



THE **PARK**

6521 COLLEYVILLE BOULEVARD,  
COLLEYVILLE, TX 76034

**DELIVERING DECEMBER 2026**



# THE **PARK**

Strategically located in the DFW Airport submarket, this 83,473-square-foot development is designed to support modern business operations. The Park features three buildings with 23 suites averaging approximately 3,600 square feet. Zoning accommodates diverse commercial uses, making it ideal for companies seeking flexibility today and scalability for tomorrow. With convenient parking and customizable finish-out opportunities, the property is well-positioned for companies seeking efficiency, accessibility, and long-term growth in DFW.

## PROPERTY OVERVIEW


<b>SQUARE FEET:</b>	<b>83,473 SF</b>
<b>SUITES:</b>	<b>23 Shallow Bay Flex Suites</b>
<b>AVG SUITES:</b>	<b>3,600 SF</b>
<b>BUILDINGS:</b>	<b>Three Buildings</b>
<b>ZONING:</b>	<b>Light Industrial + Retail</b>
<b>SIZE:</b>	<b>4.27 AC</b>
<b>PARKING:</b>	<b>1.64 / 1,000</b>
<b>CLEAR HEIGHT:</b>	<b>18"</b>

# STAY CONNECTED



Located directly off State Highway 26, The Park offers seamless connectivity to major transportation routes, ensuring efficient ingress and egress for both employees and clients.

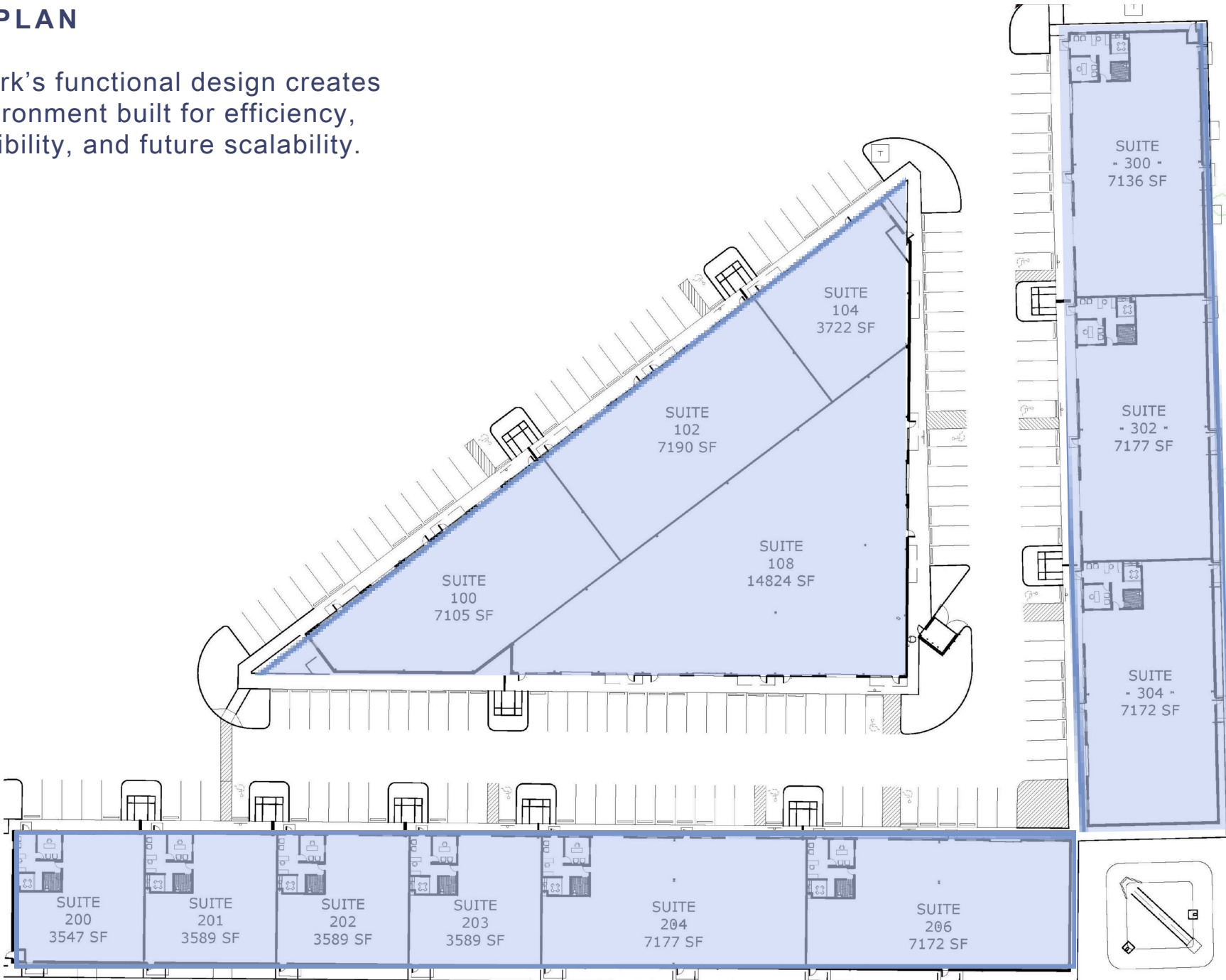
## DRIVE TIMES

 DFW INTERNATIONAL AIRPORT 🕒 16 Minutes	 I-820 🕒 15 Minutes	 I-30 🕒 20 Minutes
 DALLAS LOVE FIELD 🕒 26 Minutes	 SH 114 🕒 8 Minutes	 I-35W 🕒 20 Minutes

