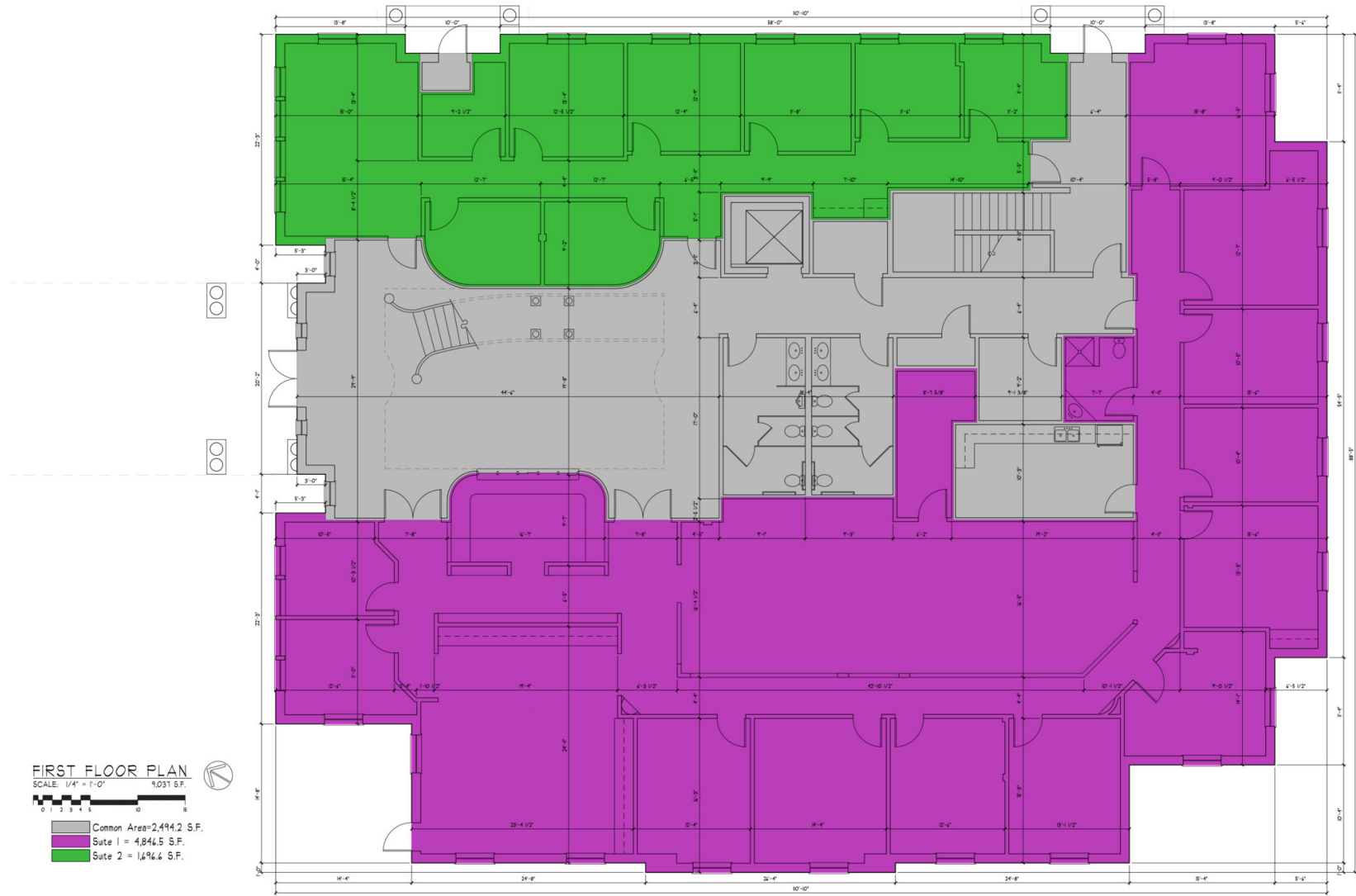
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