



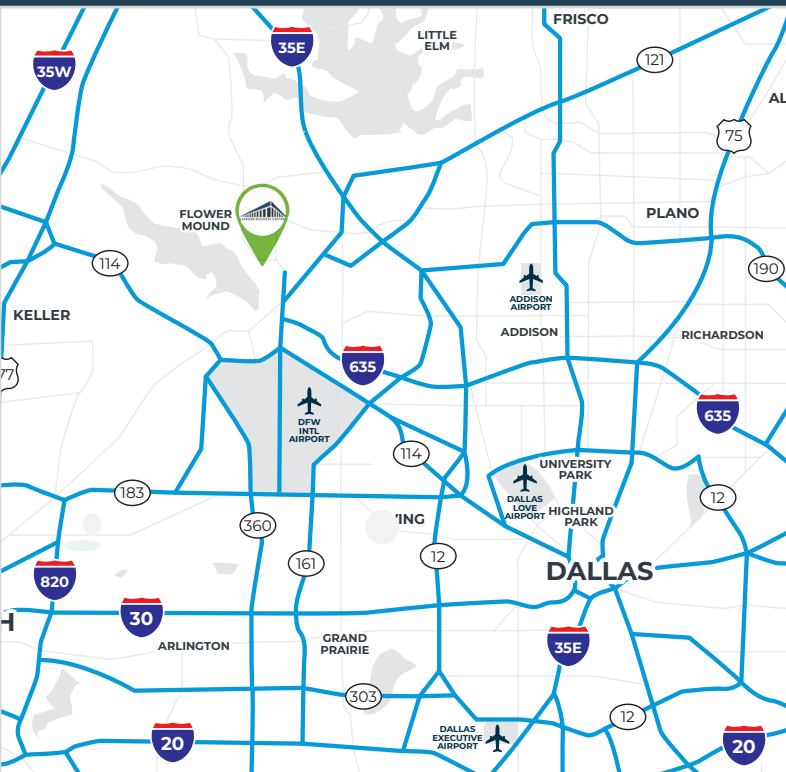
FOR SALE OR LEASE

TWO BUILDINGS
TOTALING 123,910 SF



LAKESIDE BUSINESS CENTER I & II

LAKESIDE & GERAULT | FLOWER MOUND, TX



PROJECT HIGHLIGHTS

- Q2 2025 Delivery
- Easy Access to Major Thoroughfares
- Great Visibility
- Located in Masterplanned Business Campus
- Triple Freeport Tax Exemption
- Storefront Entrances
- Ample Car Parks

FOR LEASING INFORMATION:



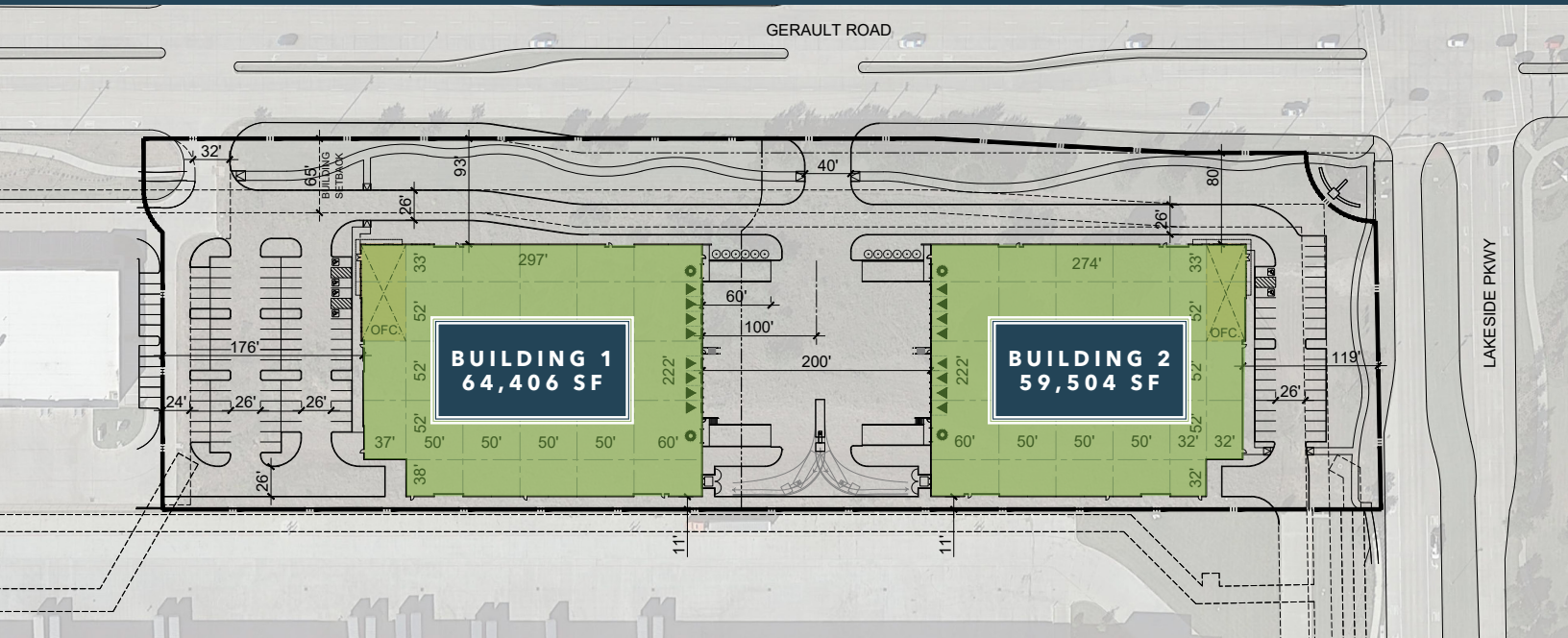
Adam Graham, SIOR, CCIM
agraham@lee-associates.com
C: 214.335.3320

Alex Wilson
alexw@lee-associates.com
C: 443.370.3427

JOINT VENTURE OF:



LAKESIDE BUSINESS CENTER I & II



BUILDING 1

Building Size 64,406 SF

Spec Office BTS

Clear Height 32'

Dock Doors 8 (9' x 10')

Ramps 2 (12' x 14)

Truck Court 200' Shared

Column Spacing 50' x 52'

Car Parks 78

Slab Thickness 6"

Sprinkler ESFR

BUILDING 2

Building Size 59,504 SF

Spec Office BTS

Clear Height 32'

Dock Doors 8 (9' x 10')

Ramps 2 (12' x 14)

Truck Court 200' Shared

Column Spacing 50' x 52'

Car Parks 33

Slab Thickness 6"

Sprinkler ESFR

FOR LEASING INFORMATION:



Adam Graham, SIOR, CCIM **Alex Wilson**
 agraham@lee-associates.com alexw@lee-associates.com
 C: 214.335.3320 C: 443.370.3427

JOINT VENTURE OF:



PROJECT AERIAL



FOR LEASING INFORMATION:



Adam Graham, SIOR, CCIM **Alex Wilson**
agraham@lee-associates.com alexw@lee-associates.com
C: 214.335.3320 C: 443.370.3427

JOINT VENTURE OF:





DISTANCE TO:

- 3 MIN | 2.2 MILES
- 4 MIN | 3.5 MILES
- 5 MIN | 4.7 MILES
- 8 MIN | 6.3 MILES
- 7 MIN | 6 MILES

LABOR HIGHLIGHTS

White-Collar Workers
(10 mile radius)

35,617

Population:
75,960

Blue-Collar Workers
(10 mile radius)

3,927

Average Household Income:
\$154,471

AREA HIGHLIGHTS

- Flower Mound Ranks #1 in Best Places to Live in the Southwest
- Flower Mound ranked 32nd in Fastest Growing Cities overall and 10th in Terms of Small-City Growth.
- Abundant Amount of Retail, Restaurants and Entertainment Within 2 Miles
- Flower Mound is #13 Safest City in the Country.

FOR LEASING INFORMATION:



Adam Graham, SIOR, CCIM | **Alex Wilson**
 agramham@lee-associates.com | alexw@lee-associates.com
 C: 214.335.3320 | C: 443.370.3427

JOINT VENTURE OF:

