

Mustang Ridge Office Park

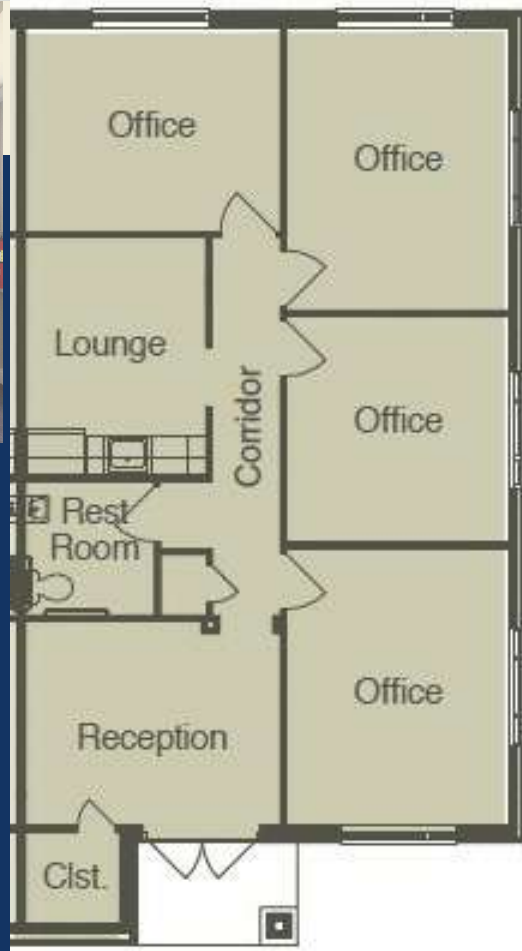
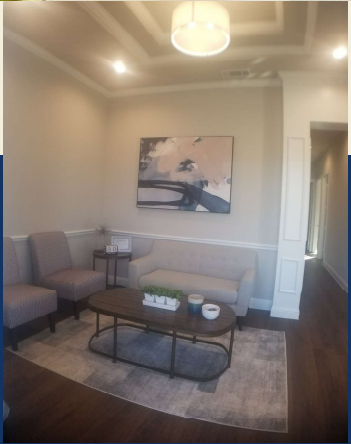
4425 Plano Parkway Unit 1304, Carrollton, Tx 75010



SHB Development

COMMERCIAL REAL ESTATE DEVELOPMENT • SALES • LEASING

SUITE 1304 - AVAILABLE FOR LEASE OCTOBER 2026!



Lease your own office space at Mustang Ridge Office Park! This office condominium is 1,228 square feet and comes fully built out with a reception area, four offices, kitchen, and restroom. Perfect for any professional service business. (Pictures shown are of the model office but are very similar to that of suite 1304. This suite is occupied through August 31, 2026) Contact Samantha today to schedule a tour.

Samantha Rollins
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www.shbdevelopment.com



