



For Sale w/Lease Back

Location

1651 Justin Rd
Flower Mound, TX
75028

Net Area

8200 Sq Ft
2 Story stand alone building

Price

\$1,975,000.00
Seller would like to lease back
for 12 months.

Features

This beautiful 8200 square-foot two-story stand-alone building is perfect for multiple uses. Large general area downstairs with many separate office spaces located upstairs. Elevator and office space downstairs as well. Multiple restrooms located on each floor. Multiple electrical floor outlets throughout the space. 3 separate entrance/exits.

- Huge general purpose area with 20 ft ceilings. Well lite with natural light from windows too.
- Long room with built in cabinets adjacent to the grand room. Ceiling fans and natural light. Plumed for multiple hot/cold water taps
- Kitchen has built in cabinets with sink, microwave and refrigerator.
- 20 lockers in back entrance and storage area. Great for employee break area that includes a private restroom.
- Utility room that is setup for 3 washer and dryers. Very large hot water heater and an additional tankless water heater.





For Sale

- 2 isolated small multi purpose rooms
- A medium multi purpose area at back east corner that has plumbing and multiple outlets
- Medium multiple purpose area with multiple plumbing taps and electrical
- Office space with built in cabinets located towards front of building.
- Upstairs has 7 separate office rooms that have plumbing and cabinets installed.
- 2 locker rooms upstairs with showers and lockers installed.
- Common area upstairs that is great for a waiting area or additional reception area or office.
- Exterior is beautifully landscaped with parking for 72 vehicles. Drive under awning and Porte cache. Well lite parking area. Sprinkler system for entire lawn areas. Individual Dumpster on site. Multiple entrances and easy exits to Hwy 407.



Contact

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