# AT A GLANCE

## SITE PLAN

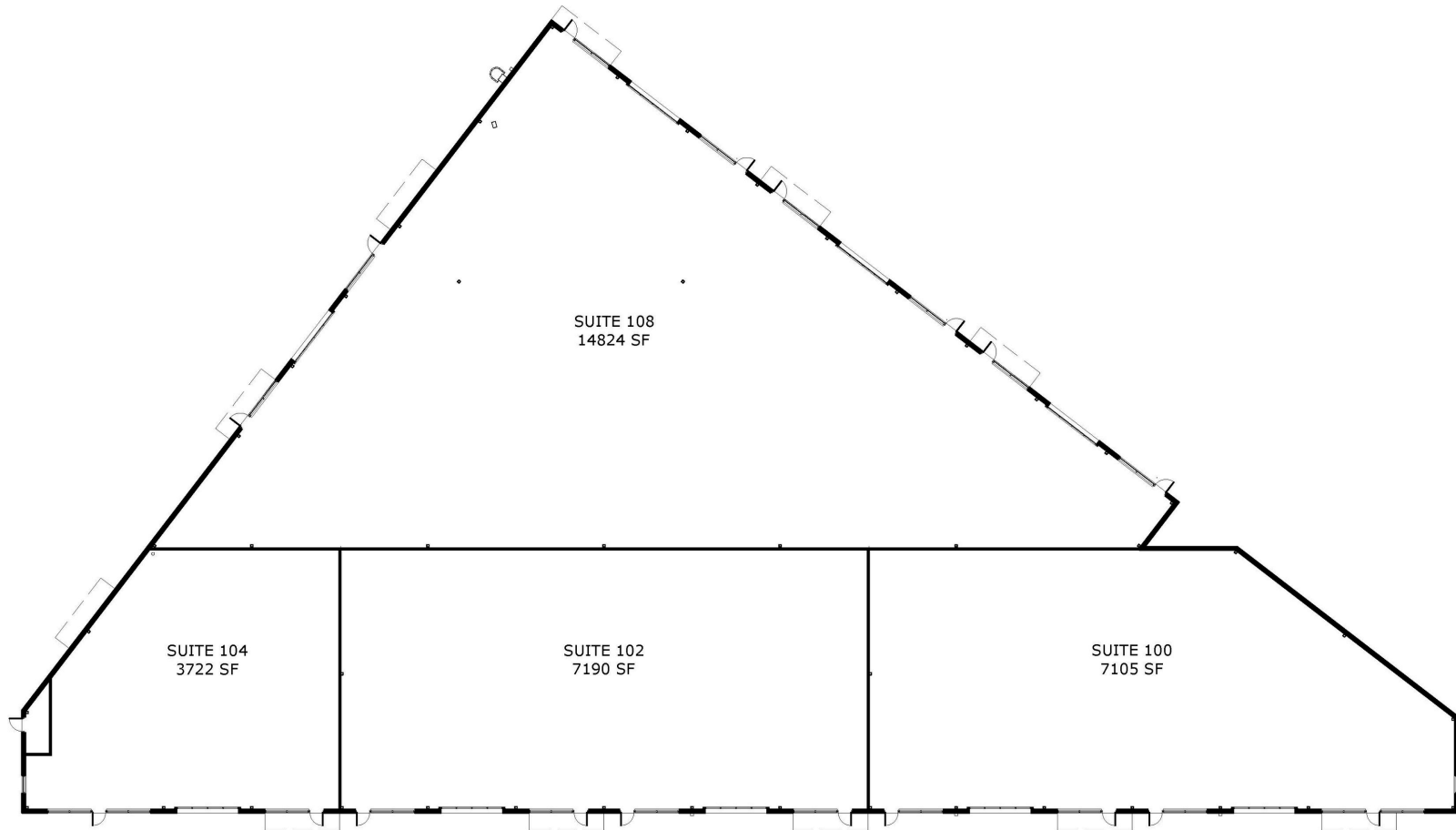
The Park's functional design creates an environment built for efficiency, accessibility, and future scalability.



## BUILDING 100

32,841 SF

Suites from 3,722 SF - 14,824 SF



# THE PARK

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**BUILDING 200**  
**28,663 SF**

Suites from 3,547 - 7,177 SF

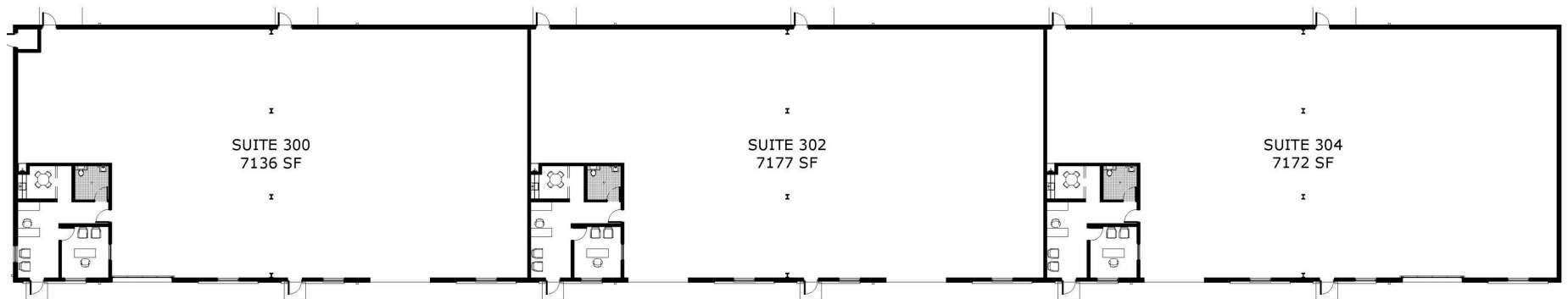


# THE PARK

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**BUILDING 300**  
**21,485 SF**

Suites from 7,136 - 7,177 SF



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**LEASING  
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