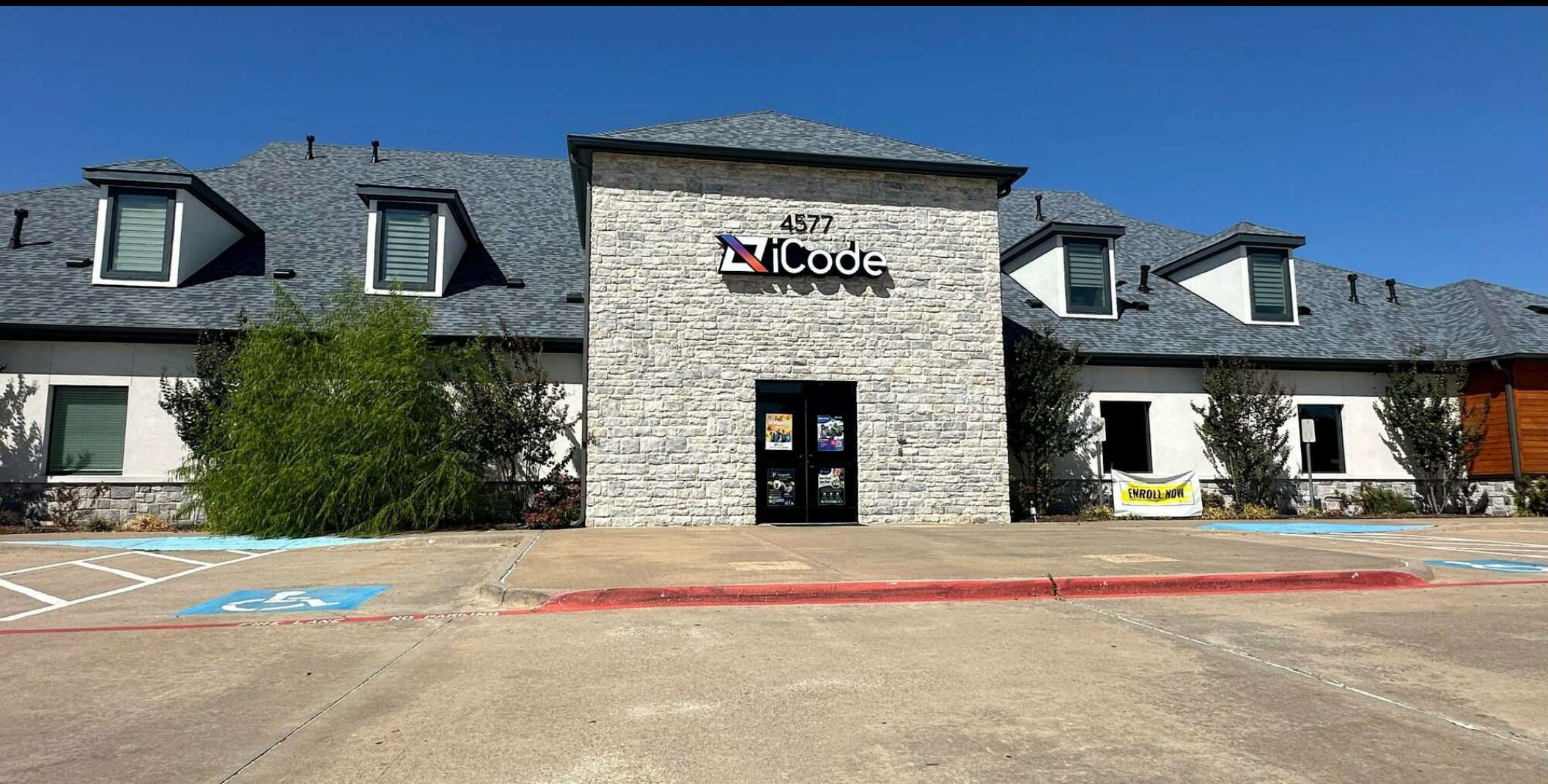


OHIO PROFESSIONAL BUILDING

4577 OHIO DR, FRISCO, TX 75035



CHRIS CALLICUTT

214.384.4808

chris@stcroixca.com

Phone: 512.391.0718 | stcroixcra.com



ST. CROIX

CAPITAL REALTY ADVISORS

FOR LEASE

OHIO PROFESSIONAL BUILDING

4577 OHIO DR, FRISCO, TX 75035



PROPERTY HIGHLIGHTS

- Exterior renovations completed Summer 2023
- High Density & High-Income area within Frisco
- Minutes from the Sam Rayburn Tollway & the Dallas North Tollway
- Building & Monument Signage available
- Tenants have professional storefront entrance
- All suites have private restrooms
- Storage space
- Parking ratio: 3.46 / 1,000

