



**A Natural Work Environment**  
[kirkwoodoaks.com](http://kirkwoodoaks.com)

3120 Sabre Drive  
Southlake, Texas 76092

# OVERVIEW

**4** stories

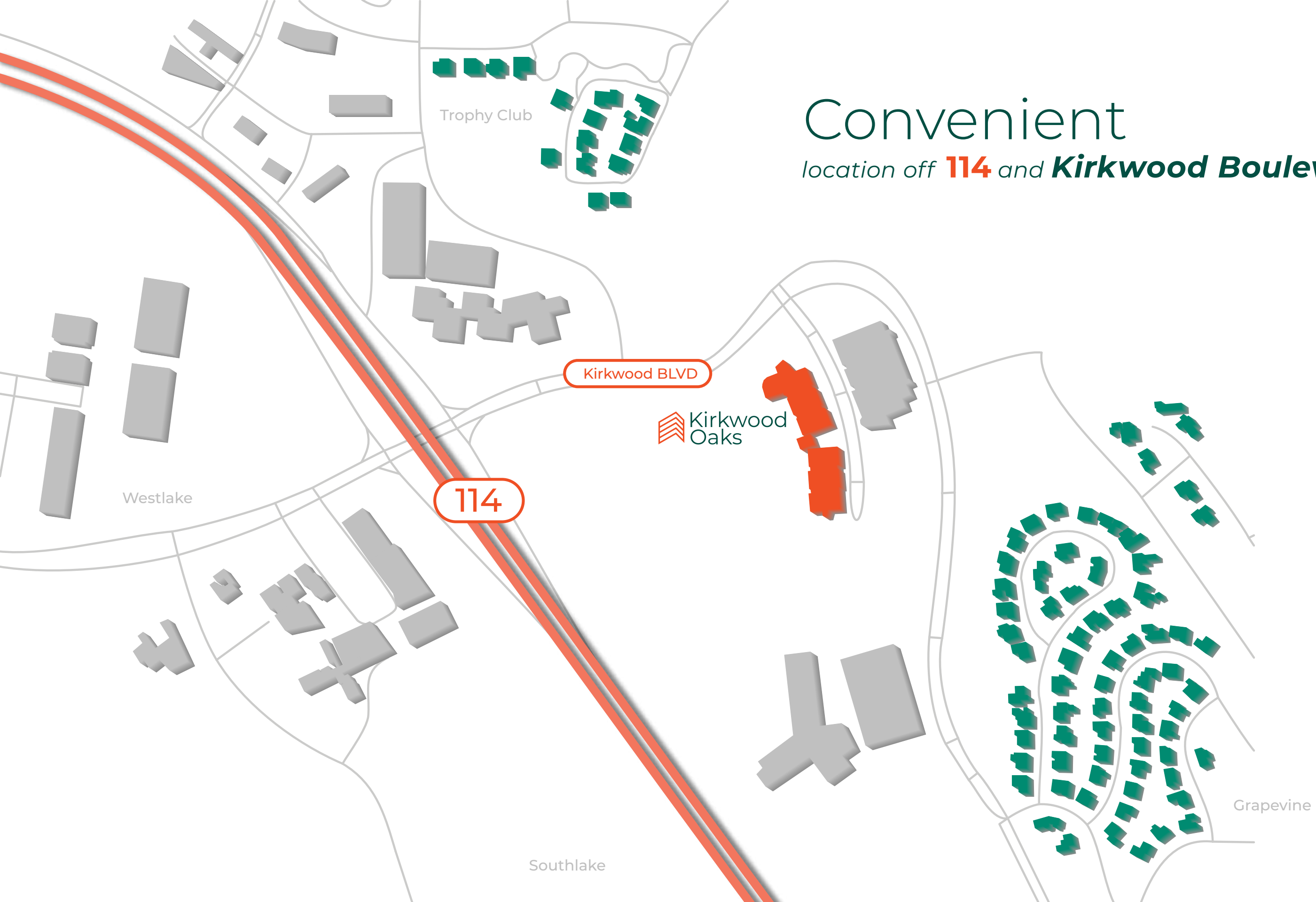
**3** spec suites

**4:1000** parking ratio

**50,000 SF** floor plate

**200,000 SF** total building





# Convenient

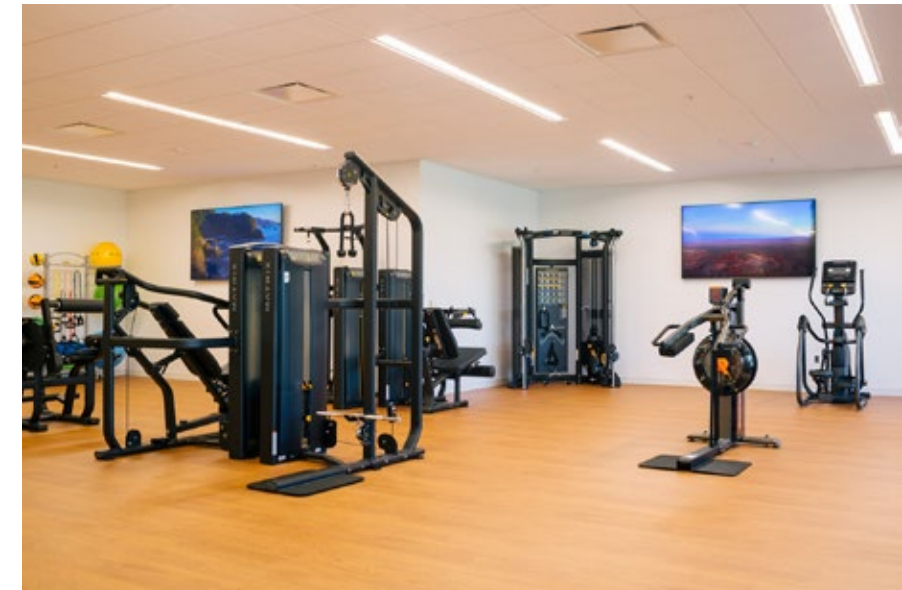
Location off **114** and **Kirkwood Boulevard**

