

For Lease

**The Merchantile II
870 S Denton Tap Rd
Coppell, TX 75019**



Building Information

- Suites ranging in size from 295 sf– 2,930 sf
- Suite 100 – 2,930 sf (former orthodontic office)
- Suite 250 – 2,386 sf General Office (50/50 % office/Open with break room.
- Suite 295 – 295 sf – great for one man office
- Surface Parking 4.67/1,000 SF
- Can accommodate general & medical uses
- High Speed Fiber Optic



**For Information
Contact:**

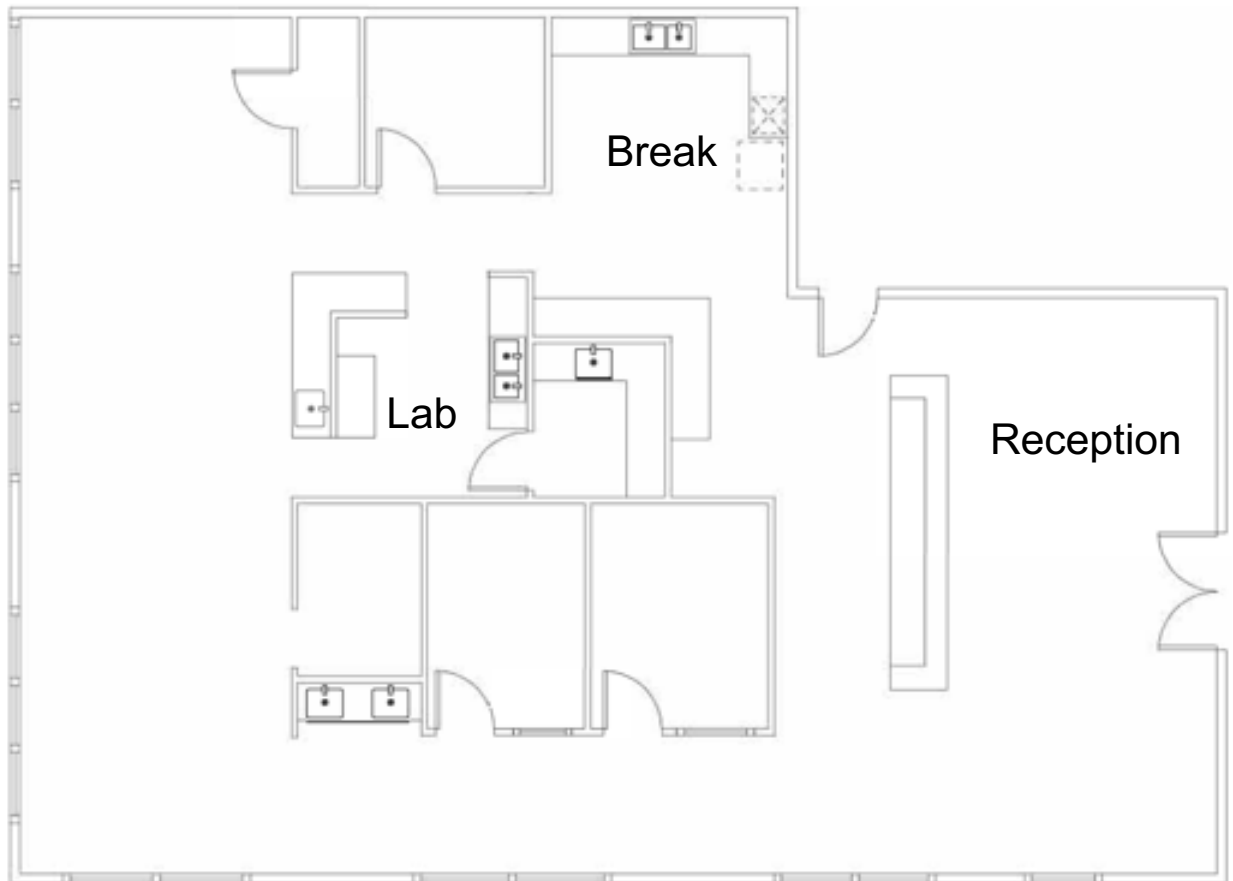


Mike@HugeREA.com
(469) 759-0212

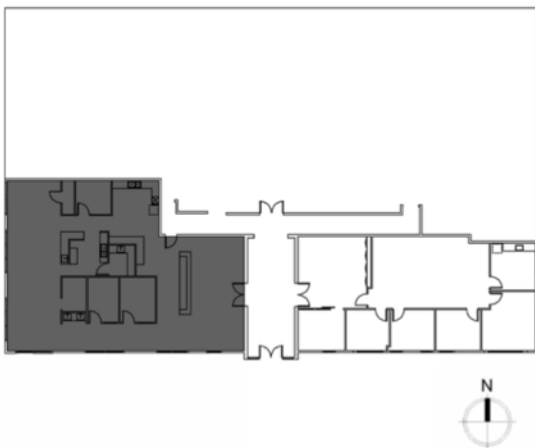
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Real Estate Advisors

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Suite 100 – 2,930 sf



Former orthodontics office with lab, consult room, break, reception & doctors offices



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Interior Photos - Suite 100 – 2,930 sf



Former Orthodontic Office

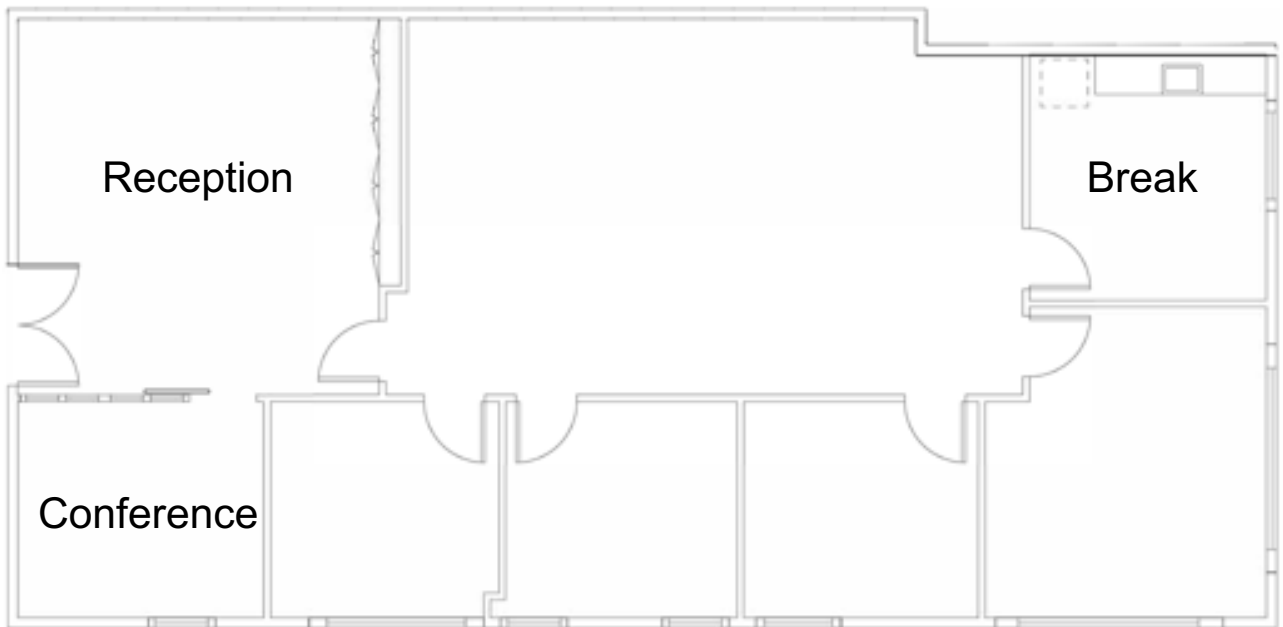
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Suite 250 – 2,386 sf



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Interior Photos - Suite 250 – 2,386 sf



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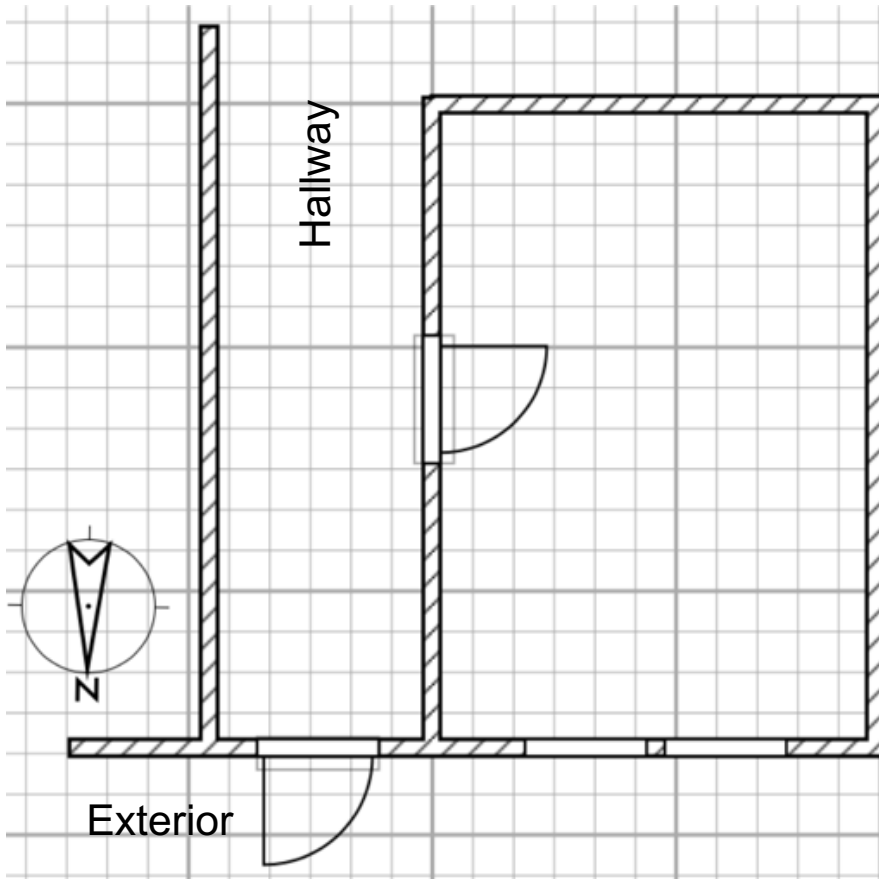
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Suite 295 – 295 SF



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Interior Photos - Suite 295 – 295 sf



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NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

These laws require all real estate licensees to give the following information about brokerage services to prospective buyers, sellers, lessees and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because the owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Michael Huge d/b/a/ Huge Real Estate Advisors

Real Estate Broker/Company

Buyer, Seller, Tenant or Landlord

Date

Real Estate License#

Date

Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Licensees are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-0188 or call 713 463 1969.