

For Sale

410 S. NOLEN DR.

SOUTHLAKE, TEXAS 76092

**CLASS "A" OFFICE
BUILDING**

**5,970 SF TOTAL
BUILDING**

**2,985 SF OWNER OCCUPY
2,985 SF LEASED**



Prime Location.

**PREMIER
OPPORTUNITY.**

Exceptional office building
in the heart of Southlake's
thriving business corridor.

FEATURES:

- Very Nice Class "A" Office Building in a Prime location on Nolen Drive. just South of Southlake Blvd.
- For Sale 5,970 SF Building: 2,985 SF for owner occupy and 2,985 SF leased
- Suite offers Tenant a flexible space plan perfect for Office use
- Building and Monument Signage Available
- Quality construction & appealing architecture
- Very Nice Interior Finishes
- Near Several Restaurants and Other Retail Centers
- Great Location With Excellent Residential Demographics
- Easy access to Hwy 114 and DFW Airport
- Onsite Ownership



EXCELLENT DEMOGRAPHICS



AVERAGE HH INCOME
\$252,000+
(3 Mile Radius)



POPULATION
108,000+
(3 Mile Radius)



DAYTIME EMPLOYEES
72,000+
(3 Mile Radius)



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