



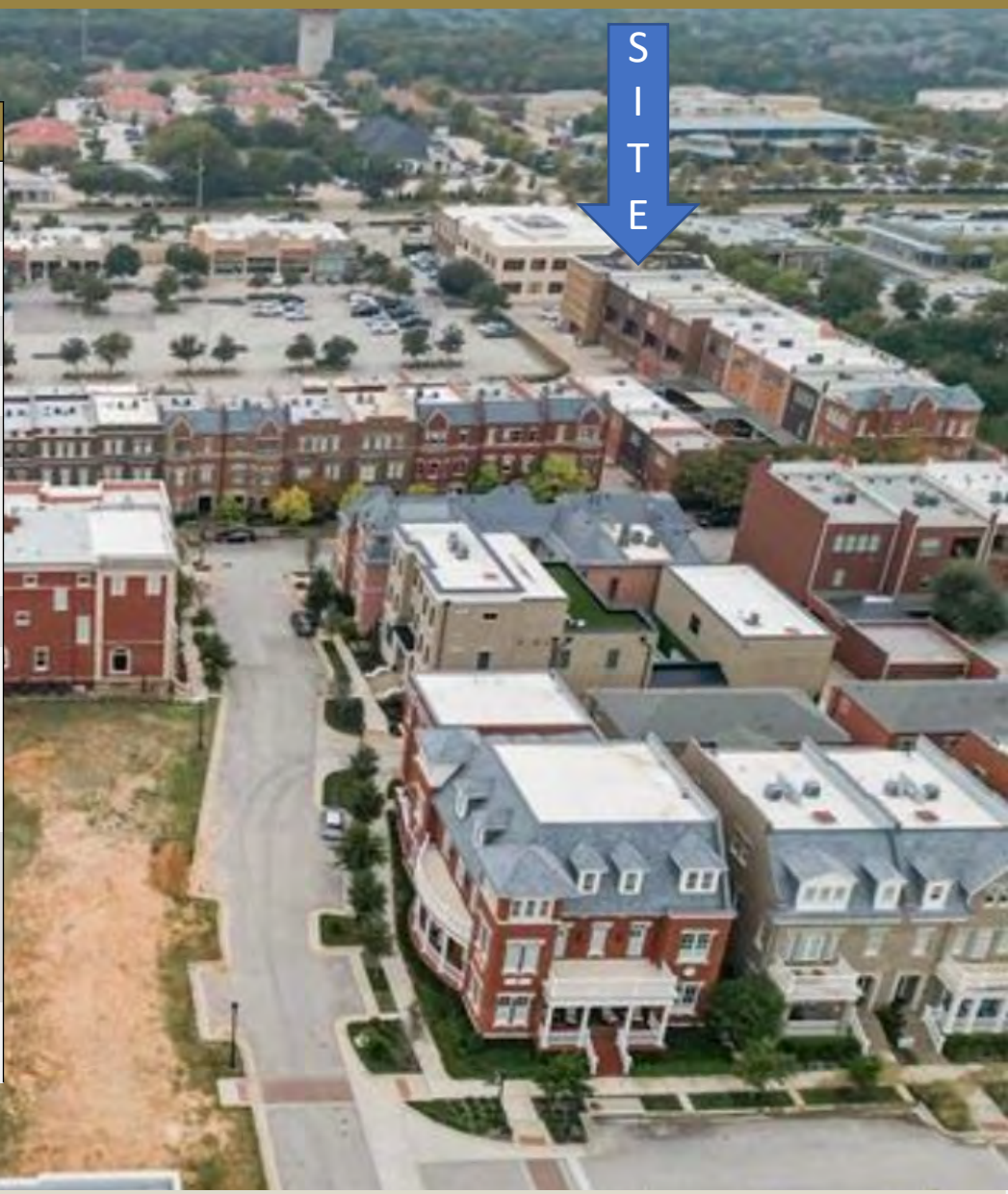
**Class "A"  
Executive  
Offices and  
Retail in  
Southlake**

