

For Lease

8951 Collin McKinney Pkwy #1103
McKinney, TX 75070
\$2,300/month



Southern Hills Office Park I suite 1103

Available for immediate occupancy!

1,150 square feet of upscale office space. Private entrance, reception, 3 offices, bathroom, and break area and conference room or 4th office. 9 & 11 ft raised ceilings with crown molding. ADA compliant unisex restroom. Large windows with 2" blinds provide plenty of natural light. Pull-down staircase lends easy access to the fully decked attic providing loads of storage. Security System. Fire sprinkler system. Landlord pays the property taxes, hazard insurance, common area maintenance, water and association fees. Tenant pays their electric power, phone, and internet.

FOR MORE INFORMATION LEASE CONTACT :

Chris Meyer 972-896-6885 cell

cbmeyer@verizon.net

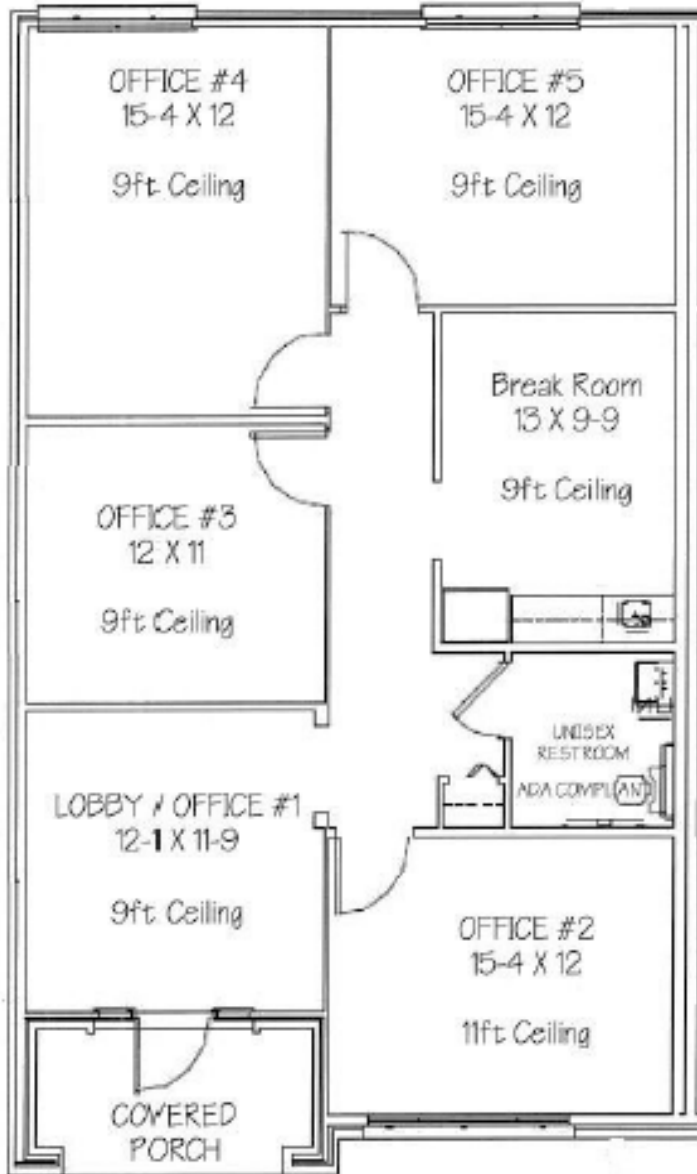
KWCommercial.com



This information contained herein is furnished by the owner to the best of their knowledge, but is subject to verification by the lessee.
This property is offered without respect to race, color, creed, national origin, sex, familial status or disability.

Southern Hills Office Park I

Suite #1103



Easy Access to Major Thoroughfares

- 3 minutes to Highway 121
- Located at the edge of McKinney and Frisco
- 7 minute drive to US I-75
- 10 minute drive to Dallas North Tollway

SOUTHERN HILLS OFFICE PARK
SUITE 1103 - 1,150 SqFt approx
All measurements are approximate

Southern Hills Office Park I is ideally located near at the center of the dynamic North Dallas / McKinney / Frisco growth corridor, just minutes from Highway 121, US I-75, and the Dallas North Tollway.



Call: Chris Meyer 972-896-6885



Information About Brokerage Services

11-2-2015

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.

Keller Williams Realty Preston

Road	0499181	klrw48@kw.com	(972) 732-6000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Anne Lakusta

Designated Broker of Firm	0452271	klrw48@kw.com	(214) 732-6000
	License No.	Email	Phone

Janice Moore

Licensed Supervisor of Sales Agent/ Associate	0369873	klrw48@kw.com	(972) 732-6000
	License No.	Email	Phone

Chris Meyer

Sales Agent/Associate's Name	0516179	cbmeyer@verizon.net	(972) 896-6885
	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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