

# Preston One Condominiums

## Professional Office Space For Lease

### 1,234 SF

**Location:**

Preston One Condominiums  
7920 Preston Road  
Suite 400  
Plano, Texas 75024

**Space Available:**

Fully Finished Out  
Professional Office Available  
1,234 SF  
\$4,500 + E for Lease

- Perfectly placed in Plano on the NE quadrant of Preston Road and Hedgcoxe Road with Preston Road exposure
- Close proximity to the Dallas North Tollway and the Sam Rayburn Tollway
- Perfect office opportunity available for immediate occupancy
- Professional office environment with a fully maintained landscape
- High traffic counts on Preston Road
- Building & Monument Signage available

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; subject to prior sale or lease; or withdrawal without notice.

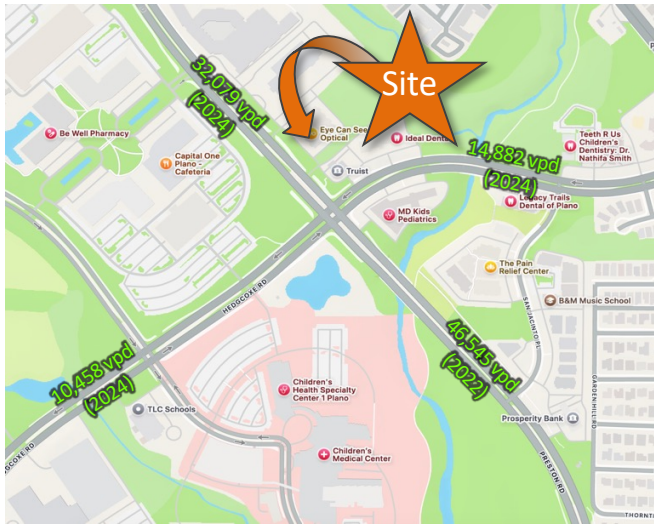
FOR MORE INFORMATION CONTACT

O: 972.292.1220 / [www.LCRTexas.com](http://www.LCRTexas.com)

Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621

[Martinez@LCRTexas.com](mailto:Martinez@LCRTexas.com) / [Tito@LCRTexas.com](mailto:Tito@LCRTexas.com)





- Service to growing communities of Frisco, West Plano, & The Colony
- Nearby the Children's Medical of Plano
- Close proximity to numerous Restaurant & Retail Amenities including Stonebriar Centre, The Shops at Legacy, Legacy West, and The Ford Center at the Star

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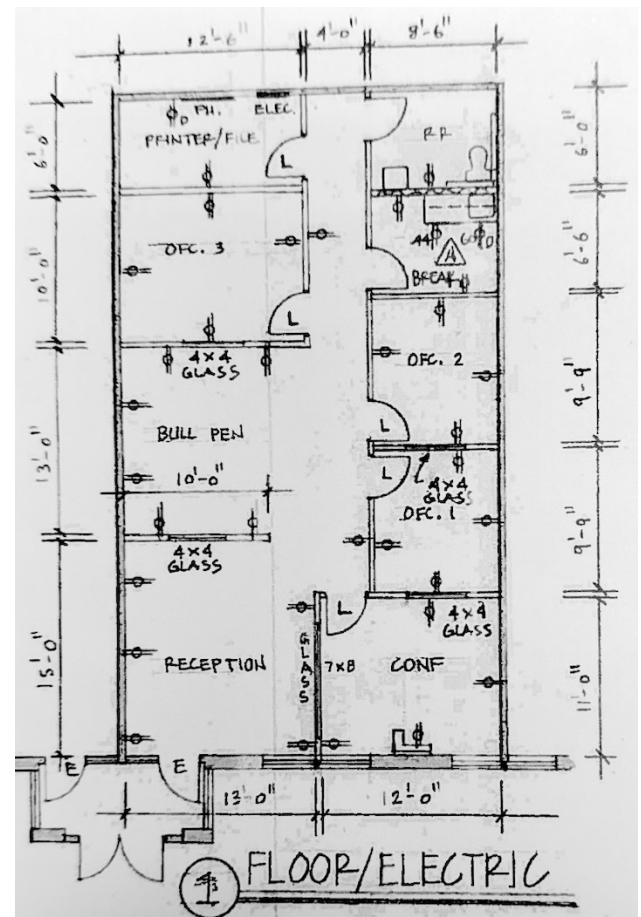
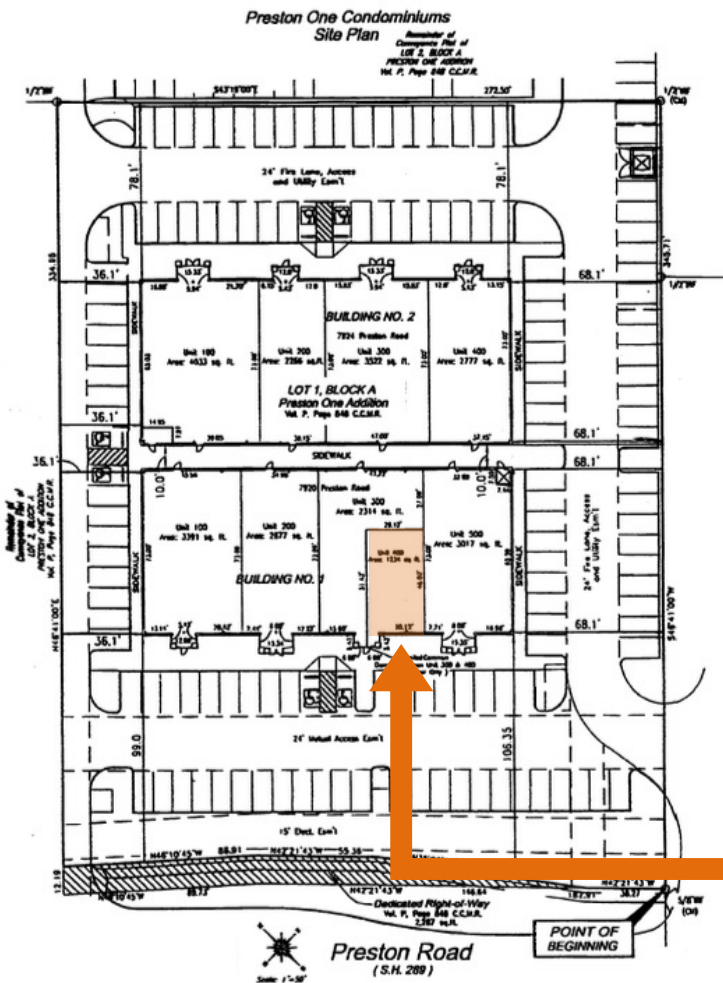


