

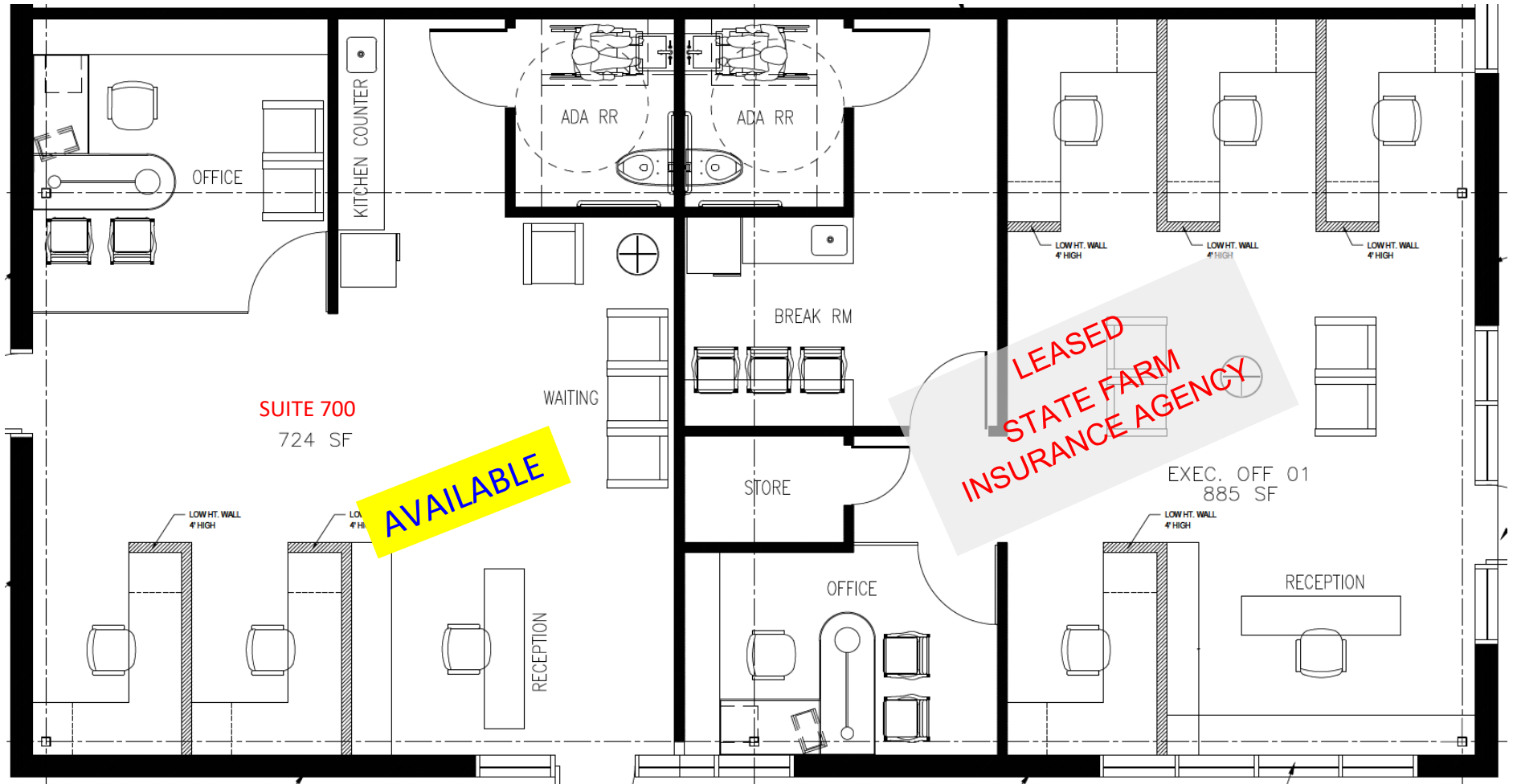
FOR LEASE

**724 SF BRAND NEW, FULLY FINISHED, MOVE-IN READY OFFICE SPACE
PLAZA 380, an 8,500SF Retail Strip Center
ON HWY 380 IN LITTLE ELM AREA**



26785 E. University Dr, Suite 700, Aubrey
View from North West, adjacent to State Farm Insurance Agency

FLOOR PLAN FOR SUITE 700



One Private Office | Private Restroom | Seating for Three Staff | Waiting Area | Kitchen | Move-in Ready

All Inclusive Rent of \$2300 per month, (Furniture not Included)



Property Overview

- + 724 SF office space
- + Move-in Ready
- + Adequate parking
- + Brand new building with frontage on US 380
- + Shadow anchored by Dollar General
- + Adjacent to Baylor Emergency Room
- + Rapidly growing residential area
- + In close proximity to several master planned communities
 - Savannah; 575-acre 4000 residents
 - Union Park, 1000 acre, 3200 homes planned
 - Paloma Creek, 1200 acre; 5000 homes
 - Providence Village, 1000 homes
 - Windsong Ranch
- + Affordable rent - \$2300 per month
- + Ideal for a variety of professional office uses
- + 5 miles to Dallas North Tollway
- + 2 miles to FM 423
- + Google Maps link:
<http://goo.gl/Tt4jhp>



Other Tenants in the Building

- ✚ Fresh Thai – Thai Restaurant
- ✚ Kidzania Dental – Orthodontist, and Pediatric Dentist
- ✚ DZ Puppy – Pet Grooming
- ✚ State Farm Insurance

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