

Prosper Business Park

Flex Office / Warehouse Space For Lease 5,000 SF



Location:

Prosper Business Park
Building 7
450 Industry Way, Suite 50
Prosper, Texas 75078



Space Available:

Shell Space
Flex Office/ Warehouse
Available
5,000 SF
\$13 / SF + NNN for Lease

- Perfectly placed in Prosper just off of Dallas Pkwy & Prosper Trail on Cook Lane
- Tilt Wall Construction with High Clearance & roll up doors
- Aggressive TI packages available
- Suites available in 5,000 SF increments
- Newly Constructed in 2017 & Ready for Custom Finish Out
- Building signage available
- Close proximity to Preston Road, the Dallas North Tollway, and U.S. HWY 380
- Above ratio parking

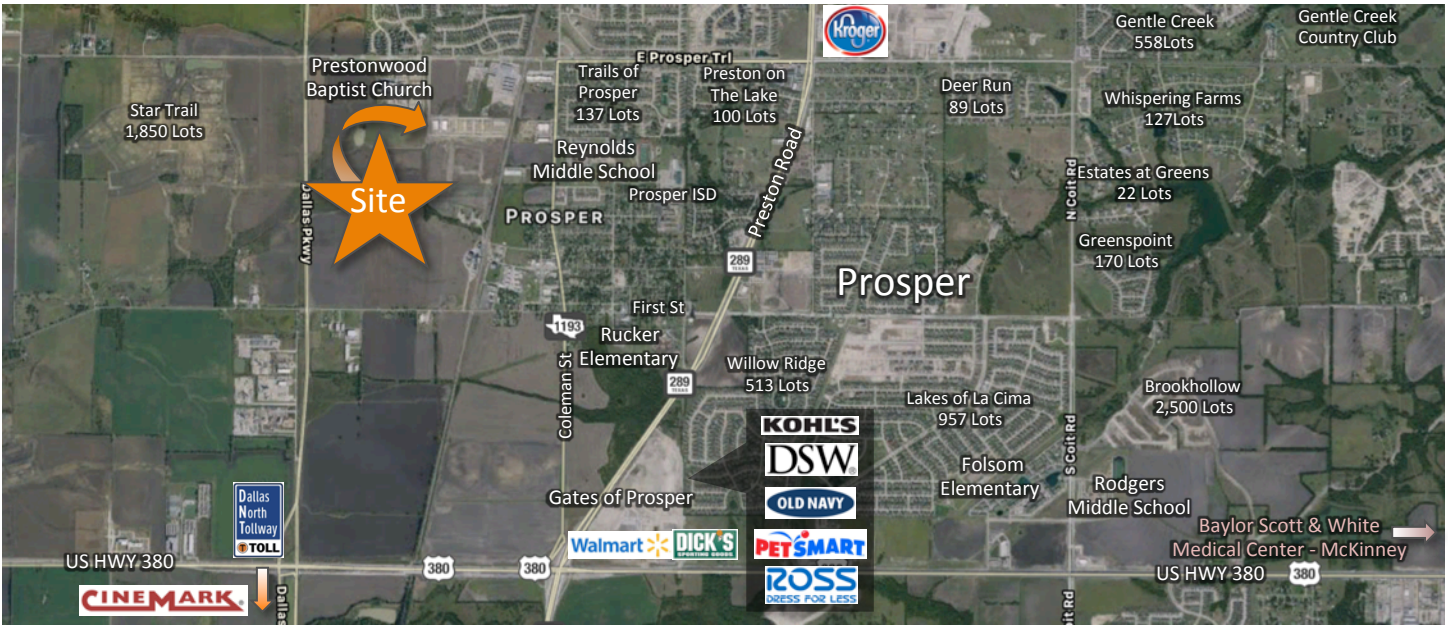
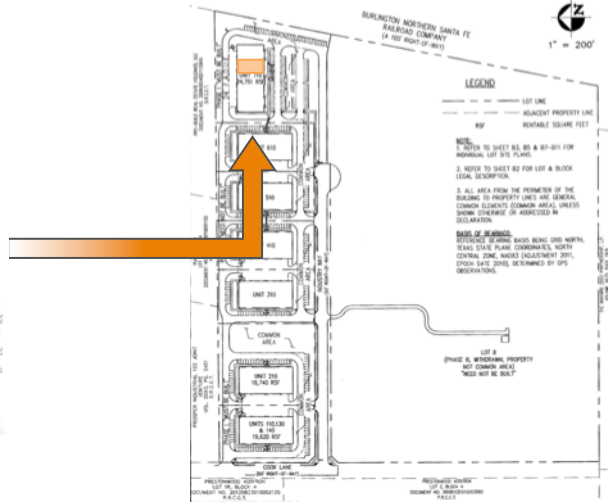
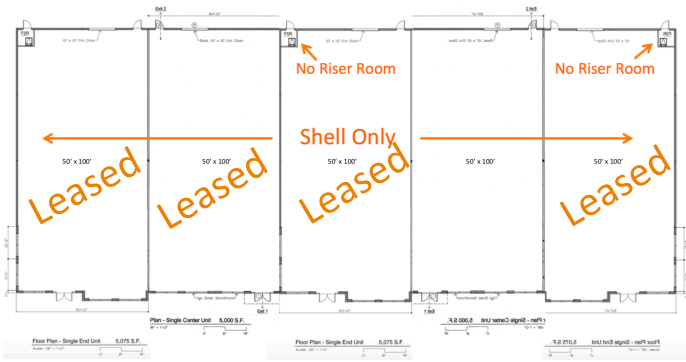
The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; subject to prior sale or lease; or withdrawal without notice.

FOR MORE INFORMATION CONTACT

O: 972.292.1220

Joe Martinez C: 214.535.1876 / Tonya La Barbera C: 469.323.2615

Martinez@LCRTexas.com / Tonya@LCRTexas.com



- Service to growing communities of Prosper, Celina, North Frisco, & McKinney
- Nearby Reynolds Middle School, Prosper High School, & Prestonwood Baptist Church & Private School
- Close proximity to Gates of Prosper & downtown Prosper Restaurant & Retail Amenities

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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.

	License No.	Email	Phone
Licensed Broker / Broker Firm Name or Primary Assumed Business Name			
Legacy Commercial Realty, LLC	588681		(972)292-1220
Designated Broker of Firm			
Joe Martinez	455942	martinez@LCRTEXAS.COM	(214)535-1876
Sales Agent/Associate's Name			
Tonya LaBarbera	678307	tonya@LCRTEXAS.COM	(469)323-2615

Buyer/Tenant/Seller/Landlord Initials

Date

