



# FOR SALE

## OFFICE & RETAIL CONDO SUITES

3370 Long Prairie Road  
Flower Mound, TX



### **LOCATION:**

**Prairie Commons Flower Mound**  
**3370 Long Prairie Rd, Ste 600 & 625**

*Located in the heart of Flower Mound, these premier shell suites are ready for owners/users to immediately begin their finish-out work.*

- Within walking distance of retail/restaurants.
- Convenient access to DFW Airport.
- 1.1 miles from Texas Health Presbyterian Hospital.
- Multiple access points from Long Prairie Road, Churchill Drive and Yucca Drive.

### **AVAILABLE SPACES:**

**Excellent for Owner/Occupants**

- Suite 600 – 3,206 RSF
  - Suite 625 – 4,903 RSF
- (Suites 600 & 625 may be combined for a total 8,109 RSF)*

### **HIGHLIGHTS:**

- High Quality Shell Building Construction with Natural Stone and Timber Accents
- Energy Efficient Construction
- Rainwater Harvesting – Saves on Irrigation Costs
- Native Prairie Landscape – 100% Native Texas Plants from Seed
- Dark Sky Site Lighting throughout this Development – Reduces Light Pollution
- Pollinator & Rain Gardens

### **PURCHASE PRICE:**

- *See broker for pricing and availability*

### **SPACE CONDITION:**

- Suites 600 & 625 – Shell Space

### **FOR INFORMATION:**


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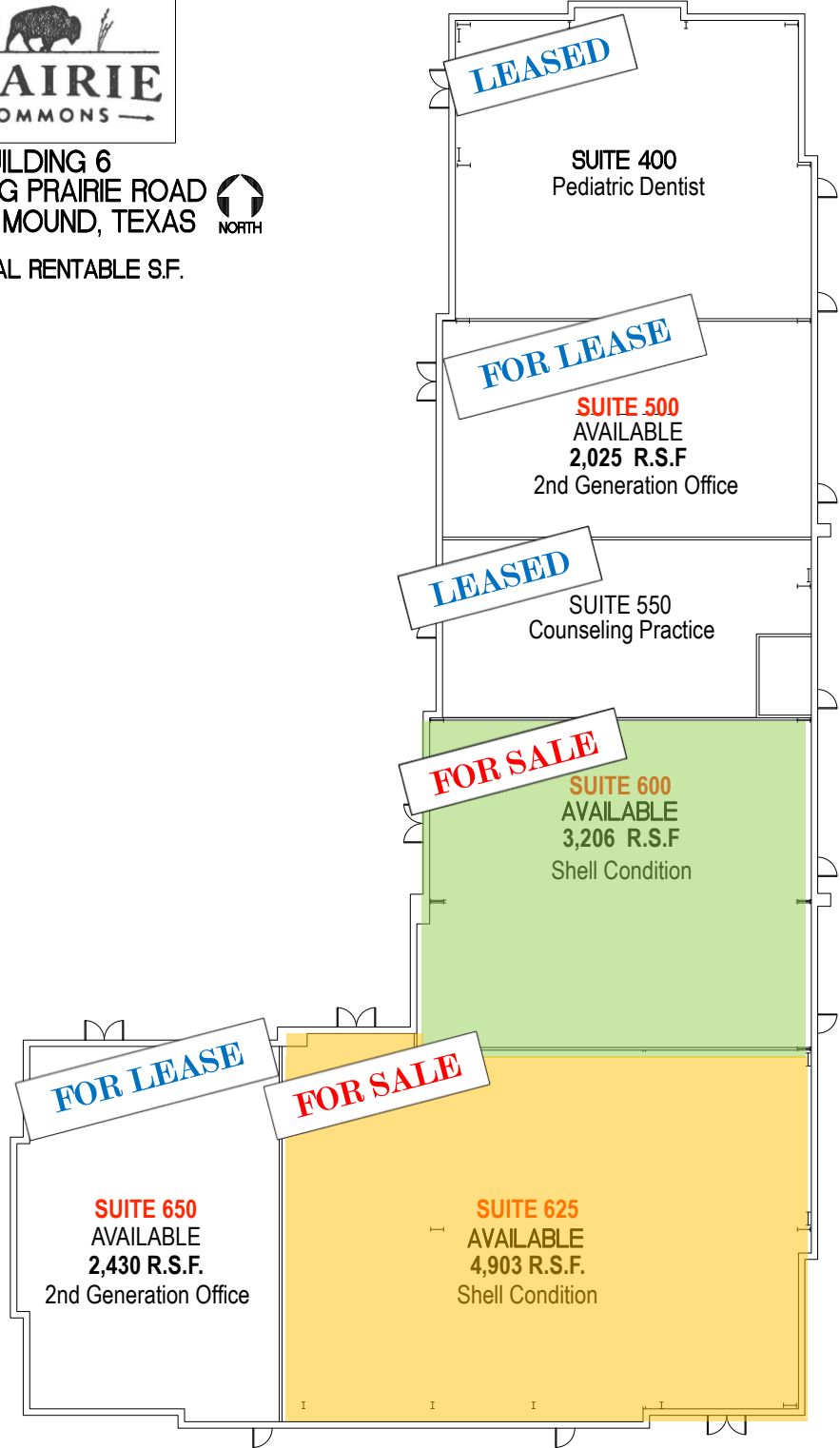
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**BUILDING 6**  
**3370 LONG PRAIRIE ROAD**  
**FLOWER MOUND, TEXAS**   
16,834 TOTAL RENTABLE S.F.







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**BRIDGE REALTY**  
of  
**TEXAS**  
COMMERCIAL REAL ESTATE

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