



## PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Prime Wellness Spa</b>
<b>LOCATION:</b>	Prairie Plaza 3909 Long Prairie Rd., Suite 120
<b>TYPE:</b>	Medical Spa
<b>ZONING:</b>	O-2 – Professional/Medical Office and Retail
<b>POTENTIAL USE:</b>	Professional Office / Medical Office /Retail
<b>AVAILABLE SPACE:</b>	<b>Suite 120</b> – Approximately 1,650 RSF with Shared reception and kitchen area, Restroom, 5 Treatment Rooms, Dry Sauna. Other spa-related equipment available to lease.
<b>SIGNAGE:</b>	Building Facia and Monument Sign on FM 2499
<b>FRONTAGE/ ACCESS:</b>	<b>Entrance to Prairie Plaza off of FM 2499 less than half-mile from Flower Mound Presbyterian Hospital.</b>
<b>UTILITIES:</b>	Tenant responsible for utilities – electric, gas, internet
<b>MODIFIED GROSS LEASE:</b>	<b>\$20/SF + NNN (Est. \$12/SF) or Approximately \$4,400/month</b>
<b>TERMS:</b>	3-5 years
<b>LISTED:</b>	LoopNet, CoStar, Crexi, Xceligent, OfficeSpace.com, Many Web-sites
<b>COMMENTS:</b>	Fully finished out medical spa for lease in Prairie Plaza on FM 2499 about a half-mile from Flower Mound Presbyterian Hospital. <b>Opportunity to use the furniture and equipment already on site including a PEMF unit, Ozone Sauna, Lymph Machine and Custom Commercial Dry Sauna for a negotiated additional lease rate.</b>

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