



**BROWN & GRIFFIN**  
Real Estate Advisors, LP

**Downtown Retail Spaces Available  
Retail, Restaurant, Office Space  
with Wet Zoning – Phase I**



## FOR LEASE

- New Construction
- Fall of 2023 Completion
- 2,000 SF Suite Available

## LEASE TERMS

- One Suite Available (2,000 SF)
- \$34.00 + NNN (West Endcap)
- 5-year Lease Minimum
- \$40.00 PSF TI

## LOCATION

- Downtown Prosper
- NE Corner of  
Broadway / McKinley



3D PARK STREETSCAPE PERSPECTIVE — RENDERED



3D PARK STREETSCAPE — RENDERED PERSPECTIVE From WEST END

## Exclusively Offered By:

Teague Griffin  
214-912-6156  
[teague@bgrea.com](mailto:teague@bgrea.com)

Luke Brown  
972-658-0769  
[luke@bgrea.com](mailto:luke@bgrea.com)

Information is furnished by broker to the best of his knowledge but is subject to verification. Broker assumes no responsibility for the correctness. Sale offering is made subject to errors, omission, change in price prior sale or withdrawal without notice. This property is offered without respect to race, color, creed or national origin.



**BROWN & GRIFFIN**  
Real Estate Advisors, LP

1061 N Coleman Street, Suite 90  
Box 129 Prosper,  
TX 75078

O: (972) 347-9900 F: (972) 767-4999

[www.BGrea.com](http://www.BGrea.com)