

Available



Fairway Park
4100 Fairway Court
Carrollton, TX 75010

Building Information

- Suite 410 -1,456 sf
- Building Signage Available
- Tenant Controlled HVAC
- Separate Entrances with controlled access
- Highly insulated with foam wall and roof system for low utility bills.
- 5:1000 Parking Density

For Information Contact:

Michael Hugel, CCIM
Mike@HugeREA.com
(469) 759-0212



Located

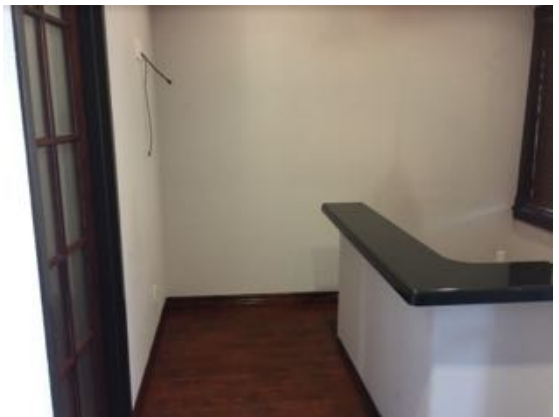
SWC Hebron Pkwy/121

4100 Fairway Court, Carrollton, TX 75010



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Office has small reception and has 2 hard wall offices and the balance of premises is open floor plan. Space is equipped with full breakroom with upper and lower cabinets, built in microwave and granite countertops, private restroom and IT closet. Tenant supplied refrigerator.

Exterior walls are insulated with spray on foam to keep utility costs low.

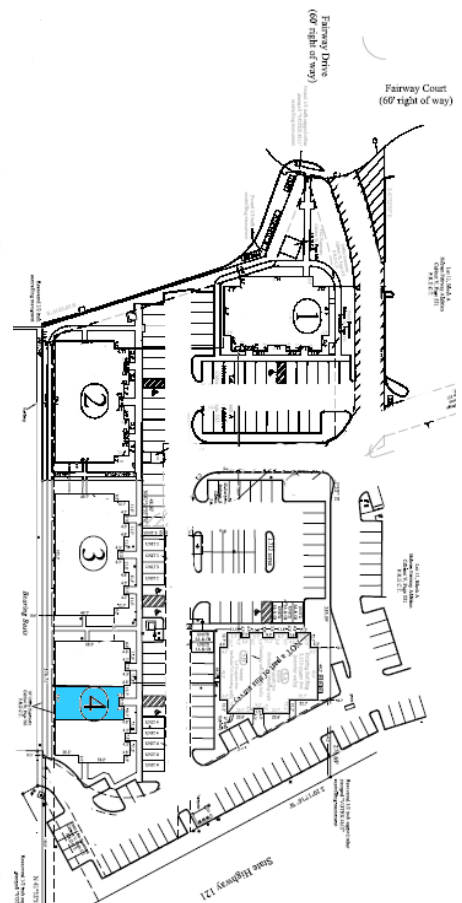
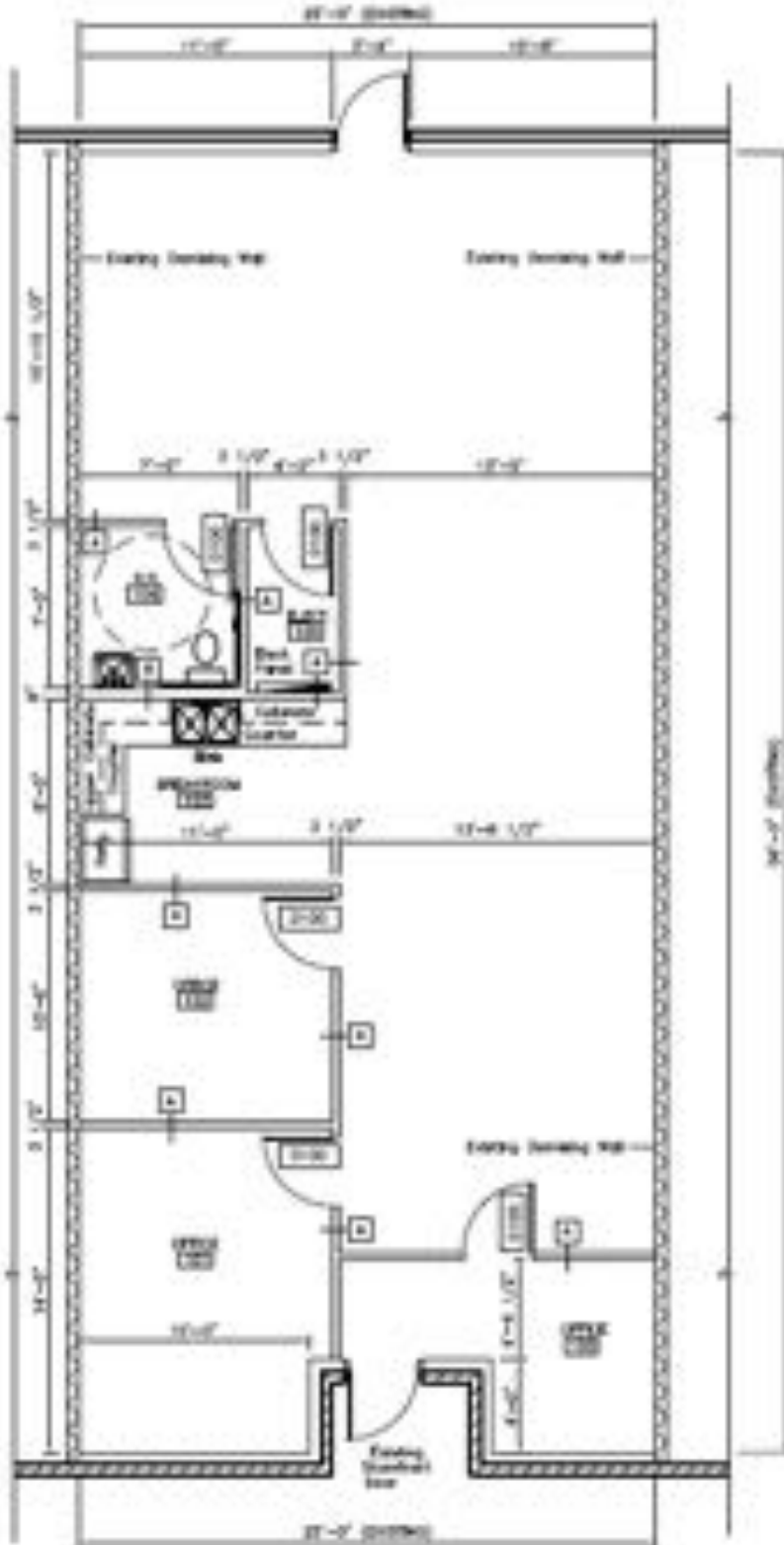
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NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Time has expired all real estate licenses to give the following information about brokerage services to prospective buyers, owners, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a colleague represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a colleague by accepting an offer of collocation from the listing broker. A colleague may work in a different real estate office. A listing broker or colleague can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because the owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

This is not a contract.

The real estate licensee admits that you acknowledge receipt of this information about brokerage services for the licensee's records.

Michael Huge d/b/a/ Huge Real Estate Advisors

Real Estate Broker/Colleague

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date

Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Licensees are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12044, Austin, Texas 78712-0044 or call 787-600-0960.