**161 Summit Avenue Southlake, TX 76092**

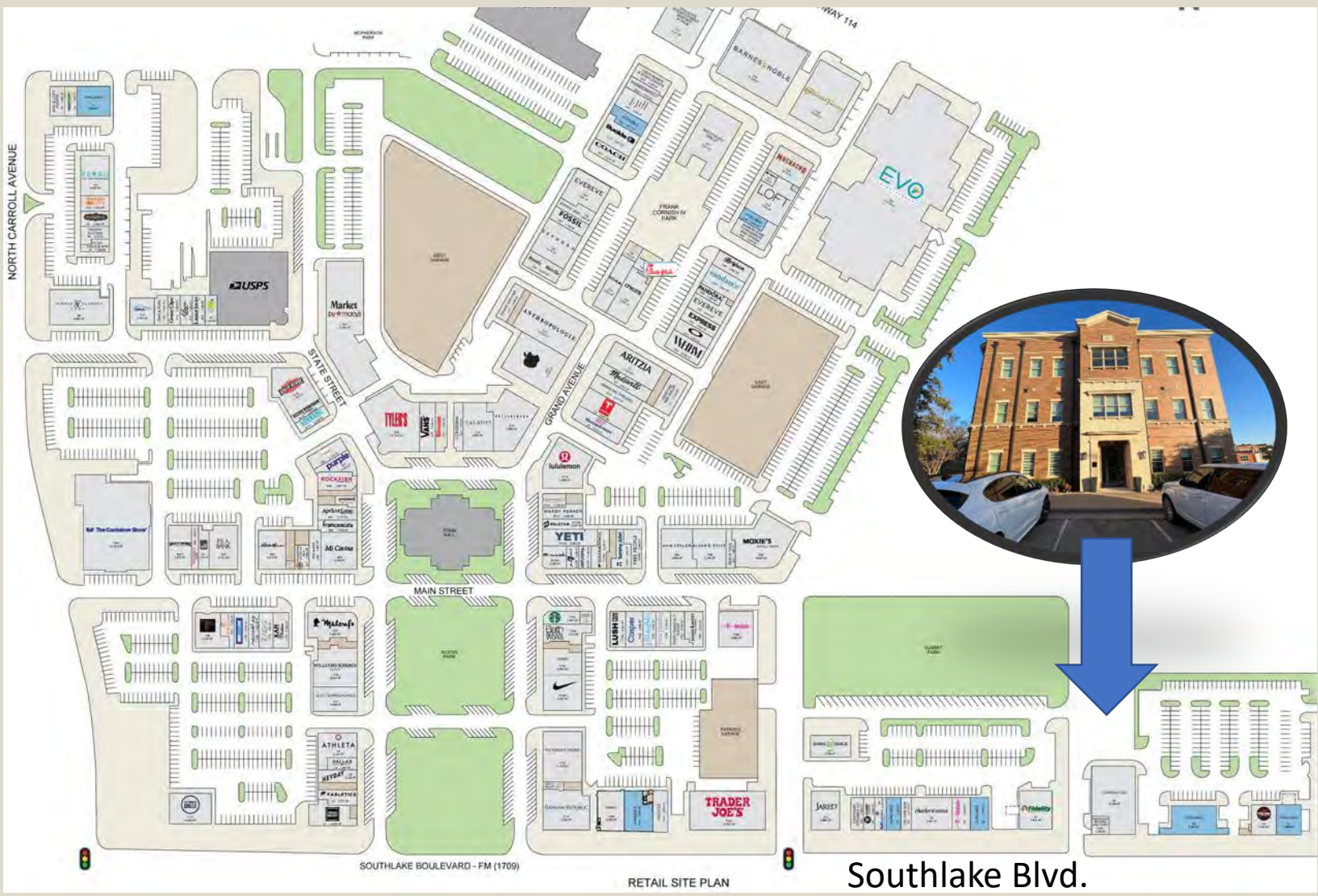


## PROPERTY HIGHLIGHTS

- Flexible terms & space options
- Located in Southlake Town Square
- Single Executive Office and Retail Space
- Easily accessible to major restaurants:, and shopping centers

