

MEDICAL OFFICE SPACE FOR LEASE

Sundown Ranch Office Park



9191 Kyser Way, Suite #500

Frisco, TX 75033



APPIAN
COMMERCIAL REALTY

Gwyn Price Lawson
Ray Eckenrode, CCIM, SIOR
Office: 972-562-9988
Direct: 469-247-2374

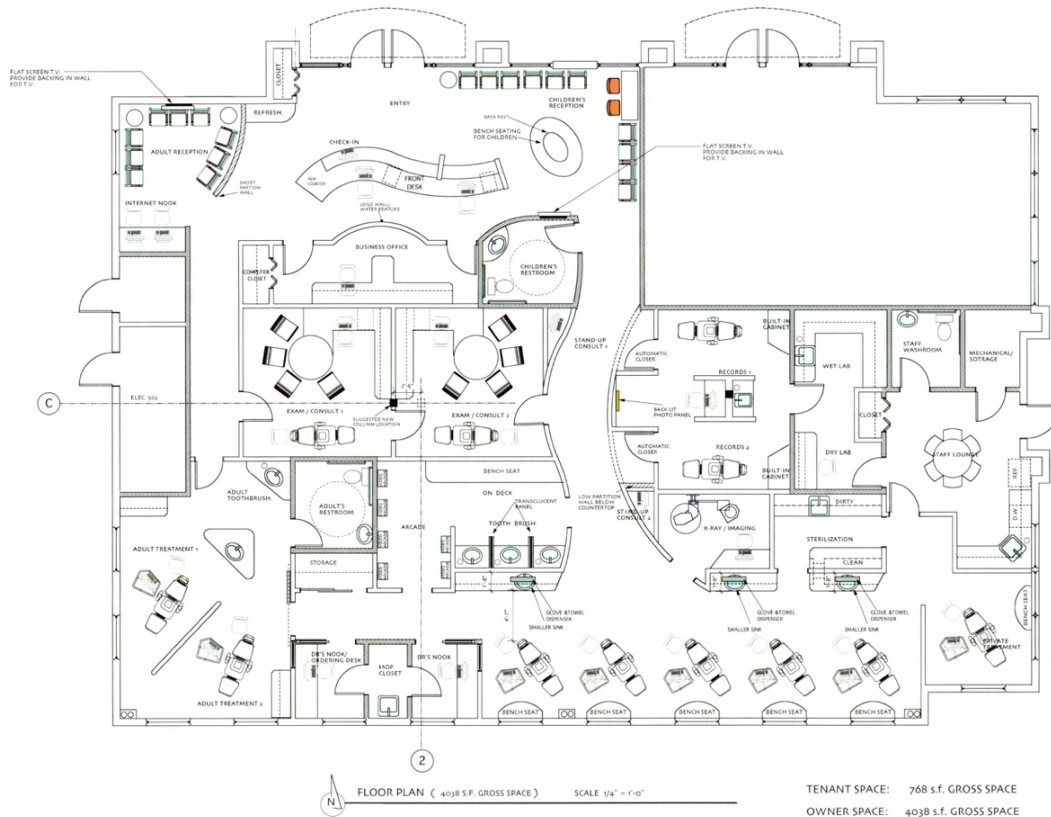
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FLOOR PLAN

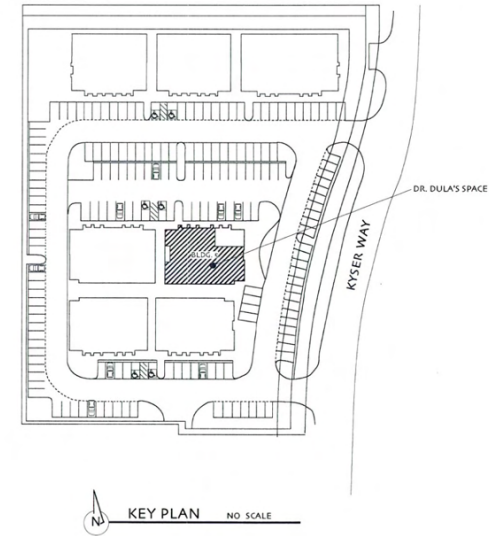
9191 KYSER WAY #500 FLOOR PLAN



FLOOR PLAN (4038 S.F. GROSS SPACE) SCALE 1/4" = 1'-0"

TENANT SPACE: 768 s.f. GROSS SPACE
OWNER SPACE: 4038 s.f. GROSS SPACE
ELEC. SPACE: 137 s.f. GROSS SPACE
TOTAL BUILDING: 4946 s.f. GROSS SPACE

SUNDOWN RANCH OFFICE PARK SITE PLAN



KEY PLAN NO. SCALE



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PROPERTY DETAILS

- **Price:** \$21.50 NNN
- **Property Type:** Medical/Office Park
- **Available SF:** +/- 2,500 SF
- **Address:** 9191 Kyser Way, Suite #500
- **City:** Frisco, TX 75033

