



SUITES OF ARGYLE OAKS

A Premier
Flex Space



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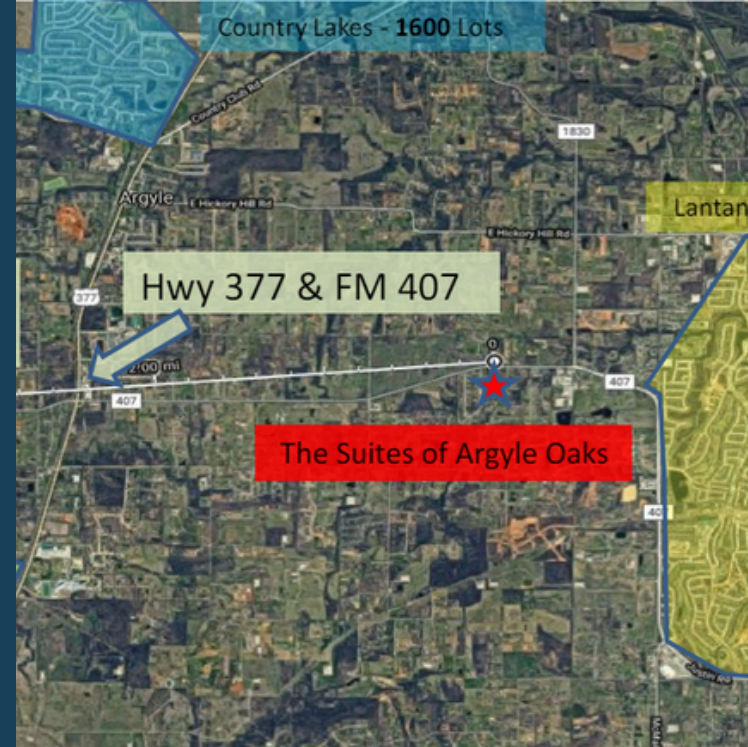
- ❖ Leases Available: Currently all units are leased
- ❖ High-end Flex Space: Perfect for a small business, Getaway Pad, or car collection
- ❖ Central location: Work close to home. Easy access to Lantana, Highland Village, Argyle, Justin, Flower Mound, Northlake





THE NEIGHBORHOOD

- ❖ Setting: Located within Argyle Oaks Business Park. Beautifully landscaped with mature trees and stone accents throughout.
- ❖ Access: Direct access off FM-407
- ❖ Secure: Surrounded by large homes and ranches. Security cameras in place. Well lit at night.



FEATURES OF FLEX SPACE

- ❖ Non-slip Epoxy flooring in garage
- ❖ 2750 SF of warehouse storage
- ❖ Two 12' x 12' power garage entry
 - Vertical lift
 - Paneled with windows
- ❖ 27' ceilings
- ❖ Numerous windows with natural light – unique to flex space units
- ❖ All spaces have A/C and heat
- ❖ 3 phase electric and city water
- ❖ 2 entrance locations
- ❖ Looped fire lane – can receive any delivery truck



- ❖ Main level - bath, office, meeting room, kitchen included
- ❖ Mezzanine level – owner's suite with large office, bath, and coffee bar
- ❖ 9" Commercial grade vinyl plank flooring
- ❖ Workshop area with cabinetry
- ❖ Plenty of parking
- ❖ Professional and quiet complex

