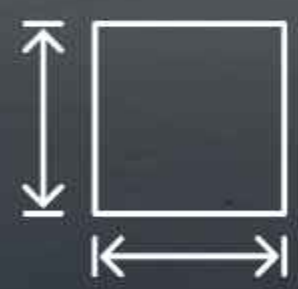


OFFICE FOR LEASE

2320 Dean Way Suite 160, Southlake, TX



7,034 SF - 12,939 SF
(7,034 SF & 5,905 SF Contiguous)



Near Hwy 114,
121, & 26



Minutes From
DFW Airport



Built In 2016



1 Mile From
Town Square



Steve Shrum
817-881-3837 (C)
214-637-4300 (O)
shrum@glaciercommercial.com

OFFICE FOR LEASE

2320 Dean Way Suite 160, Southlake, TX



214-637-4300



OFFICE FOR LEASE

2320 Dean Way Suite 160, Southlake, TX

GLACIER
COMMERCIAL REAL ESTATE

214-657-4300

AMINO

The Building Blocks for Your Logistics Needs



OFFICE FOR LEASE

2320 Dean Way Suite 160, Southlake, TX



214-637-4300

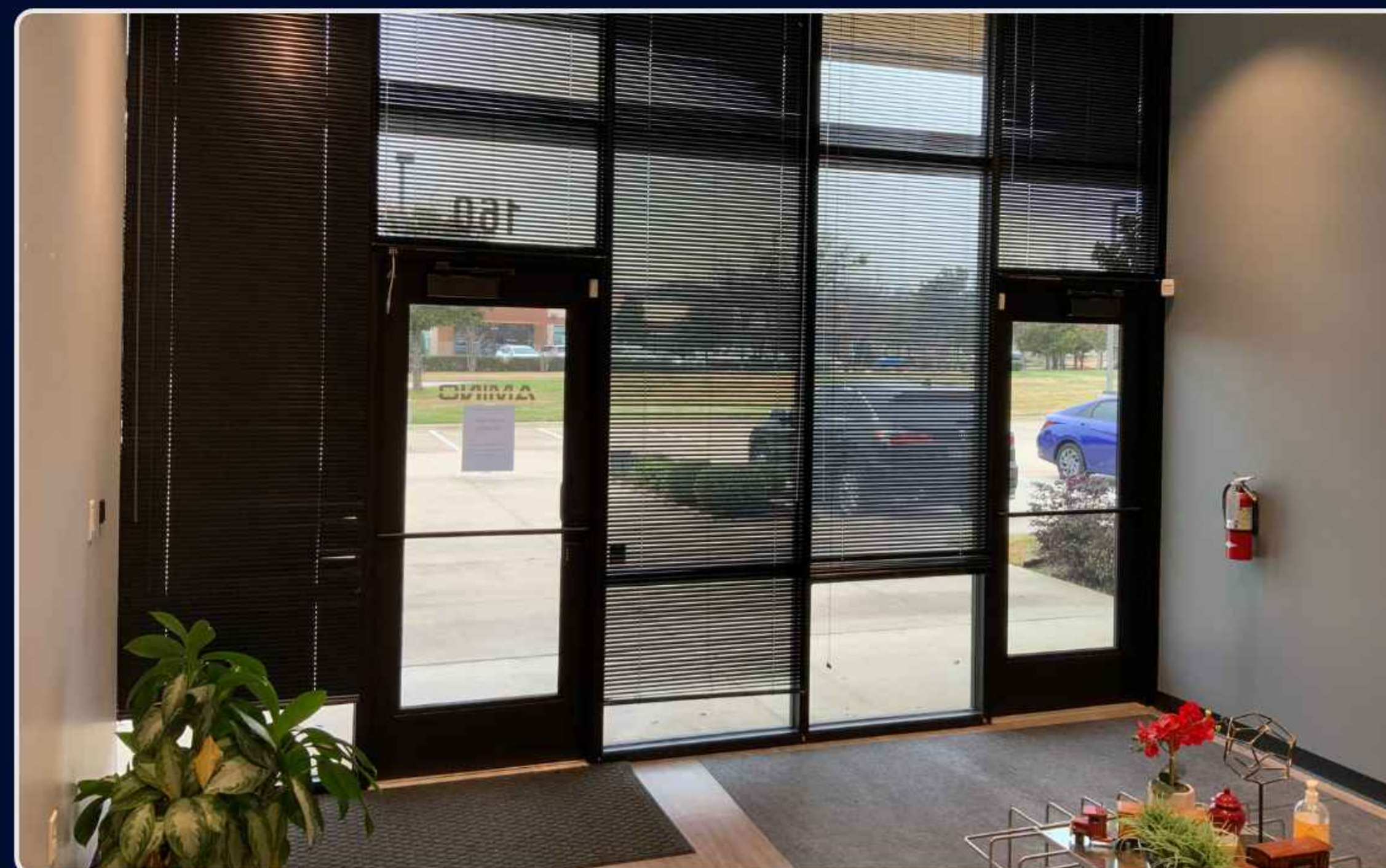


OFFICE FOR LEASE

2320 Dean Way Suite 160, Southlake, TX



214-637-4300

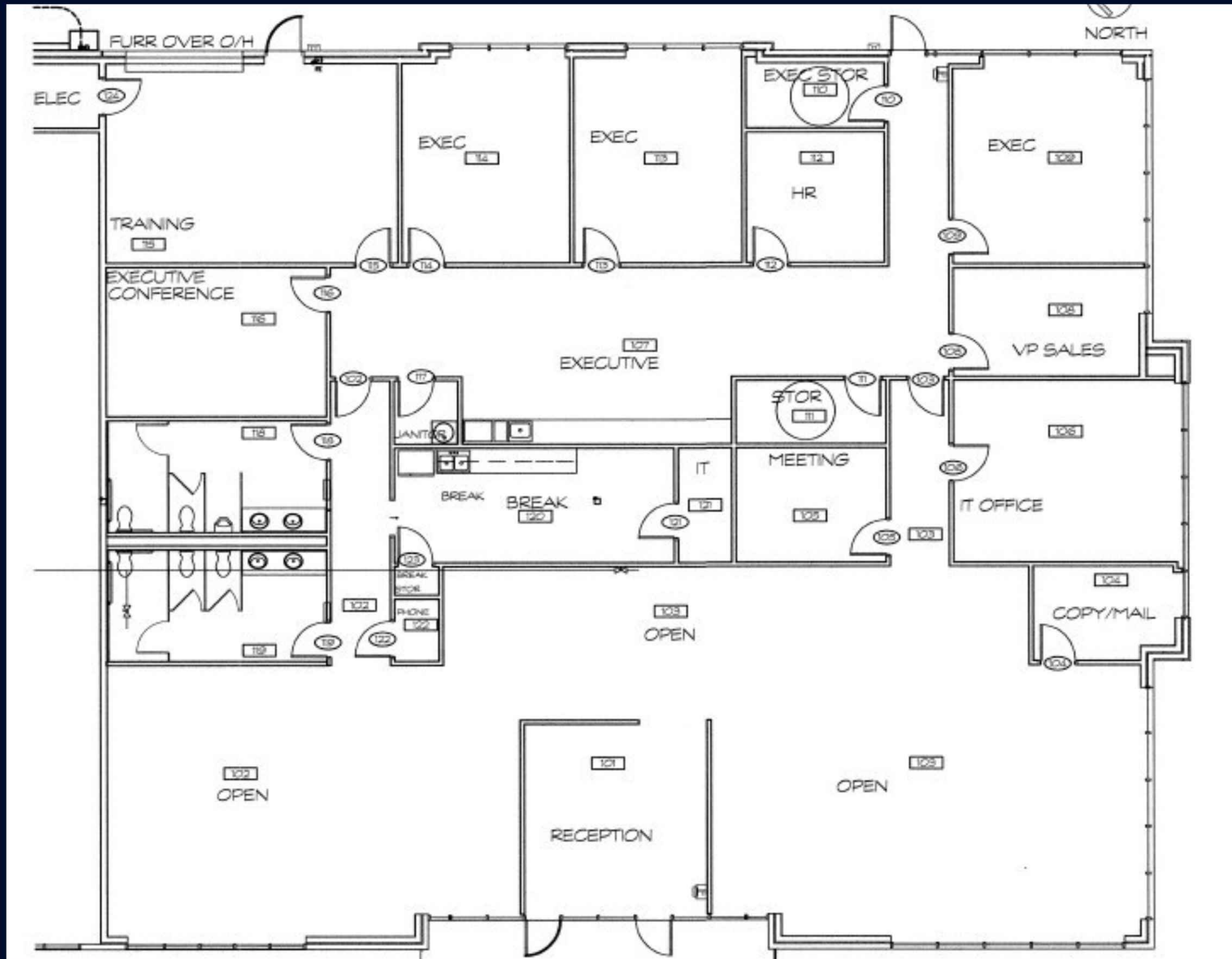


OFFICE FOR LEASE

2320 Dean Way Suite 160, Southlake, TX



214-637-4300



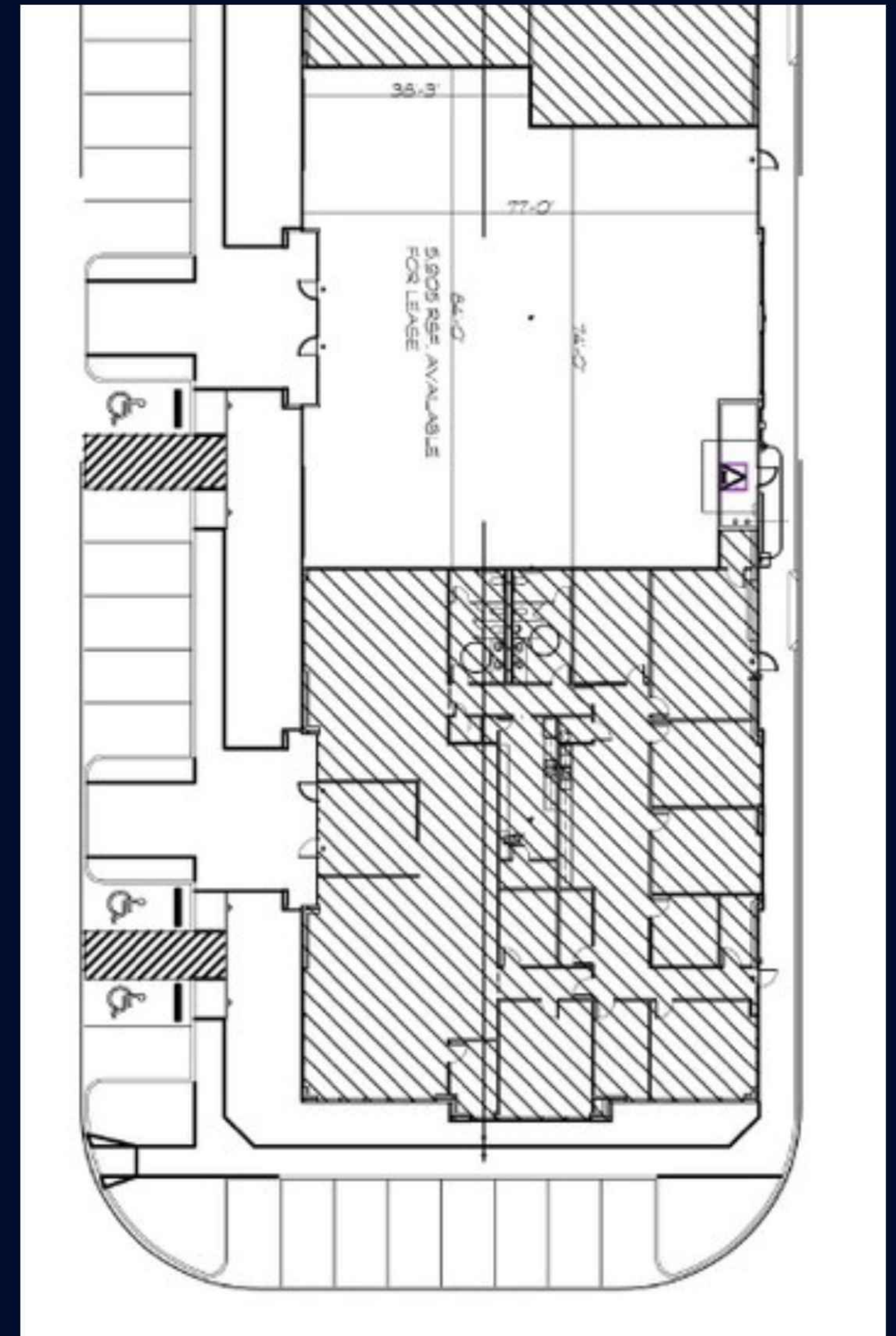
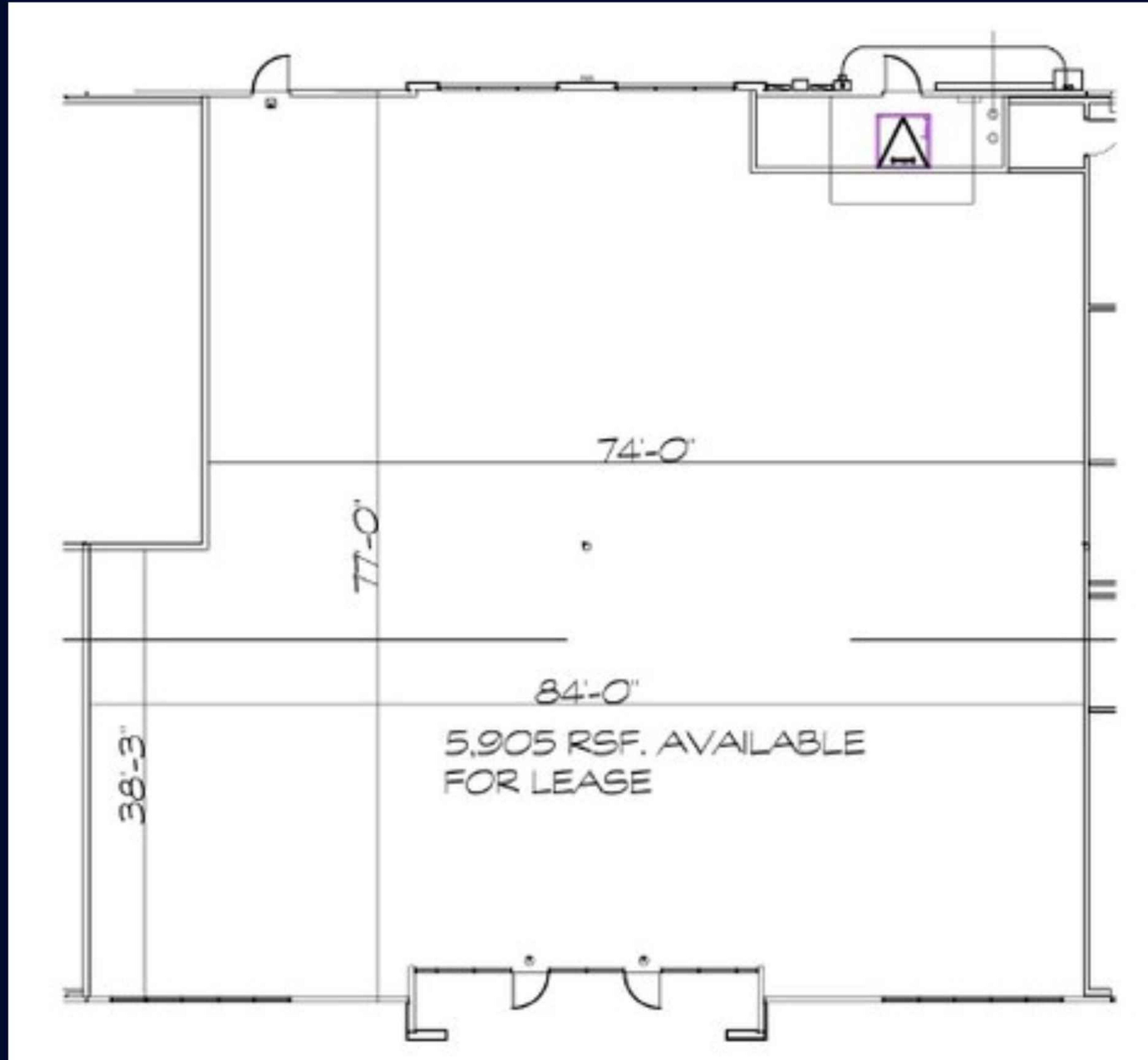
7,034 SF Space

