

**Medical Office
Space For Lease**



750 -756 N. Carroll Ave., Southlake, TX 76092

PROPERTY HIGHLIGHTS

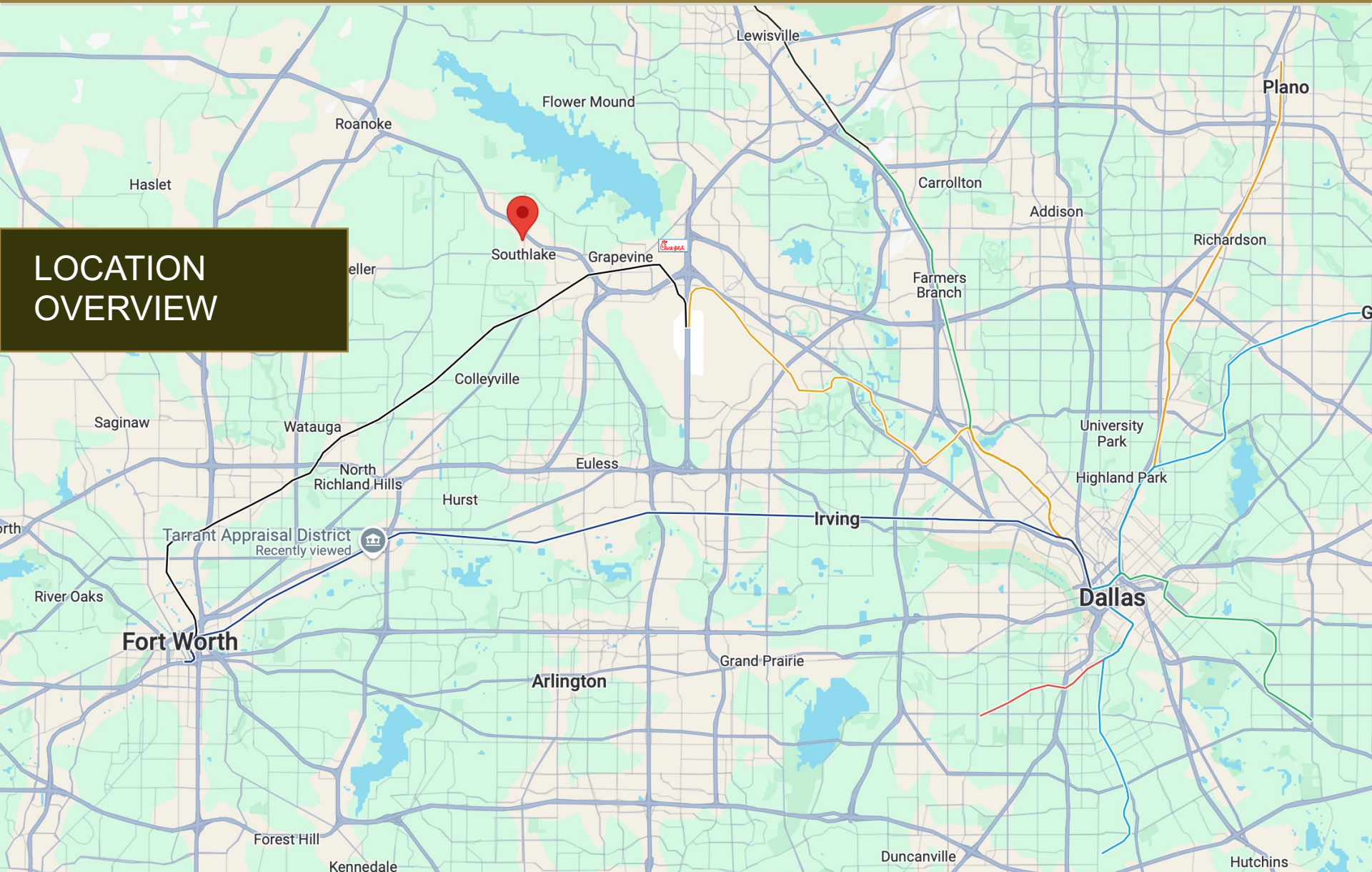
- Perfect for Medical Office User
- Very Nice Class “A” Office Building in a Prime location on N. Carroll Ave. just South of Hwy 114
- Directly Opposite Carroll Pointe and Within Walking Distance of Several Other Retail Centers in Southlake Town Center



PROPERTY HIGHLIGHTS

Address	750 -756 N. Carroll Ave. Southlake, TX 76092
Space Available	1,571 SF For Lease
Year Built/Redeveloped	1983 / Building remodeled and expanded in 2022 and site completely redeveloped
Zoning	Commercial Medical/Office Zoning
Building Size And Acreage	11,718 SF Professional Office Building on 1.03 Acres
Great Location	Centrally located Directly Opposite Carroll Pointe and Within Walking Distance of Several Other Retail Centers in Southlake Town Center.
Rent Rate	\$22-\$24.00/SF plus NNN
Site Highlights	<ul style="list-style-type: none"> • Front of the building with great visibility • Suites offers Tenant a flexible space plan perfect for Office use • Building and Monument Signage Available • Quality construction & appealing architecture • Great Location With Excellent Residential Demographics
Excellent Demographics	Primed to serve Southlake's affluent, rapidly growing community with households boasting an average over 2x the national average at \$248,261
Parking	Plenty Surface Parking with 67 Spaces Available

