



SANKALP REALTY

OFFICE SPACE FOR LEASE/SALE

Exe.Suites Available for \$950/Month

SANKALP
Realty

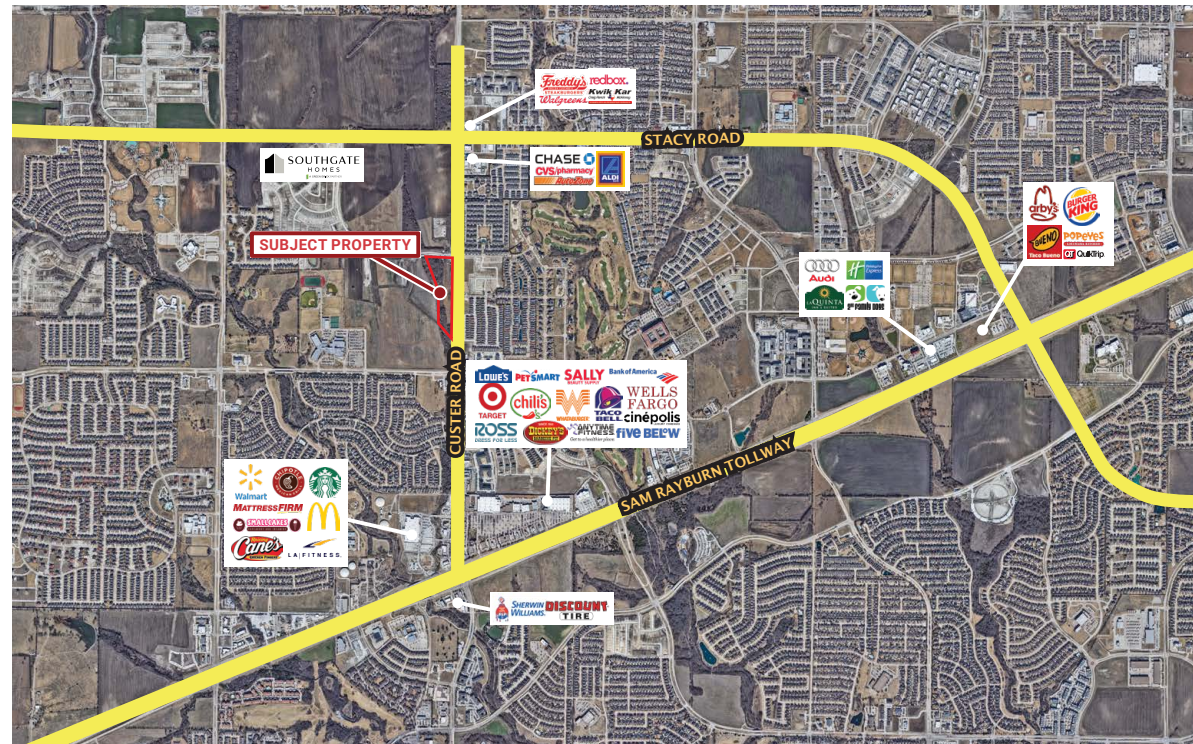
The Arbors on Custer is a brand new retail, medical and office condo park.

Arbors is directly in front of the new master planned residential community with homes from \$400K - \$1MM.

This is great for neighborhood retail services and office groups that want to buy their own condo unit.

Suite 200C is available for Sale/Lease.

Suite 200C | 8195 Custer Road,
Frisco, TX 75035



NEARBY



TRAFFIC COUNTS

Custer Road N	39,607 VPD
Paradise Dr N	27,662 VPD
Stacy Road	21,047 VPD

DEMOGRAPHICS

2023 - Source Costar	2-Mile	5-Mile	10-Mile
Total Population	51,226	337,364	951,579
Median Household \$\$	\$127,041	\$119,807	\$111,372

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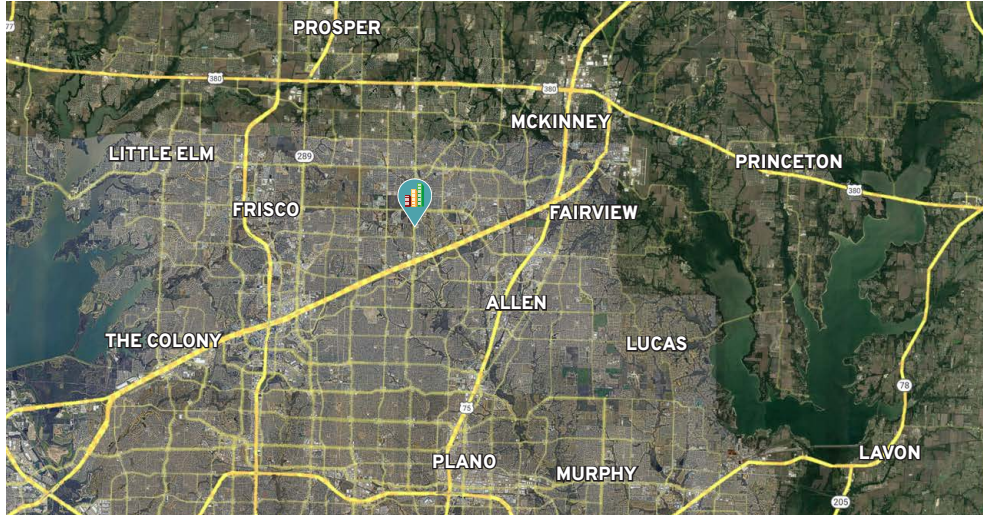
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KEY FACTS