OFFICE FOR LEASE

2320 Dean Way Suite 160, Southlake, TX



214-637-4300



5,905 SF Shell Space

OFFICE FOR LEASE

2320 Dean Way Suite 160, Southlake, TX



214-637-4300

What Makes The City Of Southlake Attractive

Transportation

Major highways:

State Hwy 114, FM 1938, and FM 1709

State Hwy 114 connects to IH-35W and IH-35E

Airports:

DFW International Airport - DFWAirport.com

Third busiest passenger airport in the world, over 66.4M passengers in 2017

Generates \$37B annually for North Texas economy

Provides over 228,000 area jobs

Every major city in the continental United States can be accessed within four hours

Home to American Airlines hub

Access to Dallas Area Rapid Transit (DART) mass transit system

Future access to TEXRail commuter rail system

Fort Worth Alliance Airport - AllianceAirport.com

The nation's first industrial airport

Provides over 44,000 area jobs

Part of an 18,000 acre mixed-use, master planned development

Home to more than 425 companies

Demographics

Current Population projection: 31,095

Population by age:

Under 24 years - 36%

25-64 years - 54%

65 years and older - 10%

2024 median age: 42.6

2024 average persons per household: 3.46

2024 average household income: \$250,000

2024 average home sales price: \$718,531

2024 number of households: 9,354

91% owner occupied

Education level for population 25+ years of age:

Some college, no degree - 16%

Associate Degree - 5%

Bachelor's Degree - 42%

Graduate/Professional Degree - 27%

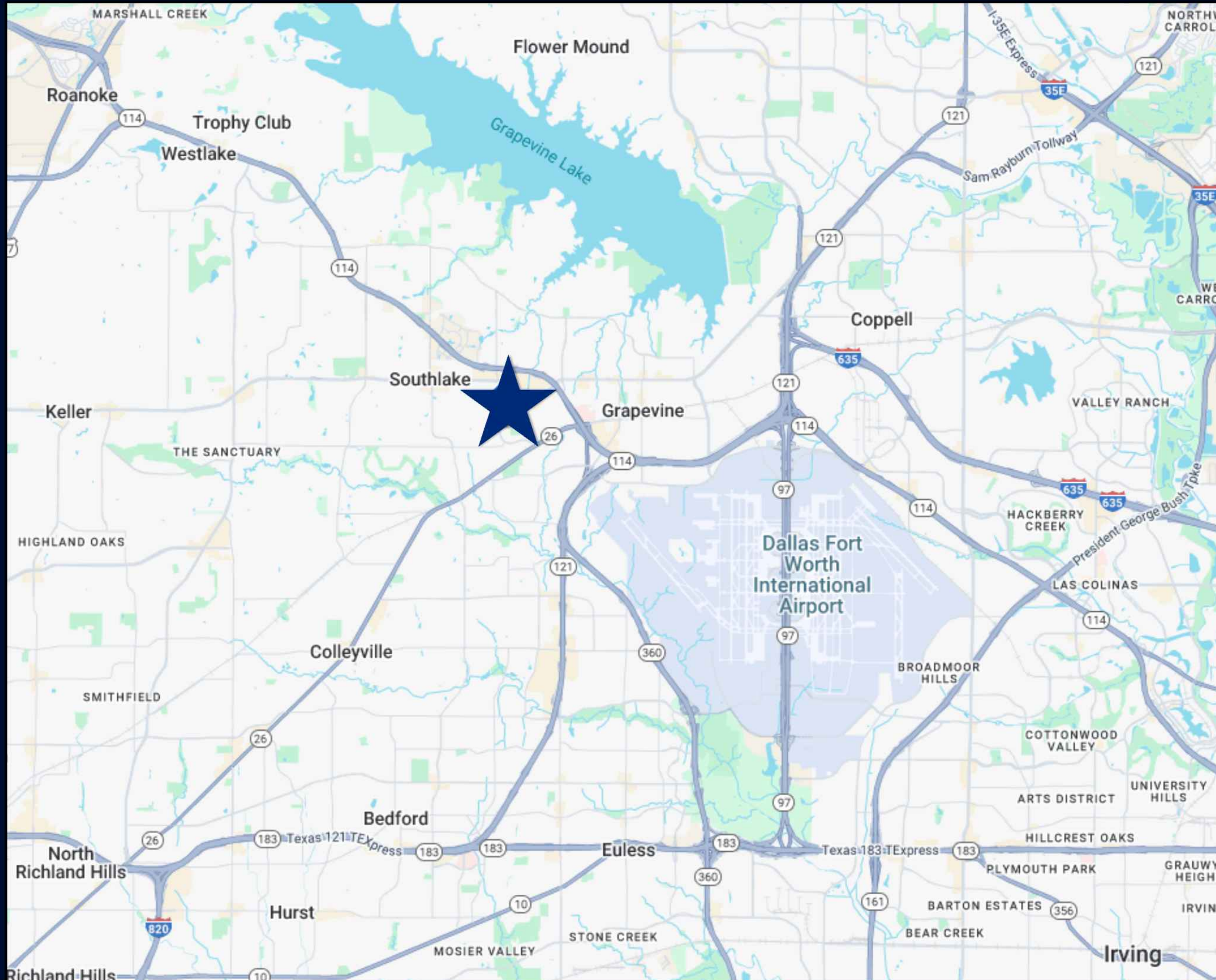
Over 2500+ businesses call Southlake home. Its prime location within the DFW metroplex, access to a skilled workforce, and robust infrastructure make it an ideal destination for business growth and success. Supported by a strong corporate and office workforce and in a recent survey, 92% of Southlake business owners surveyed rated Southlake a great place to live and do business.

OFFICE FOR LEASE

2320 Dean Way Suite 160, Southlake, TX



214-637-4300



CITY OF
SOUTHLAKE



Steve Shrum

817-881-3837

shrum@glaciercommercial.com

**Located on the corner of Kimball & Continental in Southlake, TX.
Near Dragon Stadium.**