

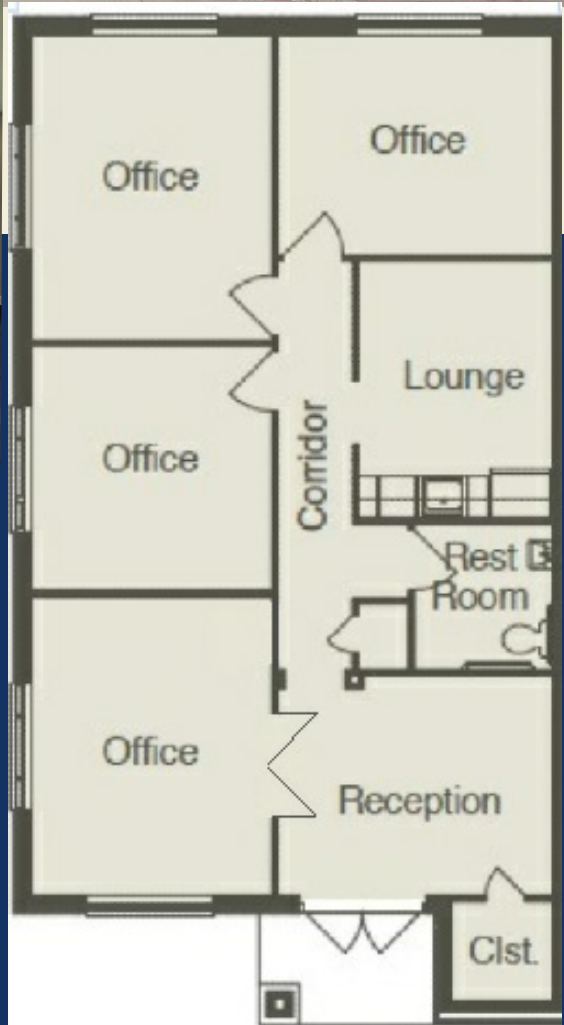
Elm Ridge Office Park

2601 Little Elm Parkway Unit 2601, 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 and is fully built out with a reception area, conference room, three private offices, kitchen, and restroom. Six oversized windows wrap around this premier corner unit, allowing ample natural lighting throughout. 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





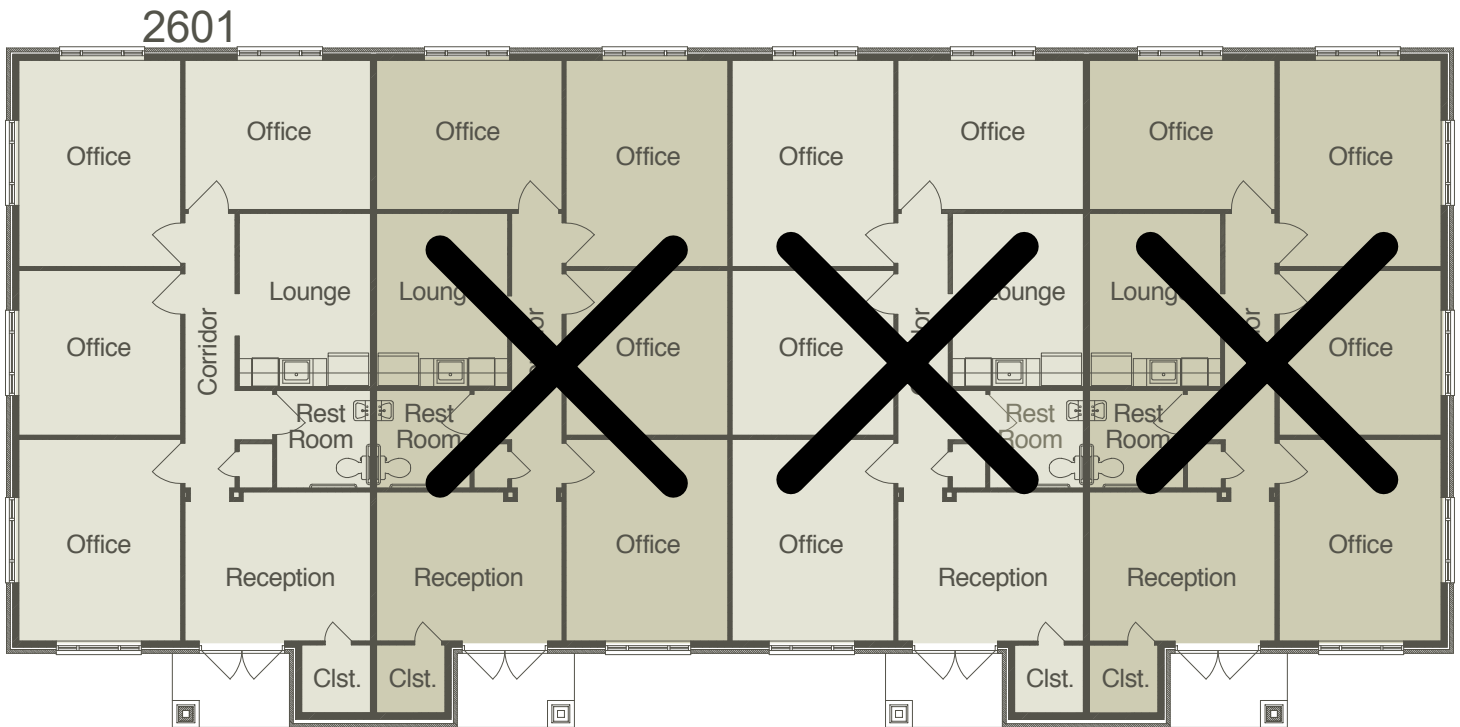
Elm Ridge
OFFICE PARK

Little Elm, Texas



Prime Real Estate in Little Elm, Texas

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