LOCATION

# AMENITIES

**Kirkwood Oaks is a fully remodeled Class A Office in the prestigious Southlake neighborhood.**

- + Two-story lobby with grand staircase
- + Wellness focused fitness center
- + Conference Center with prefunction area
- + Grab & Go Lounge
- + Indoor and outdoor collaboration areas
- + Starbucks
- + Full service Cafeteria
- + Electric car charging stations
- + Common area WiFi
- + Onsite Management







# Spec Suites • 1st Floor



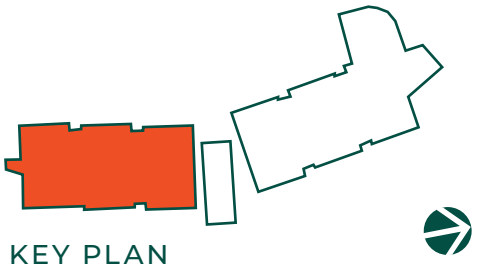
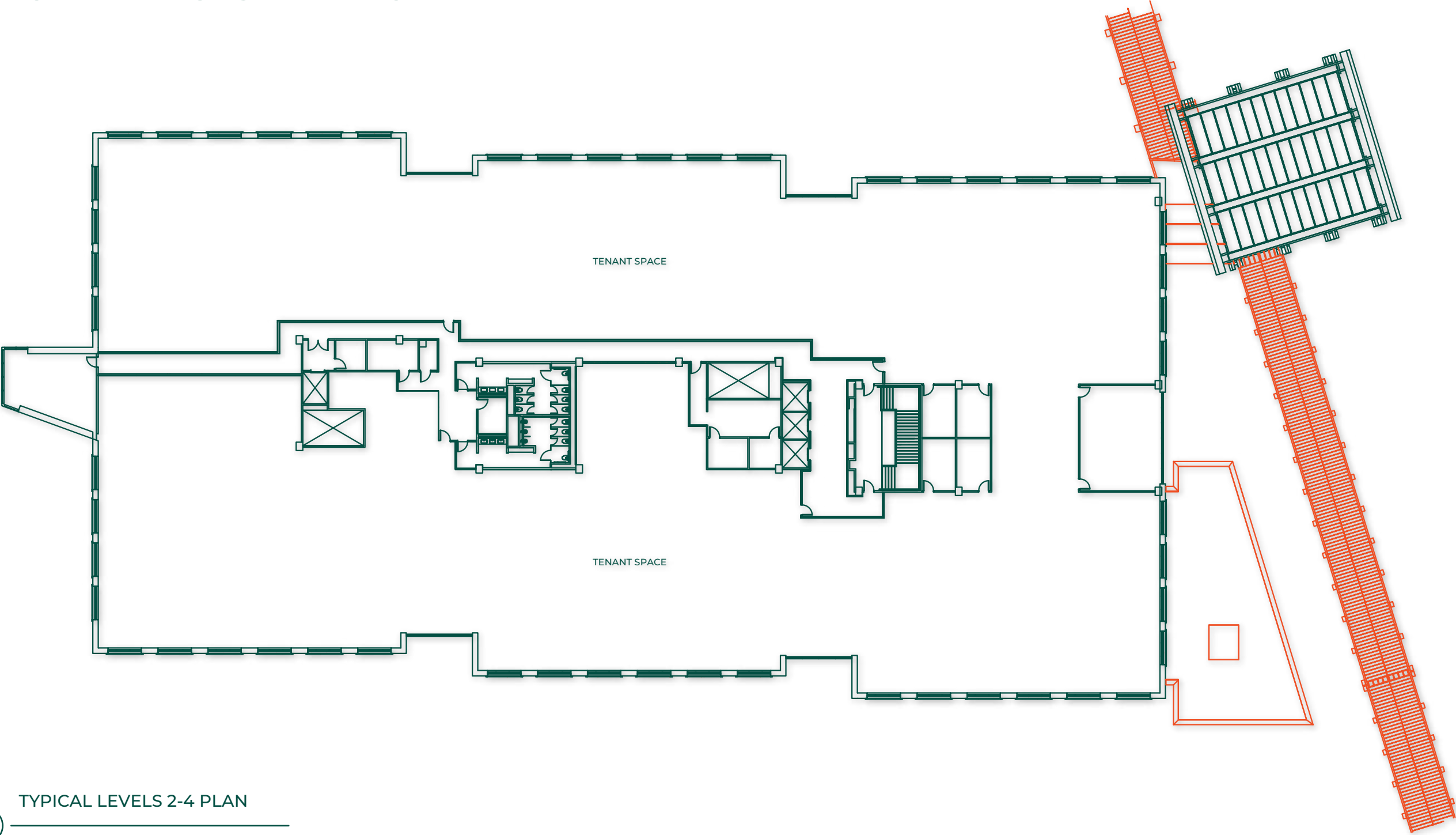
# Spec Suites • 2nd Floor



- AVAILABLE
- LEASED



# Full Floor Plan



KEY PLAN

1

TYPICAL LEVELS 2-4 PLAN

1/16" = 1'-0"

# For leasing information



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