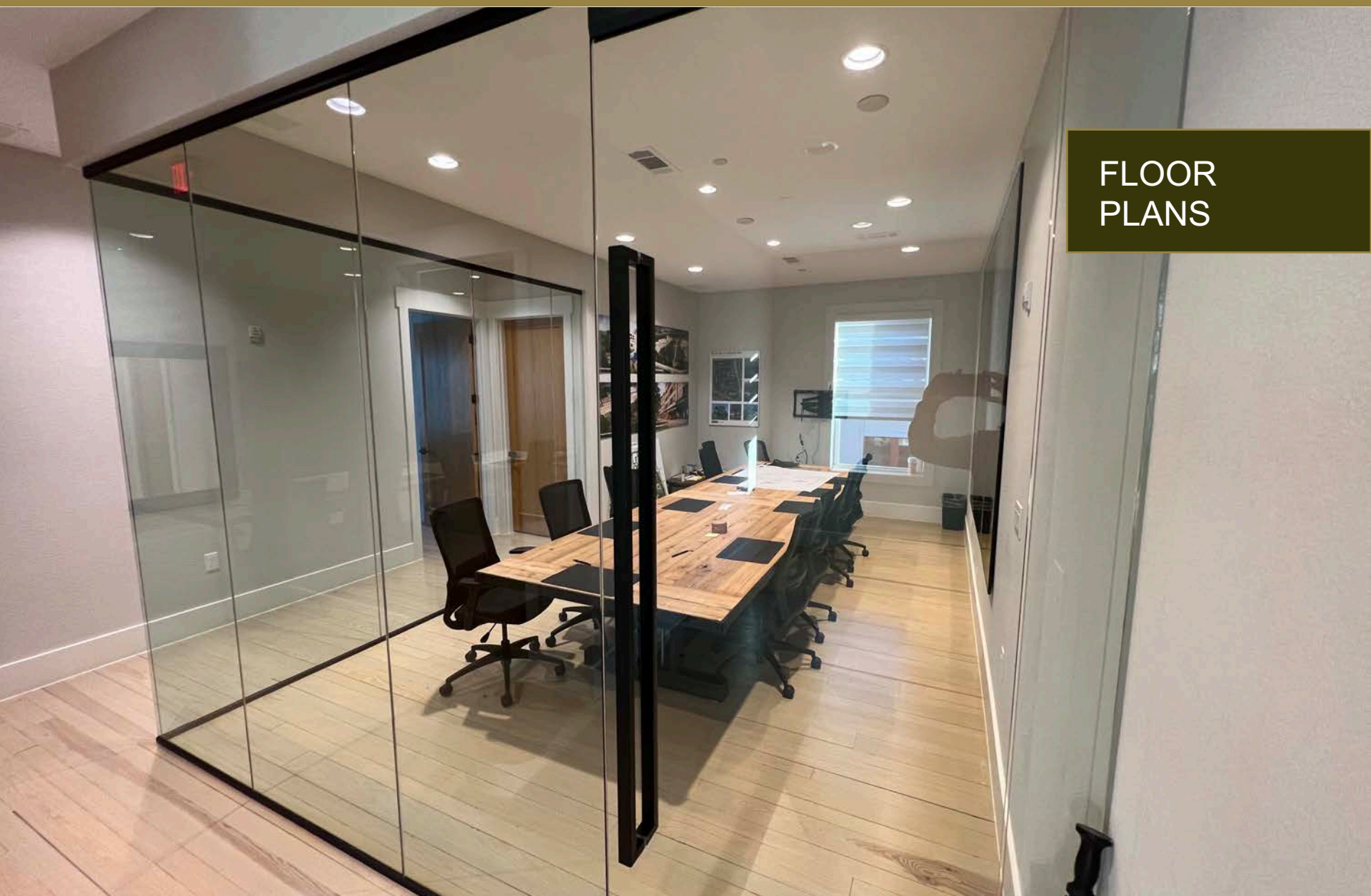


PROPERTY HIGHLIGHTS	
<b>Address</b>	161 Summit Avenue Southlake, TX 76092
<b>Spaces For Lease</b>	Single Executive Office & Multiple Office Suites and Retail Space
<b>Year Built</b>	2017
<b>Zoning</b>	Commercial Office Zoning
<b>Building Size</b>	7,326 SF
<b>Great Location</b>	Located in the Southlake Town Square with over 120 nearby shops and restaurants including the Hilton Southlake Hotel.
<b>Rent Rate</b>	Varies by Office
<b>Site Highlights</b>	<ul style="list-style-type: none"><li>• Move in Ready! Available Now</li><li>• Our beautifully-designed office spaces suit any size of team</li><li>• Centrally Located Office Building in Heart of Southlake</li><li>• Easy Ingress/Egress to Major Roads</li></ul>
<b>Excellent Demographics</b>	Primed to serve Southlake's affluent, rapidly growing community with households boasting an average income of \$223,621/year
<b>Parking</b>	Plenty Surface Parking Spaces

