

OFFICE SPACE FOR LEASE

2601 Little Elm Pkwy, Suite 1902 • Little Elm, TX 75068

Partial or Full Space Available • Move-In Ready • IT-Ready Setup



PARTIAL SPACE
\$800 / mo

FULL SPACE
\$3,099 / mo

PROPERTY OVERVIEW

A modern, professional office suite located in a high-visibility area on Little Elm Pkwy. Perfect for IT consulting firms, startups, and small teams seeking a move-in-ready workspace with flexible leasing options.

RENTAL OPTIONS

Partial Space — \$800/month

- Desks for 2–6 people
- Shared kitchen access
- Free internet & utilities included

Full Space — \$3,099/month

- Full privacy & suite control
- Complete workspace flexibility

KEY FEATURES

- IT-ready setup with network ports
- Furnished workstations for 2–6 people
- Shared kitchen access
- Free high-speed internet
- Free utilities included
- Professional, quiet environment
- Ample parking directly in front
- Brick-and-stone curb appeal

IDEAL FOR

- IT consulting teams
- Startups
- Remote teams
- Small businesses

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