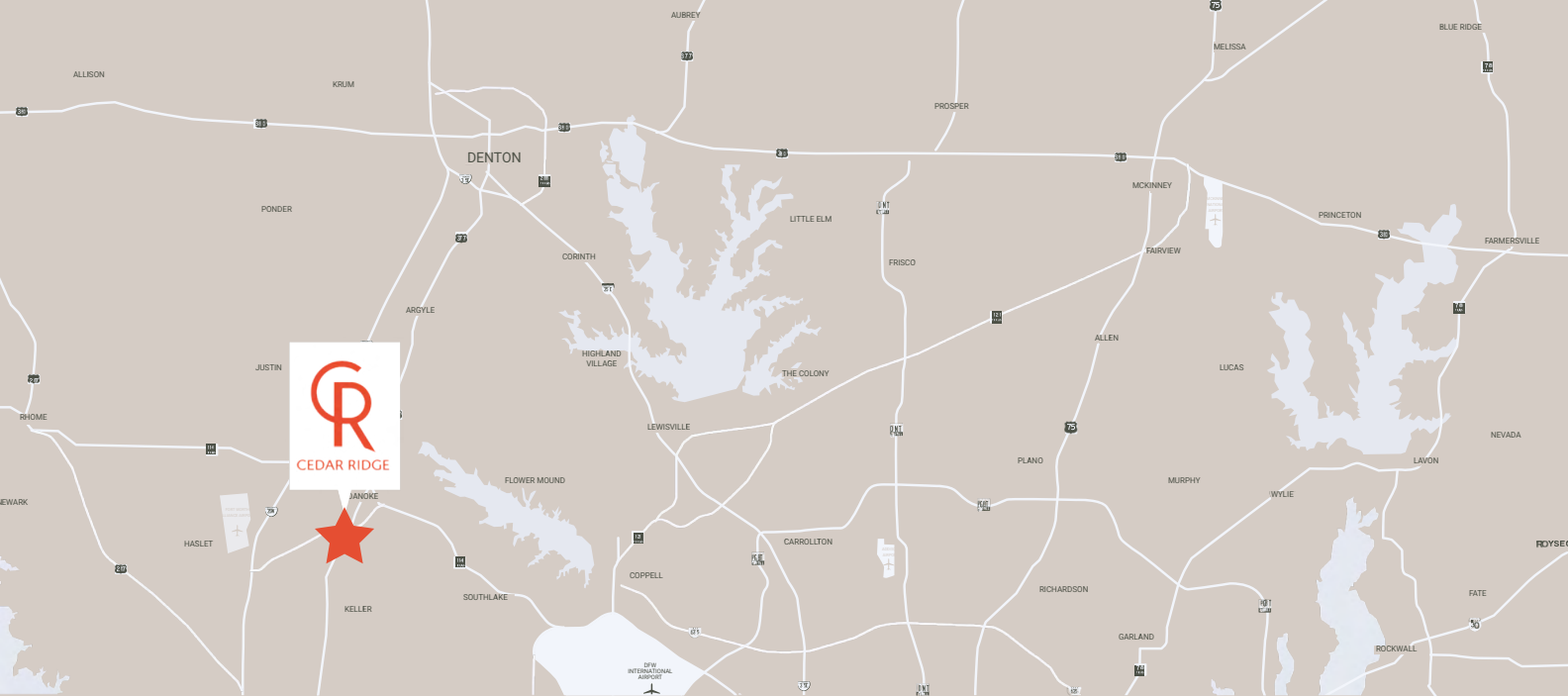


850-950 E State Highway
114 Southlake, Texas 76092



CEDAR RIDGE

cohera
commercial



850 E STATE HIGHWAY 114



950 E STATE HIGHWAY 114



PROPERTY OVERVIEW

Cedar Ridge Office Park is a 128,000 SF Class A, two (2) building complex in Southlake, Texas. The property features a 4.0:1,000 parking ratio with covered and reserved parking available. The property is located off Highway 114 with immediate access to Carroll Boulevard and Southlake Town Square, providing close proximity to Carroll High School and unlimited retail, restaurants and hotels.



ADDRESS

850
E STATE HIGHWAY 114
SOUTHLAKE, TEXAS
76092

950
E STATE HIGHWAY 114
SOUTHLAKE, TEXAS
76092



BUILDING
SIZE

26,687 SF

102,489 SF



FLOORS

2

2



PARKING

4/1,000 PARKING
RATIO (SURFACE)

4/1,000 PARKING
RATIO
(SURFACE WITH COVERED
PARKING AVAILABLE)

LET'S TALK LOCATION

Drive your business forward among successful company in the highly affluent city of Southlake. Cedar Ridge is located within close proximity of DFW International Airport and major highways, ensuring your business is truly well-connected. Set in the middle of landscaped green space, our smart, low-rise building is an inspiring place to do business. When you're ready to step out of the office, the famous Southlake Town Square shopping center is nearby to relax or entertain your clients.



N CARROLL AVENUE

950 E ST HIGHWAY 114

850 E ST HIGHWAY 114

114
TEXAS

AREA AMENITIES



- Apple
- The Container Store
- Barnes & Noble
- Barnes & Noble Café
- Brio Tuscan Grille
- Cafe Express
- Cheesecake Factory
- Copeland's of New Orleans
- Corner Bakery Cafe
- Del Frisco's Grille
- FedEx Office Print & Ship Center
- Five Guys Burgers and Fries
- The Ginger Man
- Harkins Theatres Southlake 14
- Hilton Dallas/Southlake Town Square
- Jamba Juice
- Mi Cocina
- Milwaukee Joe's Artisan Ice Creams
- Nothing Bundt Cakes
- Pei Wei Asian Diner
- Pure Cafe
- Rockfish Seafood Grill
- Rustin Family Park
- Snuffer's Restaurant and Bar
- Spin! Neapolitan Pizza
- Starbucks
- Summit Park
- Sushi Zushi
- Thailicious Cuisine and Bar
- Trader Joe's
- TruFire Kitchen & Bar
- Truluck's Seafood Steak and Crabhouse
- Unleavened Fresh Kitchen
- Which Wich
- Yogurtland

FACT SHEET

ADDRESS

850 & 950 E State Highway
114 Southlake, Texas, 76092

LANDLORD

David Tessel

LEASING COMPANY

Cohera Commercial

John Dickenson
jdickenson@coheracommercial.com

Dylan Cummins
dcummins@coheracommercial.com

PROPERTY MANAGER

Cushman & Wakefield

ARCHITECT

Jones Commercial

YEAR BUILT

2005

PRIMARY BUILDING SITE

850- 1.63 Acres
950- 5.34 Acres

STORIES

2

STANDARD FLOOR PLATE

850- 13,242 SF
950- 51,346 SF

PARKING RATIO

4.0/1,000 SF

BUILDING HOURS

Monday - Friday: 7:00 am - 7:00 pm
Saturday: 8:00 am - 1:00 pm

HVAC AFTER-HOURS POLICY

\$50/hr, 2-hour minimum

FIBER

Frontier
Level 3
AT&T

LEASING
INFORMATION

JOHN DICKENSON
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cohera
commercial

DOWNLOAD BROCHURE



CEDAR RIDGE
