



SUBLEASE - Prime Frisco Medical Office

3550 Parkwood Blvd, Frisco, TX 75034

THE NASH GROUP
COMMERCIAL REAL ESTATE



Jodie Flannery

The NASH Group Real Estate
6951 Virginia Pkwy, Suite 100, McKinney, AL 75071
jflannery@nashrealestate.com
(214) 680-7631
License: 0663377

SUBLEASE - Prime Frisco Medical Office

\$27 - \$30 /SF/Year

Fully furnished and nicely decorated pediatrician's medical office is looking to sublet space to a complimentary business and/or medical practice. Options for available sublet space include: the entire suite (1800 SF) after 5:00 pm (M-F), sublet of space of one room (approx 500 SF total) during business hours and available M-F, and/or full suite available on weekends. Sublet tenant would have access to suite amenities including lobby, kitchen/break room, and restrooms. Rent would include utilities, internet, and electricity. For additional information and interior pictures, please contact agent.



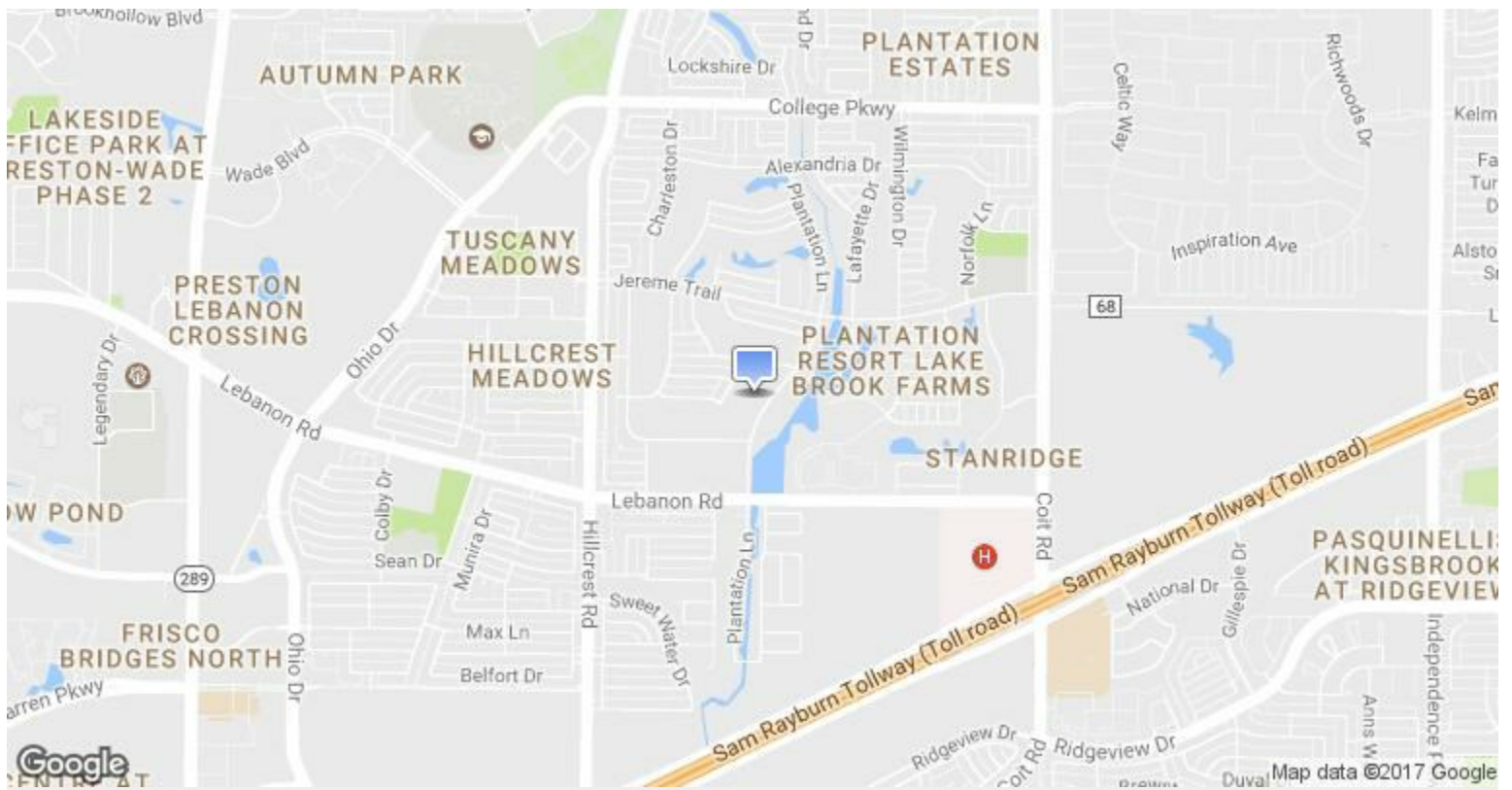
exterior

Total Space Available:	N/A
Rental Rate:	\$27 - \$30 /SF/Year
Property Type:	Office
Property Sub-type:	Medical Office
Building Size:	10,000 SF
Building Class:	B
Year Built:	2003

Space 1

1

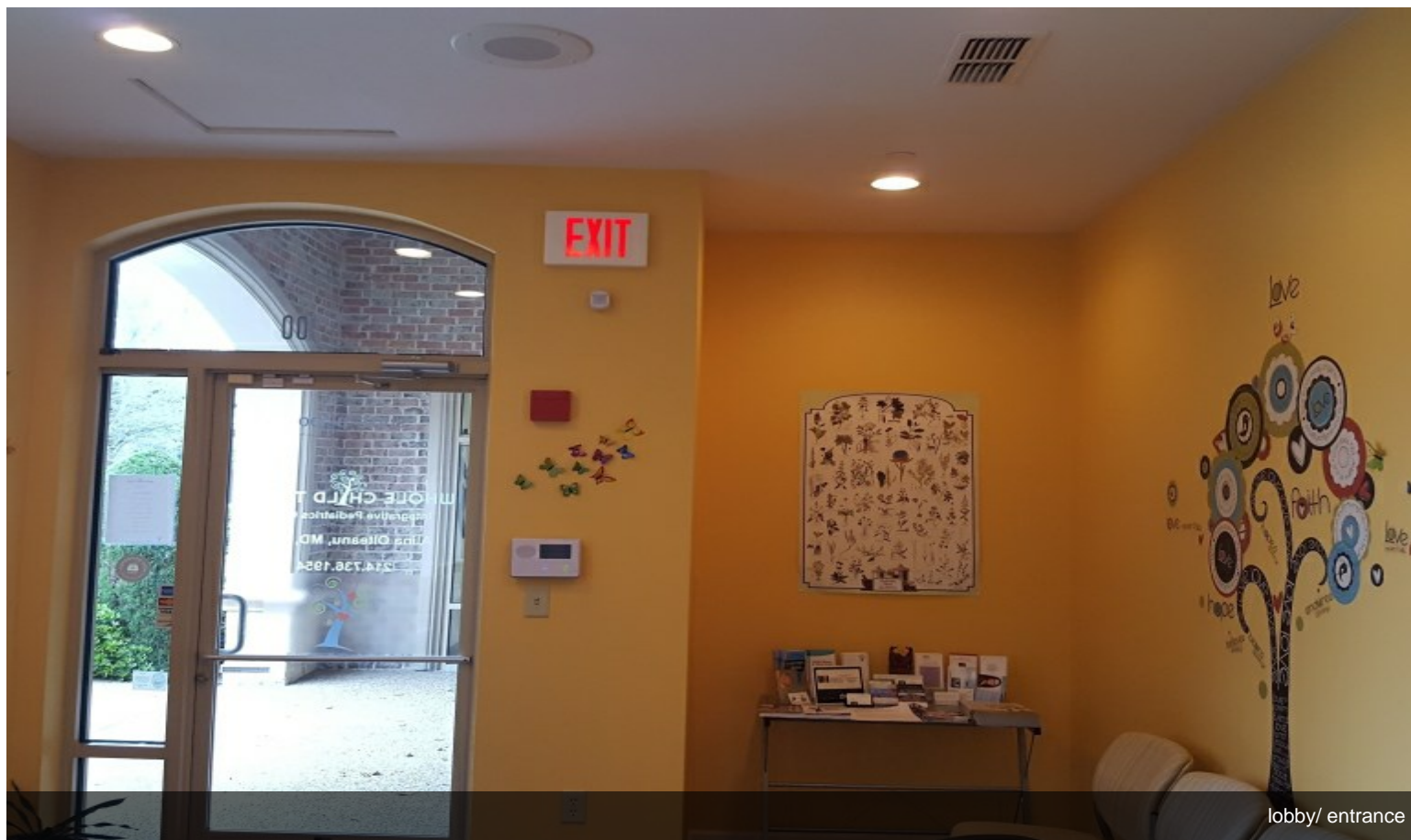
Space Available	1,800 SF
Rental Rate	\$27 - \$30 /SF/Year
Space / Lot Type	Medical Office
Lease Type	Other
Sublease	Yes. Sublease expires Jan 2021
Date Available	Jun 2017