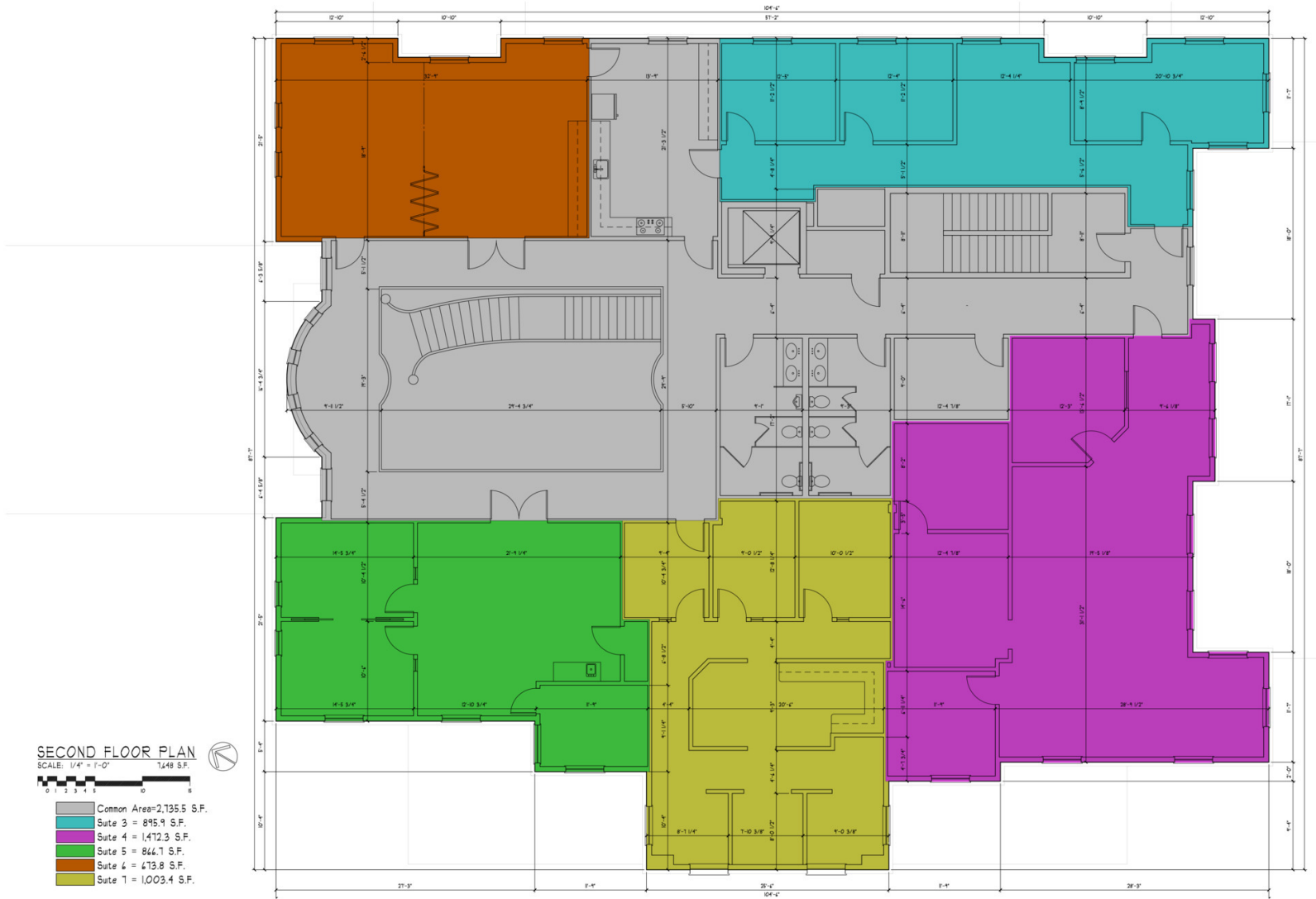
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FIRST FLOOR LAYOUT