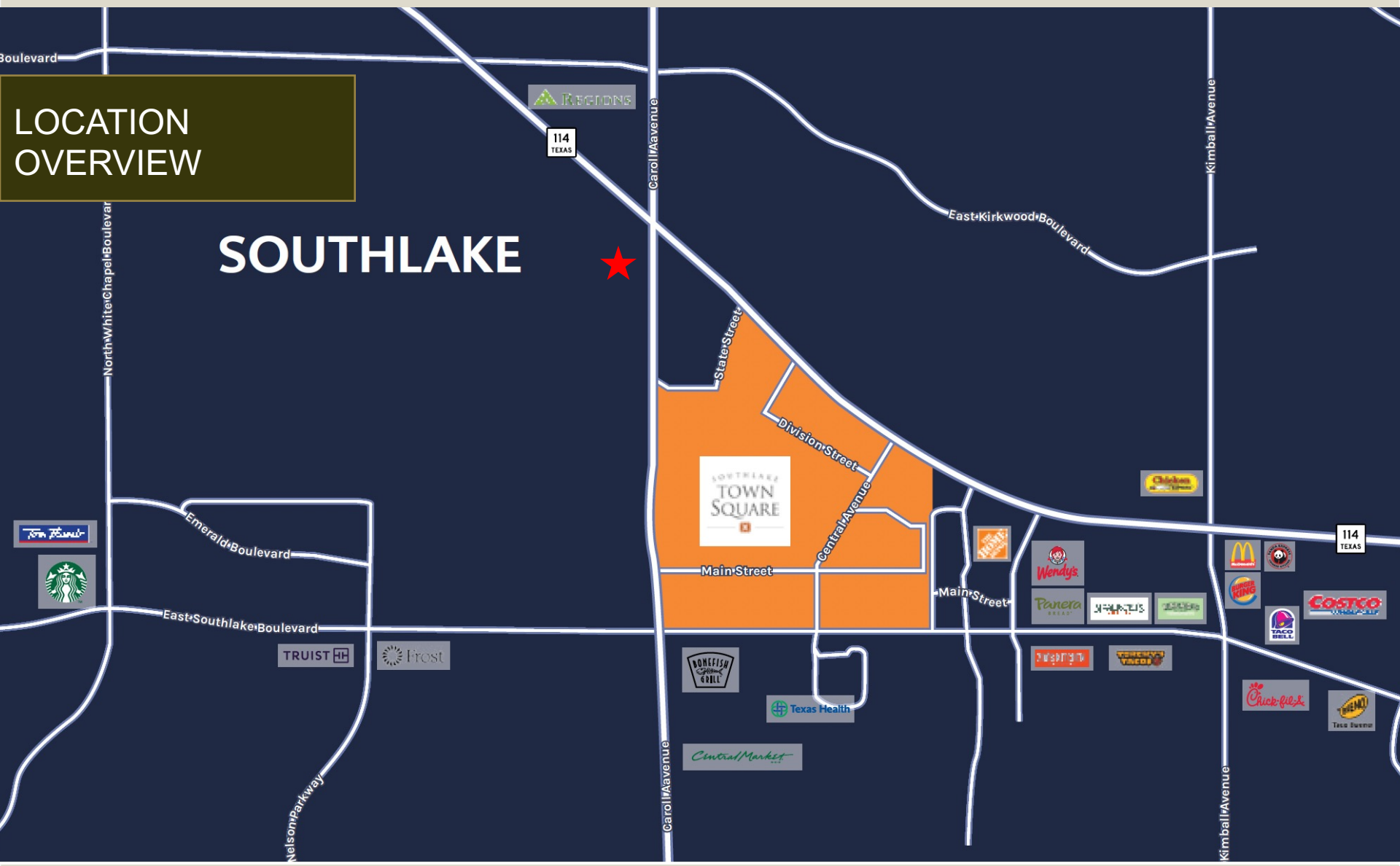
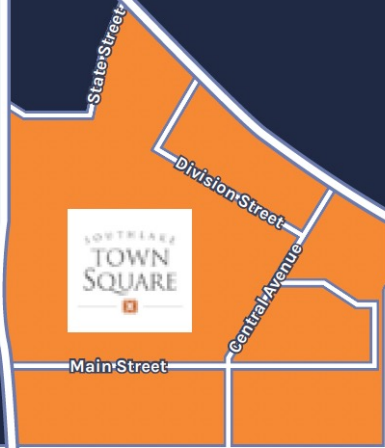