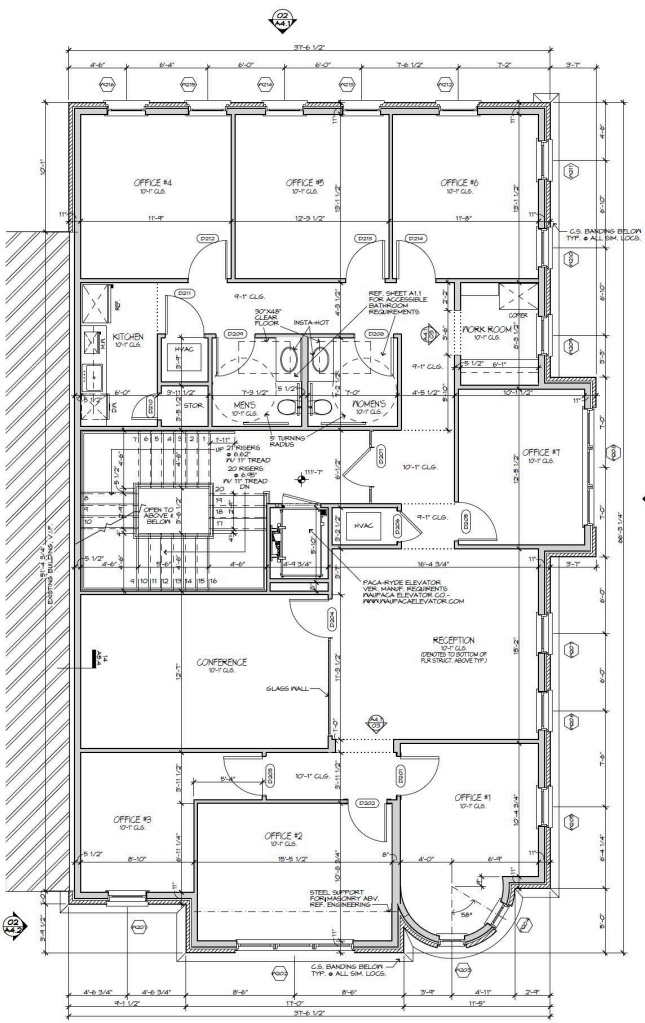


Southlake Blvd.