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## Site & Floor Plan



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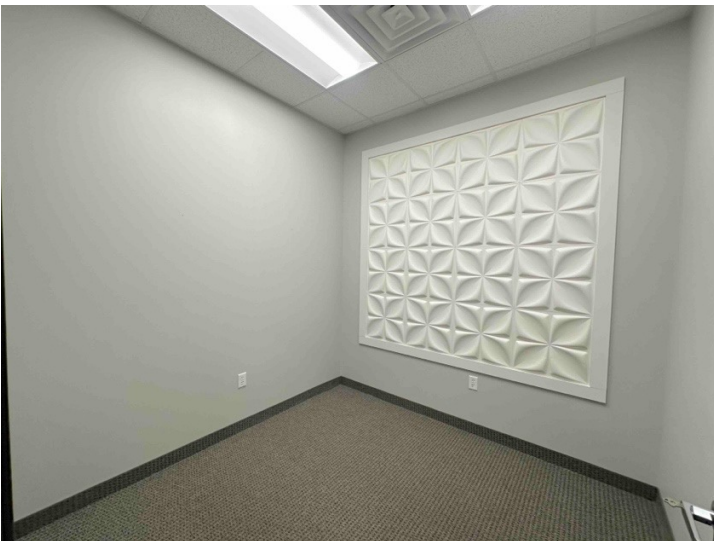
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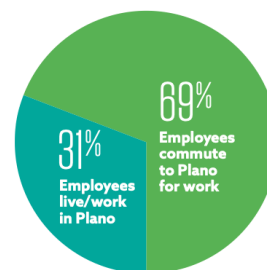
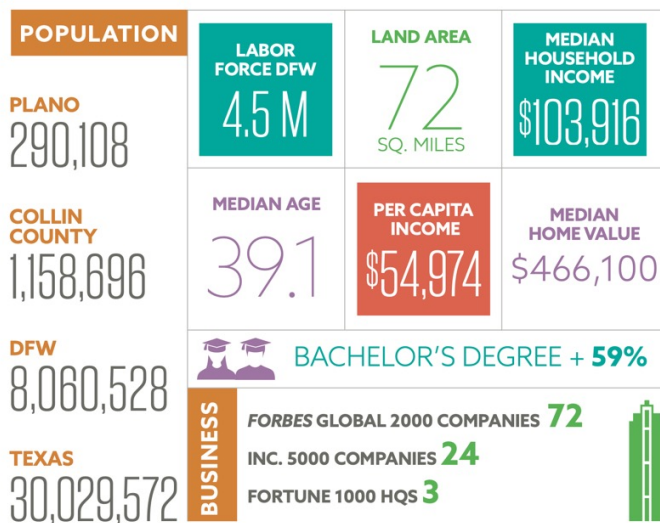
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## Plano Demographics



A highly educated workforce with proximity to Dallas' large labor pool

Plano Adults with Bachelor's degree or higher **59.1%**  
 DFW Labor Force **4.5 Million**  
 Union affiliation in Texas **4.1%**  
 Union representation in Texas **5.1%**

Source: American Community Survey, U.S. Department of Labor Statistics

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11/2/2015

## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

<b>Legacy Commercial Realty, LLC</b>	<b>0588681</b>		<b>(972)292-1220</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joe Martinez</b>	<b>455942</b>	<b><a href="mailto:martinez@LCRTexas.com">martinez@LCRTexas.com</a></b>	<b>(214)535-1876</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Tito Martinez</b>	<b>788375</b>	<b><a href="mailto:Tito@LCRTexas.com">Tito@LCRTexas.com</a></b>	<b>(972)533-3621</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**  
TXR-2501

Legacy Commercial Realty, 670 Majestic Oaks Drive Oak Point TX 75068  
Joe Martinez

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**  
IABS 1-0 Date

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