- **County:** Denton
- **Date Available:** Immediately
- **Cross Street:** Main Street/Teel Pkwy
- **Property Status:** Existing
- **Building Size:** 4,947 sf

PROPERTY INFORMATION

This fully built out medical space in Sundown Ranch Park is located directly off of Main Street in Frisco, Texas and is easily accessible from the Dallas Tollway. Located in a high income, growing area, this office park is next to neighborhood shopping, restaurants and a variety of public and private schools, including Cobb Middle School which is adjacent to the property. The park has many established medical businesses and is convenient for both destination and local medical offices and related practices. Building #500 was recently acquired, and an orthodontist will be occupying half of the building. This is an excellent opportunity to lease the other approximately 2500 sf of fully built out medical space.



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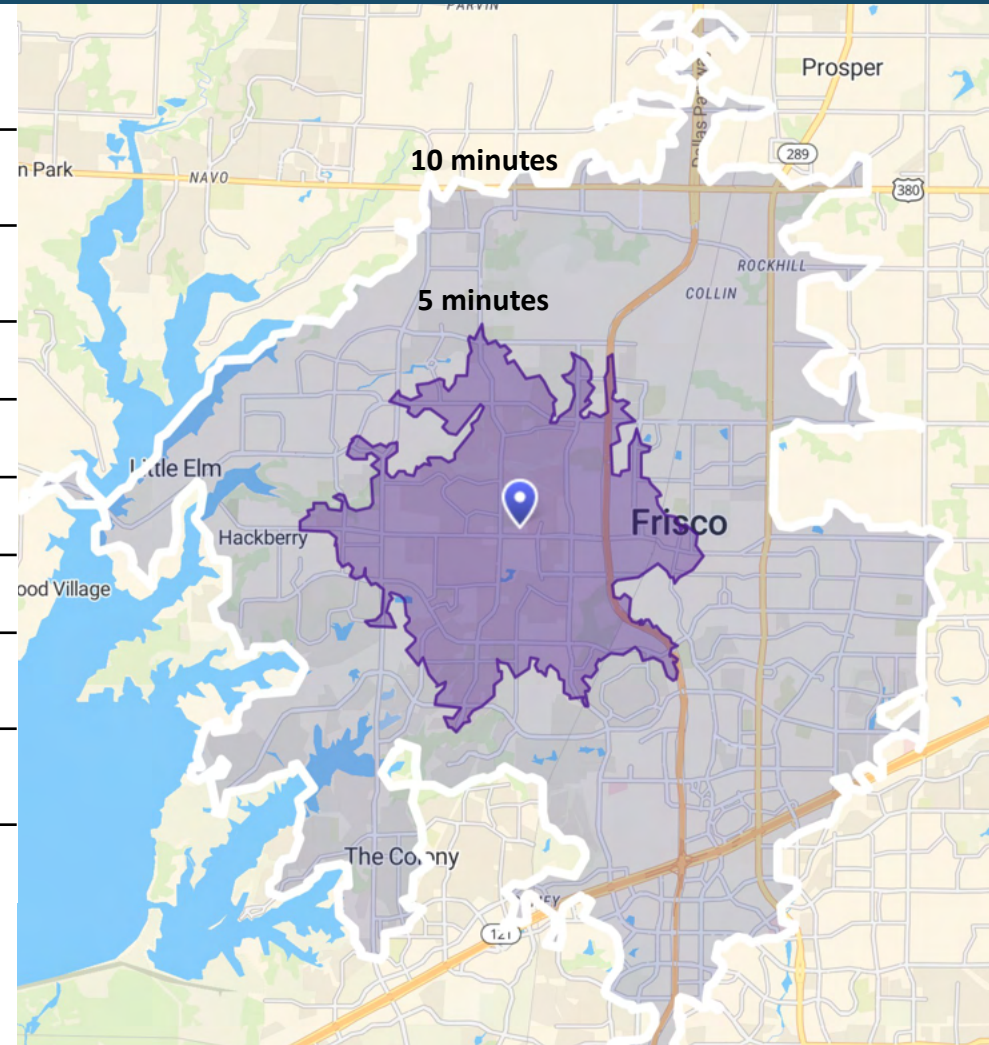
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DEMOGRAPHIC

Demographics	1 Miles	3 Miles
Population	47,025	101,905
Households	14,097	33,982
Families	12,307	27,741
Average HH Size	3.32	3.17
Owner Occupied	11,389	26,258
Renter Occupied	2,757	7,454
Median Age	33.6	33.70
Median HH Income	\$152,790	\$128,567
Average HH Income	\$181,282	\$155,945



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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.

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Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date