HIGHLIGHTS

- Project is at the entrance to "THE GROVE", a 735-acre master-planned community
- Frontage on Custer Road in Frisco.
- High Visibility from Custer Rd (27,683 VPD)
- Ideal for Real estate, Healthcare, Loan, Insurance, IT, Consulting or Other Services
- Monument Signage on Custer Rd facing.
- Unique Dual (2) exit doors to unit for owners privacy
- Easy Access to SH 121 and 75/DNT

Lease Rate	1459 Sq ft * \$32 = \$46,668 / Year \$3,891 / Month + NNN Expenses
Sale Rate	1459 Sq ft * \$473 = \$ 690,000.00 /-
Property Use	Office, Medical
Suite Size (SF)	1233 sqft (Net) / 1459 sqft (Gross)
Property Land Size (AC)	N/A
Allowed Uses	Located on 2nd Floor - Most of the building is owned by medical offices
Property Visibility	SWQ Custer Road and Gartner Road (the western side of Custer Road between Main St and Rolater Road)
Property Tax	Tenant to Pay (Est. \$7.00/ Sq ft)
HOA Dues	Tenant to Pay
Insurance	Tenant to Pay
Repair / Maintenance Expenses	Tenant to Pay - New Construction
Parking ratio	1:200 ratio - Approx 6 parking spots
Availability Status	Ready to Occupy

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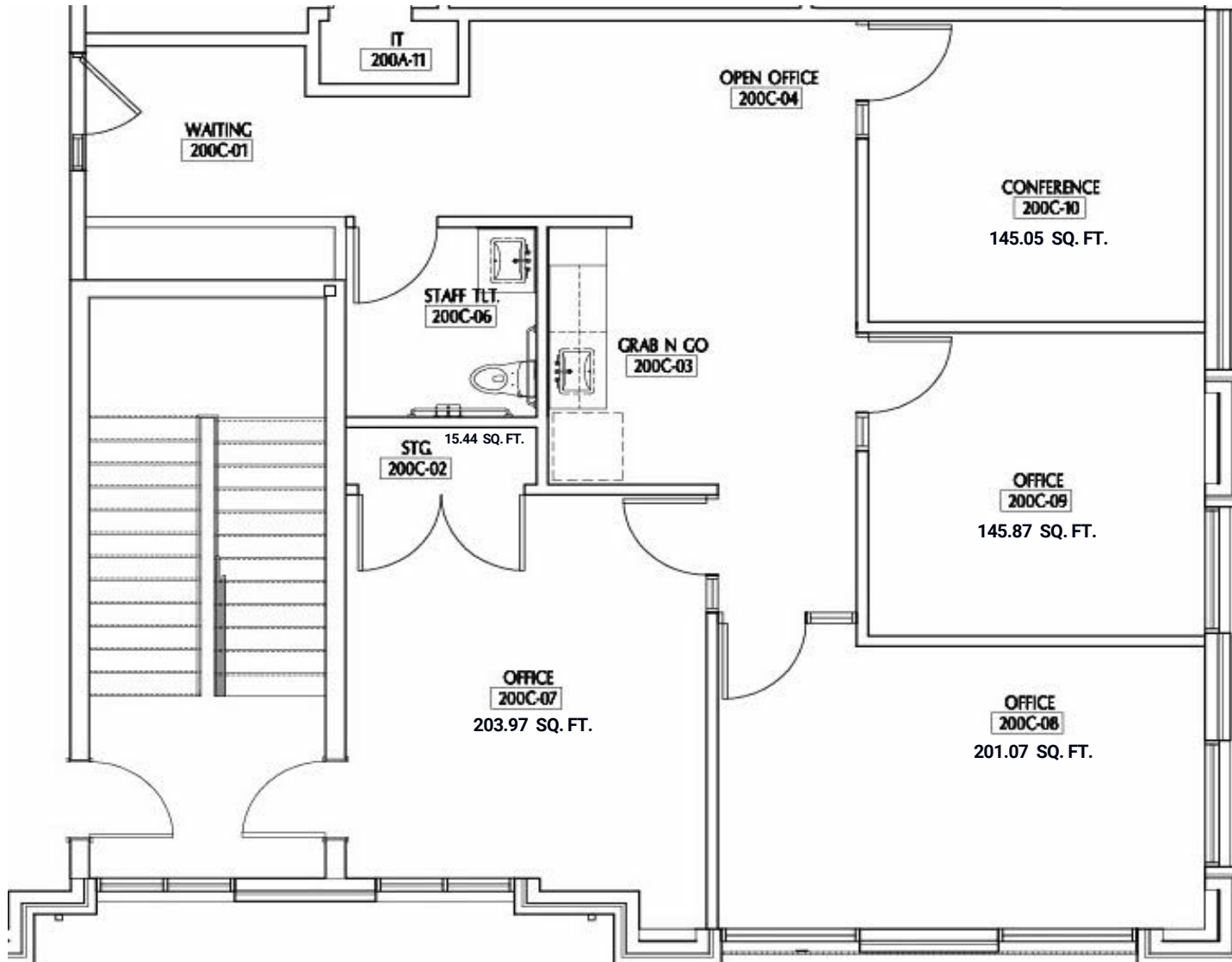
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FLOOR PLAN