LOCATION OVERVIEW

LOCATION OVERVIEW

SOUTHLAKE



LOCATION
OVERVIEW

FOR LEASE






FLOOR
PLAN

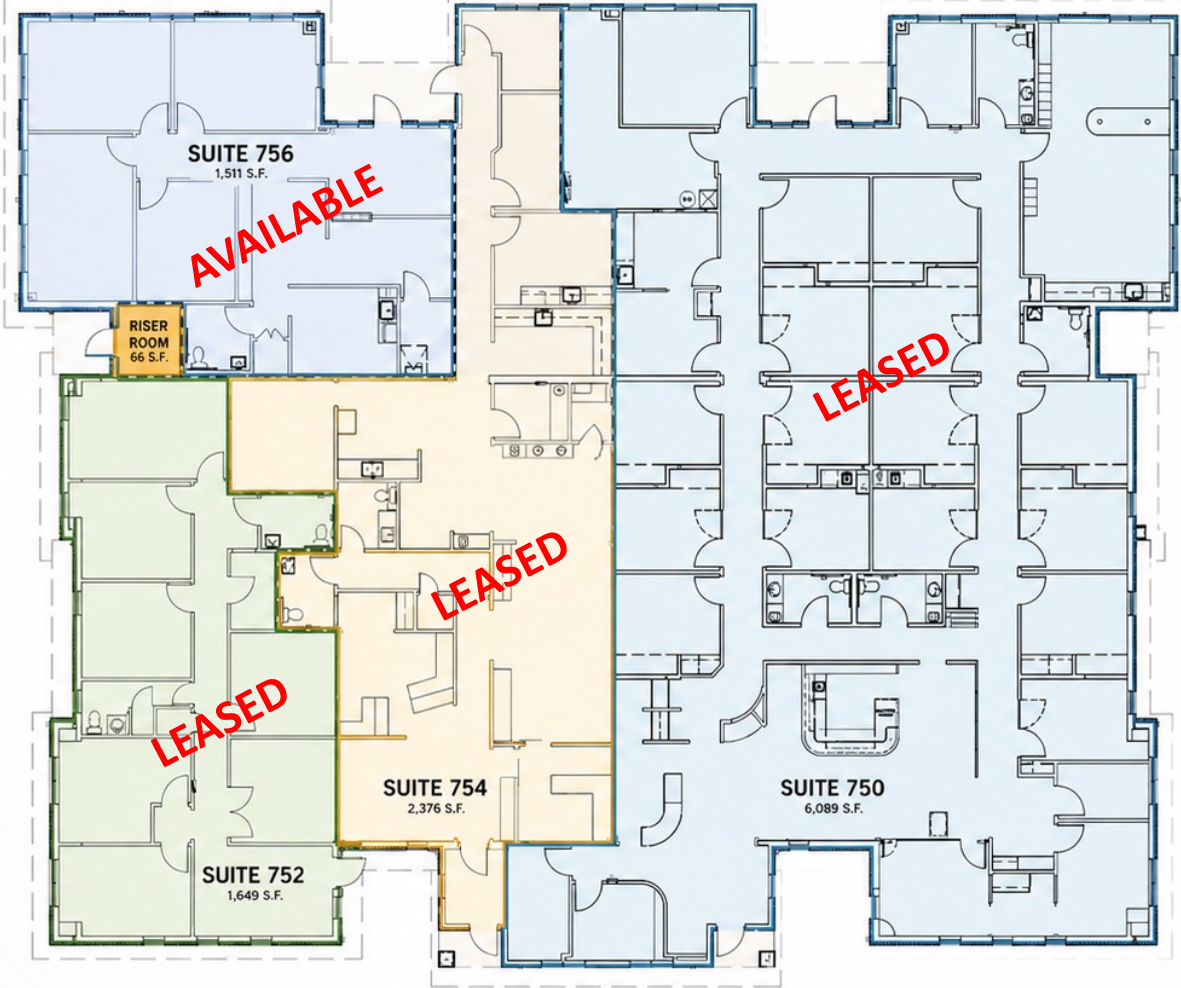


PREMIER OFFICE

Space for Lease

FLEXIBLE SPACES.
ENDLESS POSSIBILITIES.





-  PROFESSIONAL ENVIRONMENT
-  PRIME SOUTHLAKE LOCATION
-  CONVENIENT ACCESS & AMPLE PARKING
-  SUITES TO FIT YOUR BUSINESS



LEASING PLAN

SCALE: 3/32" = 1'-0" 0' 5' 10' 15'



-  SUITE 756 1,511 S.F.
-  SUITE 752 1,649 S.F.
-  SUITE 754 2,376 S.F.
-  SUITE 750 6,089 S.F.

 750-756 N Carroll Ave
Southlake, TX 75092



CONTACT INFORMATION



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