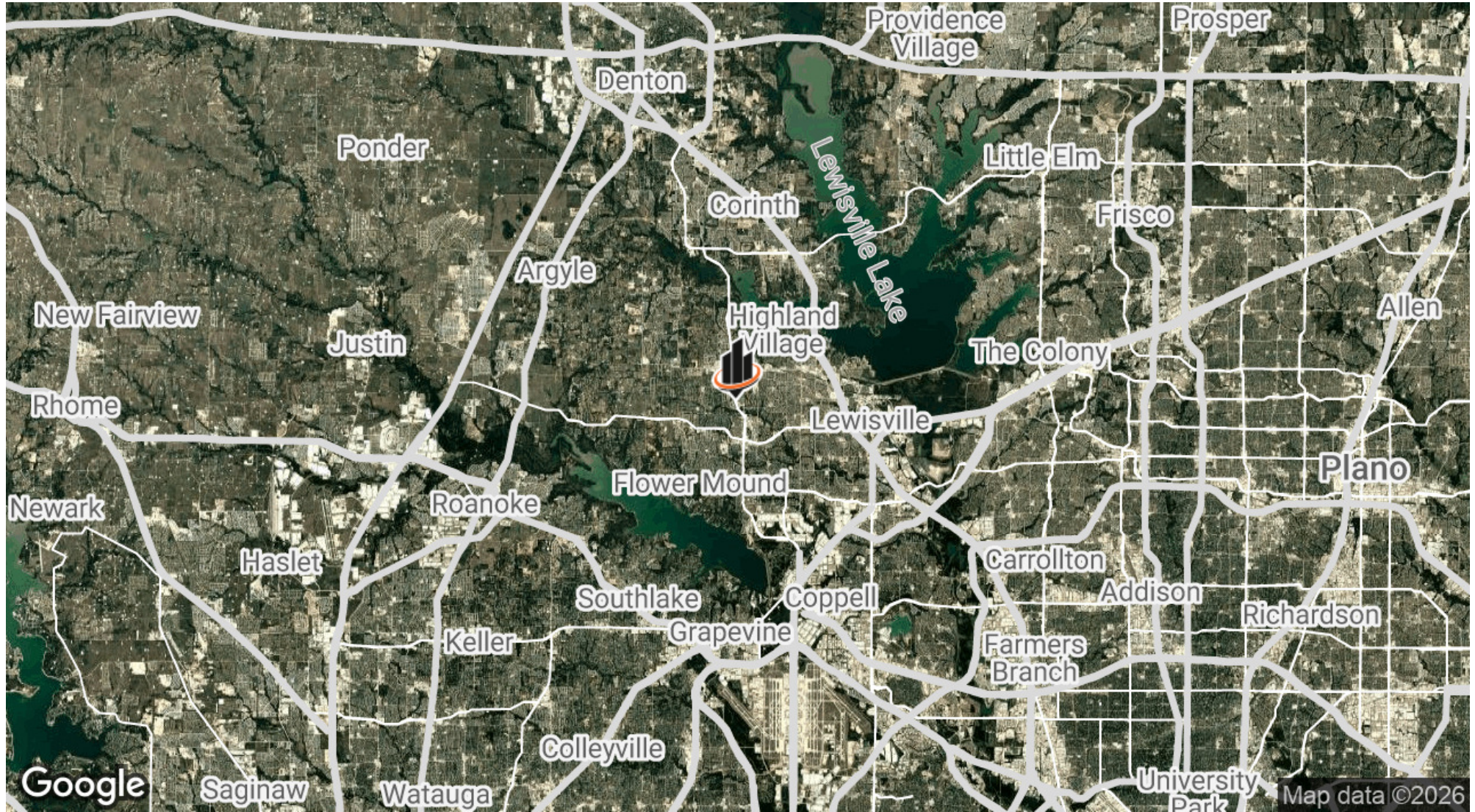
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SECOND FLOOR LAYOUT



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LOCATION MAP



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MEET THE TEAM



MASON SHANAHAN

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SVN
VERUS COMMERCIAL

The image is an aerial photograph of a city, likely Austin, Texas, featuring the prominent, ornate Texas State Capitol building in the center. The building has a large central dome and several smaller domes. The surrounding area includes various commercial buildings, parking lots, and green spaces. A large, stylized logo is overlaid on the image. The logo consists of three vertical bars of varying heights on the left, followed by a curved orange and white swoosh that underlines the letters 'SVN'. Below the 'SVN' logo, the words 'VERUS COMMERCIAL' are written in a clean, white, sans-serif font. The overall scene is captured during the 'golden hour' of sunset, with warm, soft lighting.