

DISCOUNT LEASE

- ASSUME or NEW-

WYLIE MEDICAL PLAZA

2300 West FM 544, Wylie, TX 75098

SUITE 290

SPACE USE	Office/Medical, Available Now
CONDITION	Full Build-Out, Class A Building, Built 2012 (Furnished for medical use ¹)
LEASE²	Triple Net, Rent appx. \$5,400.00/mo. current (\$23.18/RSF + OpEX, TPRS 3.304%)-- <u>BUT SEE BELOW FOR DISCOUNT</u>
EXPIRES²	November 30, 2027. May be able to extend with Landlord.
OPTIONS²	Assume existing lease <u>or</u> make NEW LEASE . Will consider Sub-lease . ²
DISCOUNT³	\$3,000.00/mo. - Flat Rate, All Lease Expenses Included
SPACE	Suite 290, appx. ± 1,624 RSF/Lease, ± 1,450 USF; Bldg. Signage available



¹ Available for purchase, negotiable (\$35,000.00 value)

² Subject to Landlord approval. May require Guaranty, depending on credit;

³ **\$3,000.00/mo. Flat Rate-** ALL LEASE EXPENSES INCLUDED (except separately billed) on either current lease or new lease from Landlord until 11/30/27 upon release of current tenant liability.



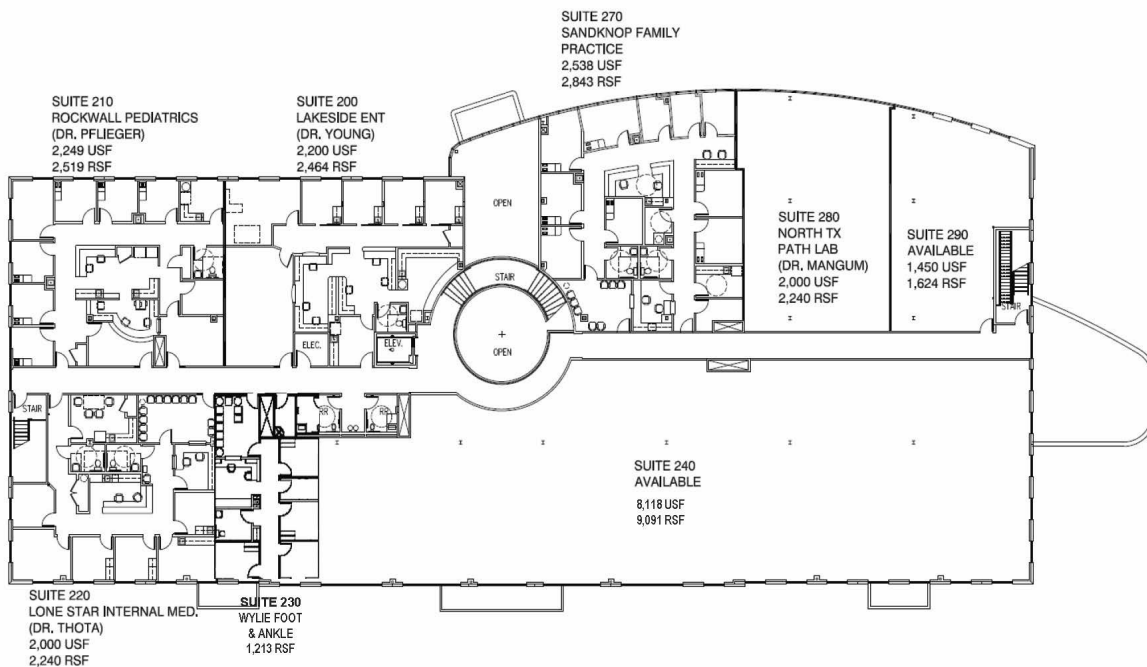
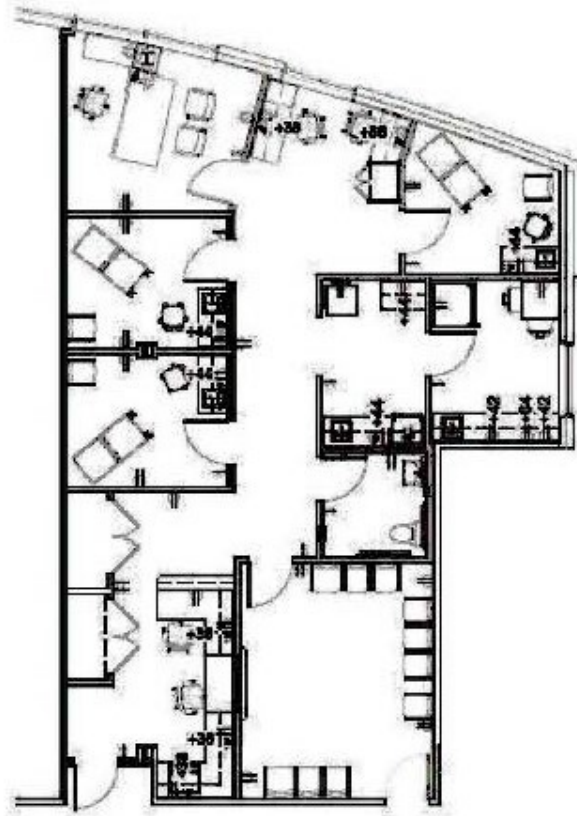
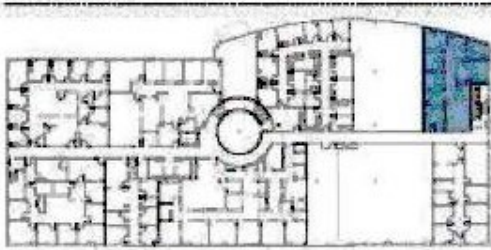
WYLIE MEDICAL PLAZA

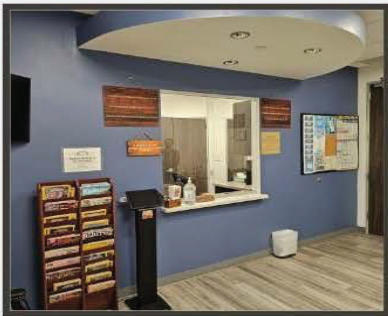
2300 W FM 544 | WYLIE, TX 75098

SUITE 290

±1,624 SF

SECOND FLOOR





FULLY FURNISHED MEDICAL CLINIC

- **3 EXAM ROOMS WITH NURSING STATION**
- **RECEPTION AREA**
- **BREAK ROOM**
- **DOCTOR'S OFFICE**

