

# Office ★ LEASE

LanCarte.com

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## PROPERTY FEATURES

- 4,400 SF Single tenant building within office park
- Built out with 9 offices, open office, large conference room, break area, and restrooms
- 23 Surface Parking Spots

## LEASING STRUCTURE

**\$19.50/SF + \$6.29/SF NNN**

## LOCATION OVERVIEW

Located just minutes from I-20 and major thoroughfares including Santa Fe Drive, Highway 171, and Highway 180, this property offers connectivity for employees and clients traveling from across Parker County and the surrounding region. The site provides strong visibility along Hilltop Drive and offers ample parking to accommodate both staff and visitors.

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## INTERIOR



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EXTERIOR







LANCARTE  
COMMERCIAL  
BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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