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EXTERIOR



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INTERIOR



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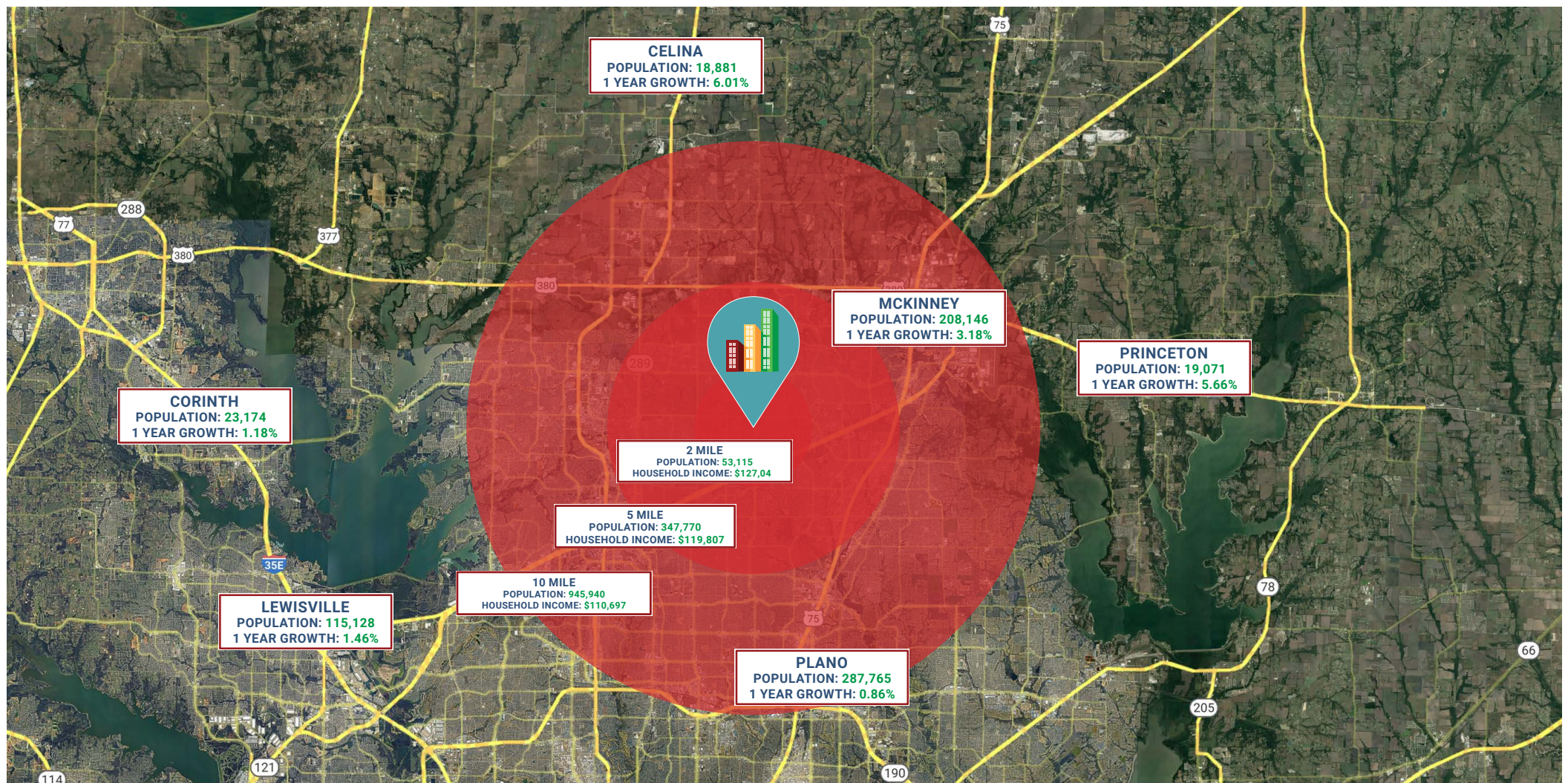
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PROPERTY SURROUNDINGS **Suite 200C** | 8195 Custer Road,
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Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Sankalp Realty LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date