Mustang Ridge

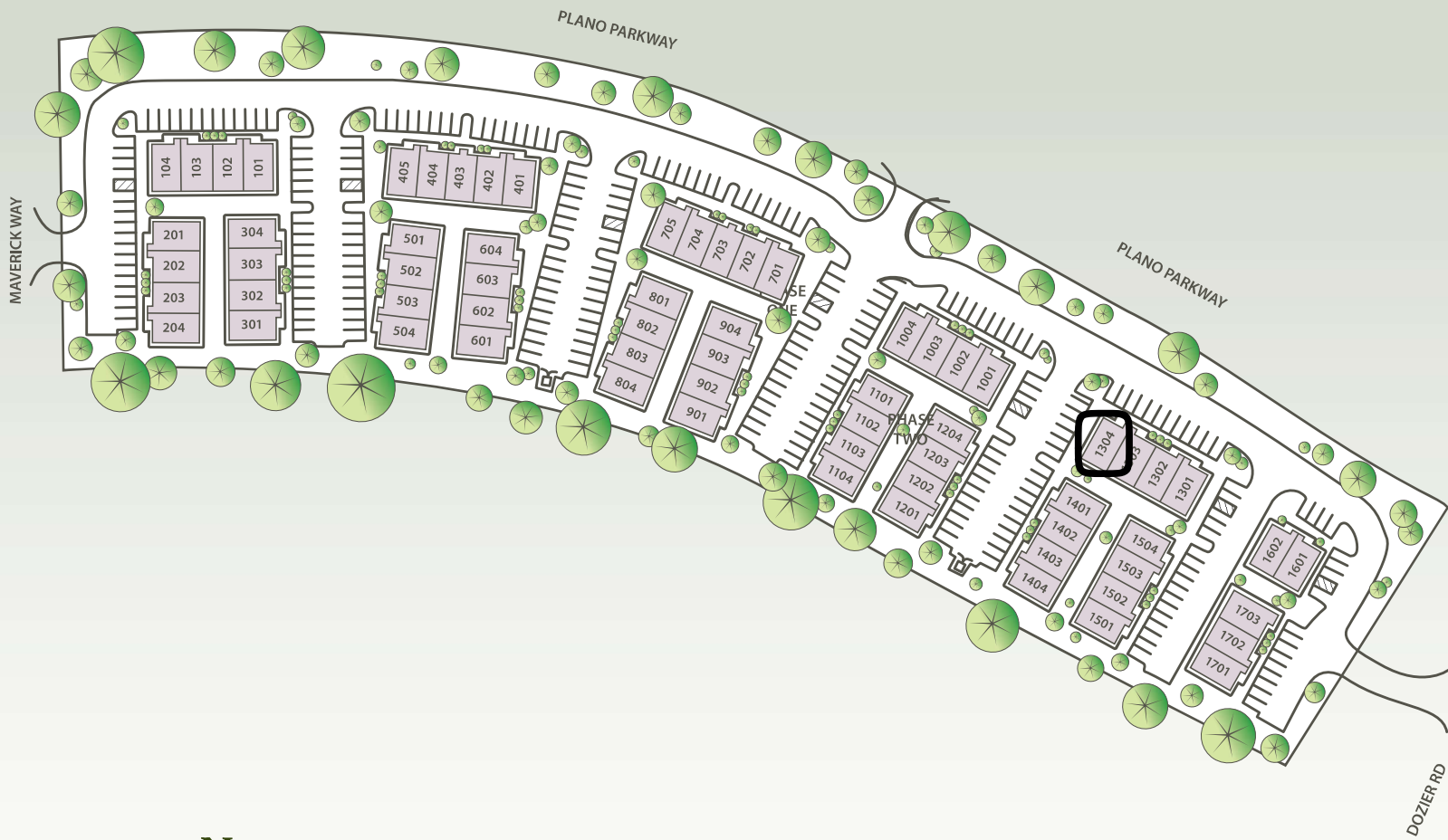
OFFICE CONDOMINIUMS

Carrollton, Texas



Prime Real Estate in Carrollton, Texas

Site Plan





Mustang Ridge

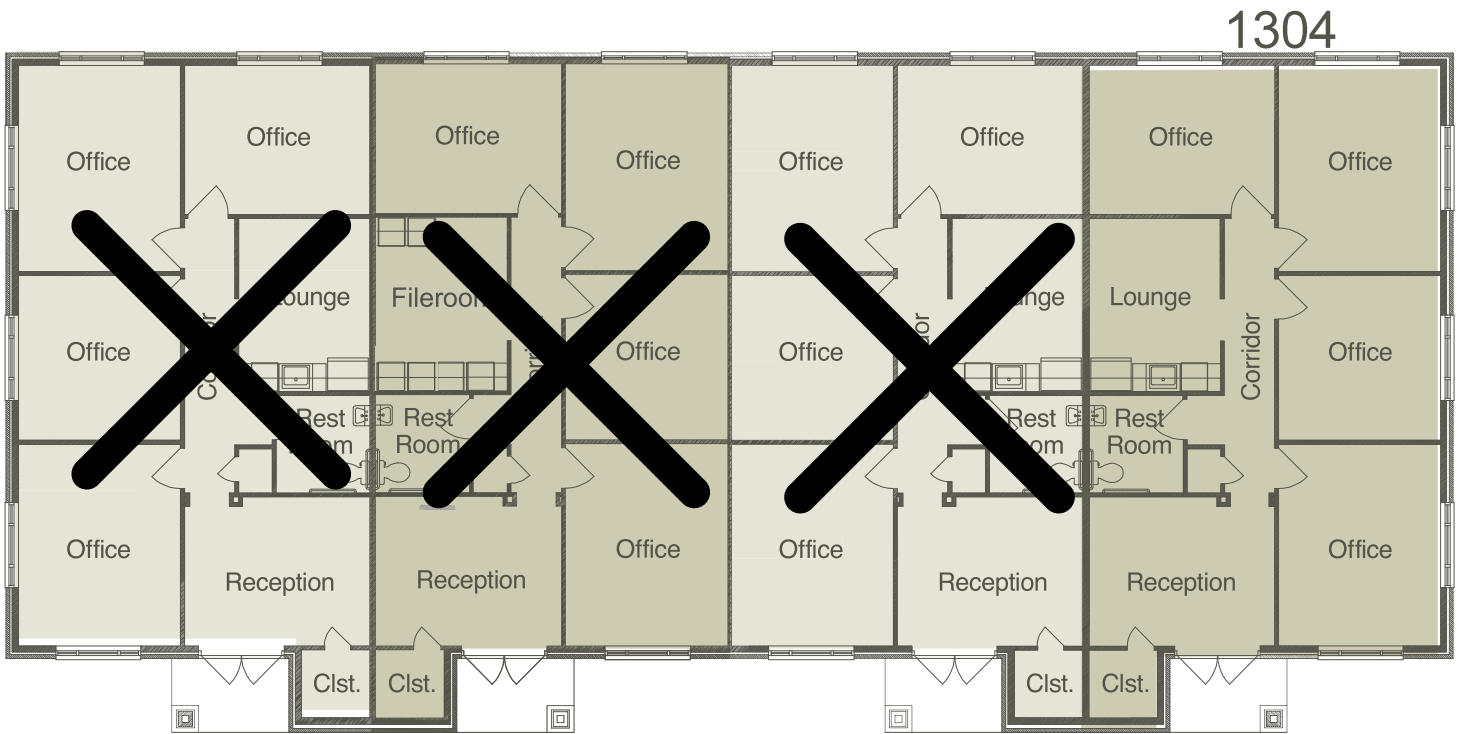
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4-Unit Floor Plan





Mustang Ridge

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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
- R22 Batt insulation exterior walls
- R38 Blown insulation [ceiling](#)
- R11 sound batts interior walls
- Poly-sealant and caulking for energy [efficiency](#)

Heating and Air System:

- 14 SEER high-efficiency HVAC system

Cabinets and Countertops:

- Kitchen cabinetry
- 42" upper cabinets
- Granite slab countertops

Flooring:

- Quality commercial carpet in each office
- 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 commercial grade windows
- Wooden window sills
- 5" baseboard and designer casing
- Crown molding double step-down ceiling in reception area
- Chair rail in reception area

Electrical:

- Elegant light fixture in reception area
- LED canned [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

Subject to Change • Updated June 2021