

Office For Sale

Finished Out

Medical Center Drive

4817 Medical Center Drive, McKinney, Texas

3,994 sq. ft.

**Beautiful finished out office ready for your use located at the gateway of McKinney.
Priced below current shell and finish out.**



APPIAN
COMMERCIAL REALTY

Tisha Billelo Cell 214-649-7545

Office: 972-562-9988

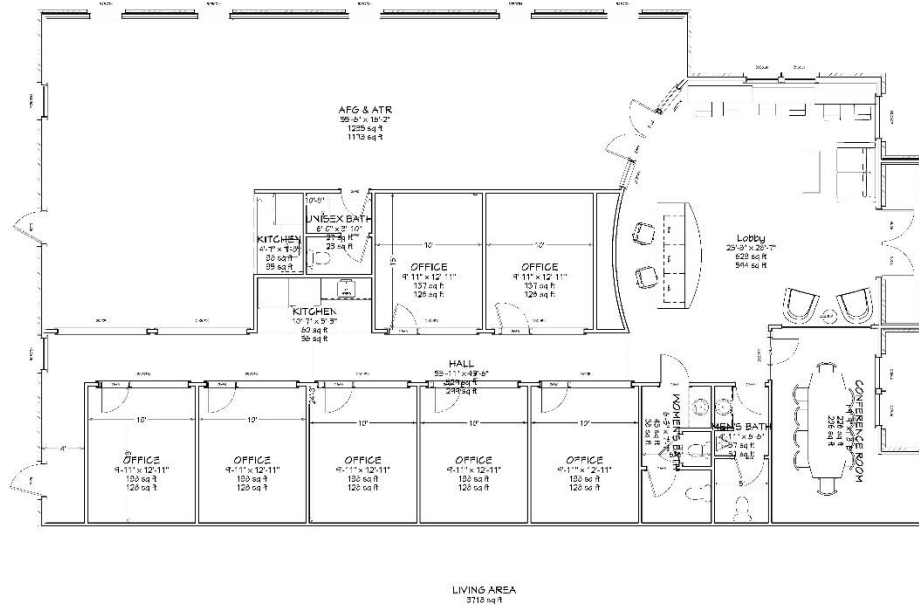
www.AppianCommercial.com

Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

OFFICE SPACE FOR LEASE

Office Space
4817 Medical Center Drive
McKinney, Texas

FLOOR PLAN



1st Floor

MECHANICAL
ELECTRICAL
PLUMBING

Zasl Office Complex

DRAWING PROVIDED BY:

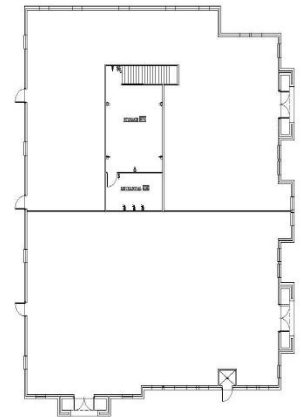
DATE:

3/17/2015

SCALE:

SHEET:

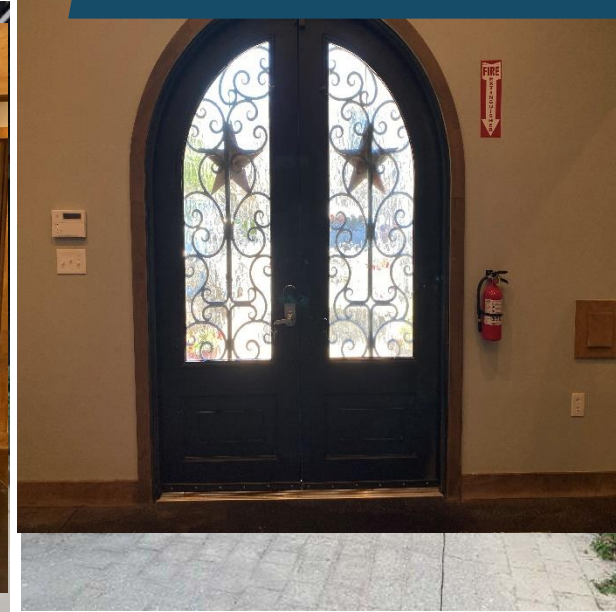
Interior
1



02 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

OFFICE SPACE FOR SALE

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PROPERTY DETAILS

Price: \$1,290,000. \$323 psf

Property Type: Office

Address: 4817 Medical Center Drive

City: McKinney

Building Type: Office Condo

Date Available: STBD

County: Collin County

Available Space: 3,994

Cross Street: Highway 5

Property Status: Existing

PROPERTY INFORMATION


This office is completely built out with high end finishes ready for your use. McKinney has been recognized as one of the fastest growing cities in the U.S. with a population estimated at 187,000 with an average household income of \$134,813. Medical Center Drive is located across the street from Medical City McKinney Hospital and at the gateway to McKinney at U.S. Highway Central Expressway 75, 121 & Highway 5 providing easy access from neighboring cities.



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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.

ASSUBAGENT: 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.

Appian Commercial Realty

Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

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Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date