3550 Parkwood Blvd, Frisco, TX 75034

Prime location in Frisco off Parkwood with convenient access to I-121 and close to Stonebriar Mall.

Property Photos

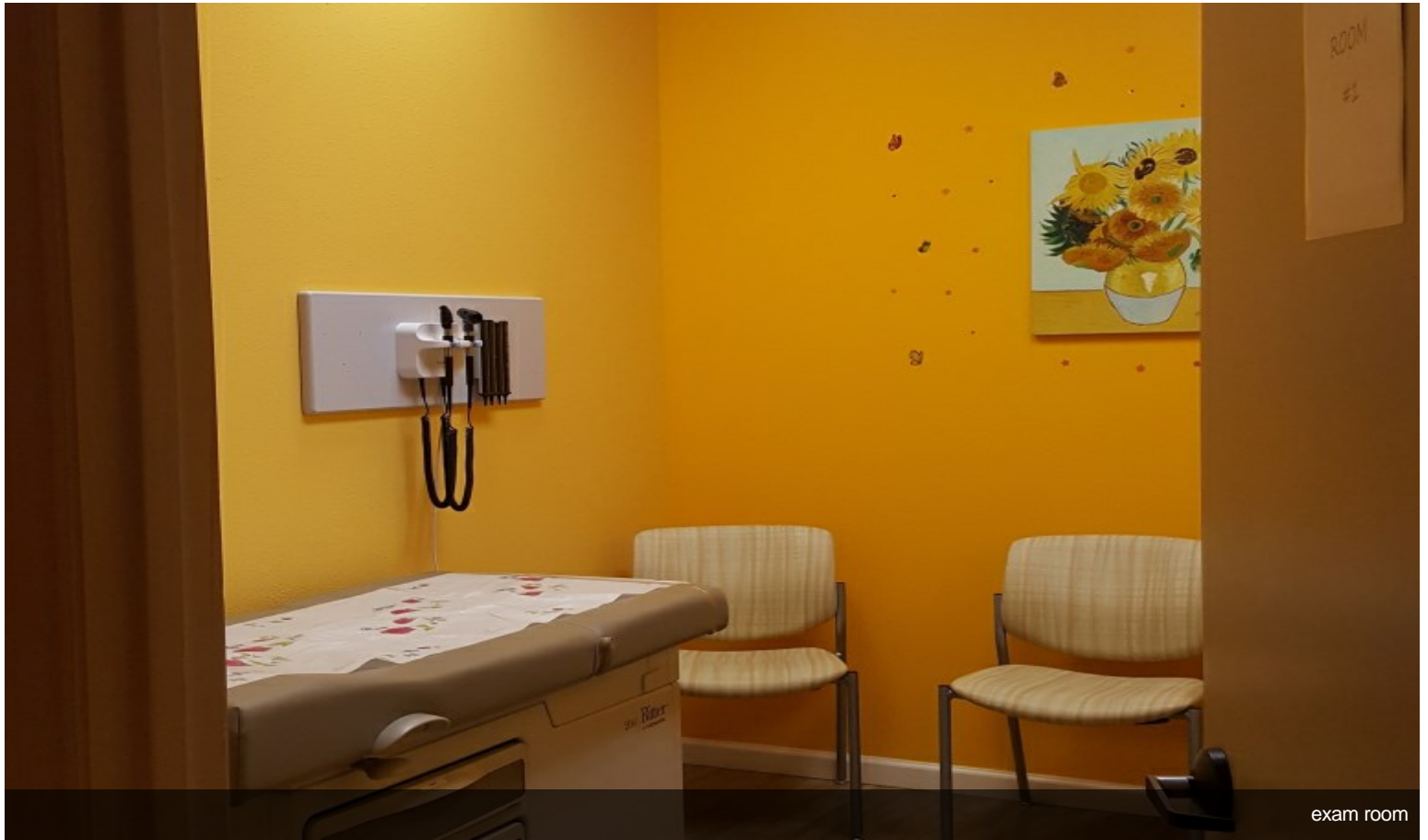


lobby/ entrance



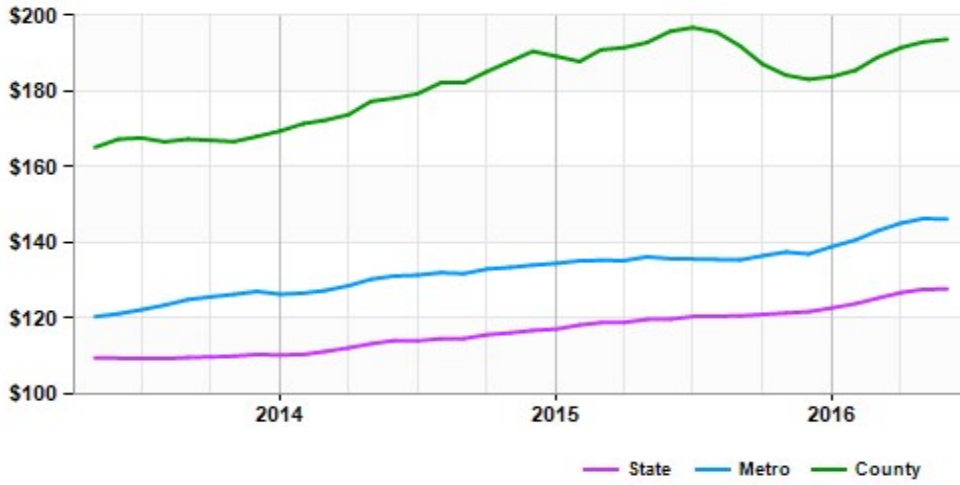
main hall

Property Photos



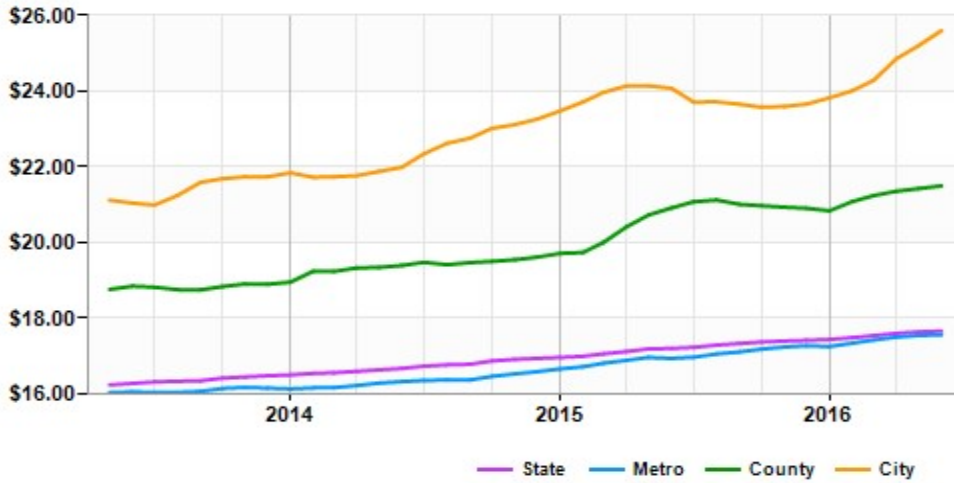
Market Trends

Asking Prices Office for Sale Frisco, TX (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$128	+1.9%	+6.6%
Metro	\$146	+2.1%	+7.7%
County	\$194	+2.5%	-1.1%

Asking Rent Office for Lease Frisco, TX (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$17.66	+0.7%	+2.7%
Metro	\$17.56	+0.8%	+3.7%
City	\$25.60	+5.4%	+6.3%
County	\$21.50	+1.2%	+2.8%



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams McKinney	0473963		972 562 8883
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lou Burns	0473963	burns-team@kw.com	972 562 8883
Designated Broker of Firm	License No.	Email	Phone
Lou Burns	0473963	burns-team@kw.com	972 562 8883
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joanna 'Jodie' Flannery	0663377	JFlannery@nashrealestate.com	214 680 7631
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date