

# Office For Lease

17516 MATANY RD  
JUSTIN, TX 76247



**LANCARTE**  
COMMERCIAL

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LanCarteCRE.com  
2900 Wingate Street, Suite 100  
Fort Worth, TX 76107

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LEASE RATE & STRUCTURE

**\$20.00/ SF NNN**

## PROPERTY FEATURES

- 3,000 SF Available
- Build to Suit Office
- 16' Clear Height
- 100% HVAC
- Built in 2022
- Tenant Improvement Allowance

## LOCATION OVERVIEW

Located in Justin, TX off of HWY 156. This location provides easy access to HWY TX-114 and I-35W. This property is located less than 3 miles away from the Tanger Outlets and approximately 4 miles West of Texas Motor Speedway.

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RELENTLESSLY PURSUING WHAT MATTERS.

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## EXTERIOR PHOTOS



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