LOCATION OVERVIEW



FLOOR PLANS



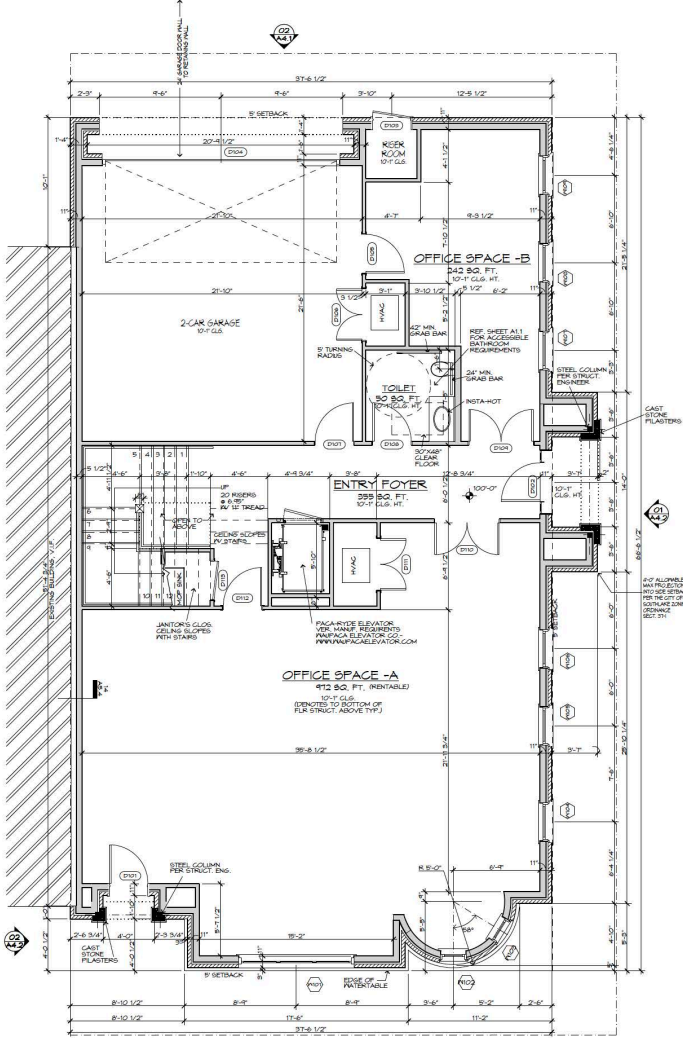
02 SECOND FLOOR PLAN

**PLAN NOTES**

1. A FINISHED OPENING SCHEDULE IS PROVIDED ON A4.1.
2. THE TRIM (CGI NOT) REFERS TO THE DISTANCE BETWEEN THE TOP OF THE WINDOW AND THE BOTTOM OF THE CEILING STRUCTURE (LIFT KAMER, ETC.).
3. SLOPE CONCRETE OF ALL EXTERIOR PORCHES AWAY FROM THE MAIN HOUSE AT A MINIMUM OF 1/8" PER FOOT.
4. IT IS THE INTENT FOR ALL TRANSOM LITES TO BE CENTRAL IN REL TO THE LITE OF THE MAIN WINDOW OR DOOR IN BOTH WIDTH AND HEIGHT.
5. THE WINDOW AND DOOR SELECTIONS ARE GENERIC. THE CONTRACTOR AND SUPPLIER SHALL VERIFY THAT ALL WINDOW AND DOOR SIZES ARE TO MEET THE DESIGN INTENT AND PROVIDE A SCHEDULE TO THE ARCHITECT FOR REVIEW AND APPROVAL.
6. PROVIDE TINTED GLASS WHERE REQUIRED BY APPLICABLE BUILDING CODES.
7. ALL GLASS LITES ARE TO BE HIGH PERFORMANCE INSULATED GLASS.
8. VERIFY THAT REQUIRED WINDOWS AND DOORS MEET ALL APPLICABLE EGRESS CODES.
9. HANGER HEIGHTS SHOWN ARE TO THE TRANSOM ROUGH OPENING UNLESS NOTED OTHERWISE.
10. ALL WALLS AND CEILINGS SEPARATING STAIRWELLS FROM OTHER SPACES SHALL BE OF MAJOR CONSTRUCTION (USE 5/8" TYPE II GYPSUM BOARD WITH 2" RESISTOR) FOR MAJOR CONSTRUCTION WITH THE CITY OF THE PUBLIC RESIDENCE.
11. STAIR HANDRAILS TO BE SET 36" MINIMUM TO BE PARALLEL ABOVE THE WALKWAY SURFACES TO 2" DIAMETER SPINDLE.
12. GUARD RAILS AT PORCHES, BALCONIES OR AT SURFACES PERMITTED TO BE OPEN ABOVE FLOOR OR ELEVATORS TO BE EQUAL TO ABOVE FIELD OF 36" PASSAGE OF 4" DIAMETER SPINDLE.
13. PROVIDE RAILINGS AT STEPS WITH 2 OR MORE RISERS.

**SQUARE FOOTAGE TAB**

LOCATION	SQ. FT. FINISH	100% FOOTAGE
FIRST FLOOR	1,020	
SECOND FLOOR	2,278	
THIRD FLOOR	2,281	
<b>TOTAL</b>	<b>5,579</b>	
NON AIR CONDITIONED SPACE		6,582
FIRST FLOOR - NON A.C.:		
MECHANICAL ROOM		603
COVERED ENTRY		
<b>TOTAL</b>	<b>1,045</b>	
<b>LOT SIZE</b>	<b>9,258</b>	



01 FIRST FLOOR PLAN

**CONTACT INFORMATION**



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