OFFERING SUMMARY

Lease Rate:	\$20.50 - 24.00 SF/yr (NNN)
Available SF:	2,591 - 12,621 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 100 & 200	\$20.50 SF/yr	10,030 SF
Suite 120	\$24.00 SF/yr	2,591 SF

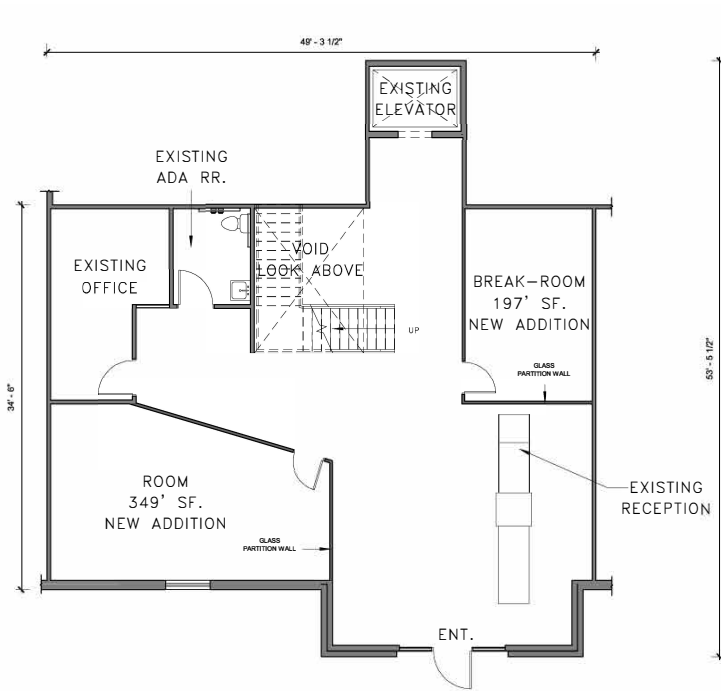
FOR MORE
INFORMATION:

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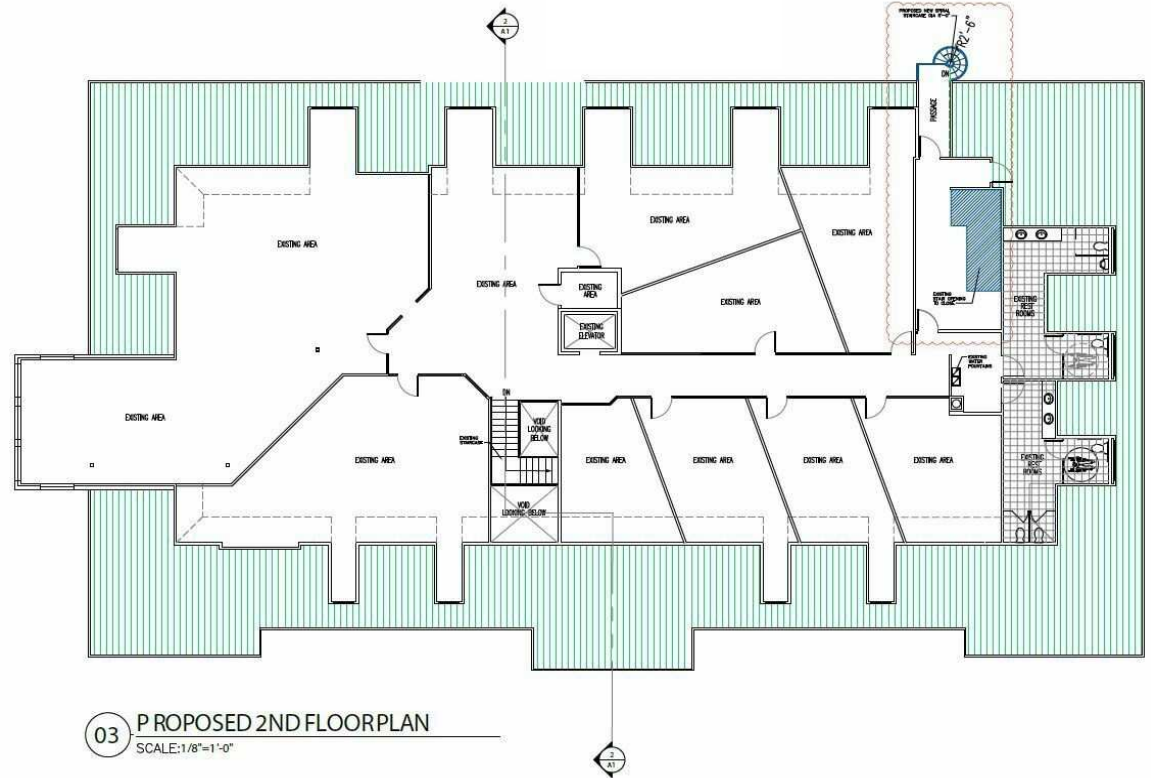
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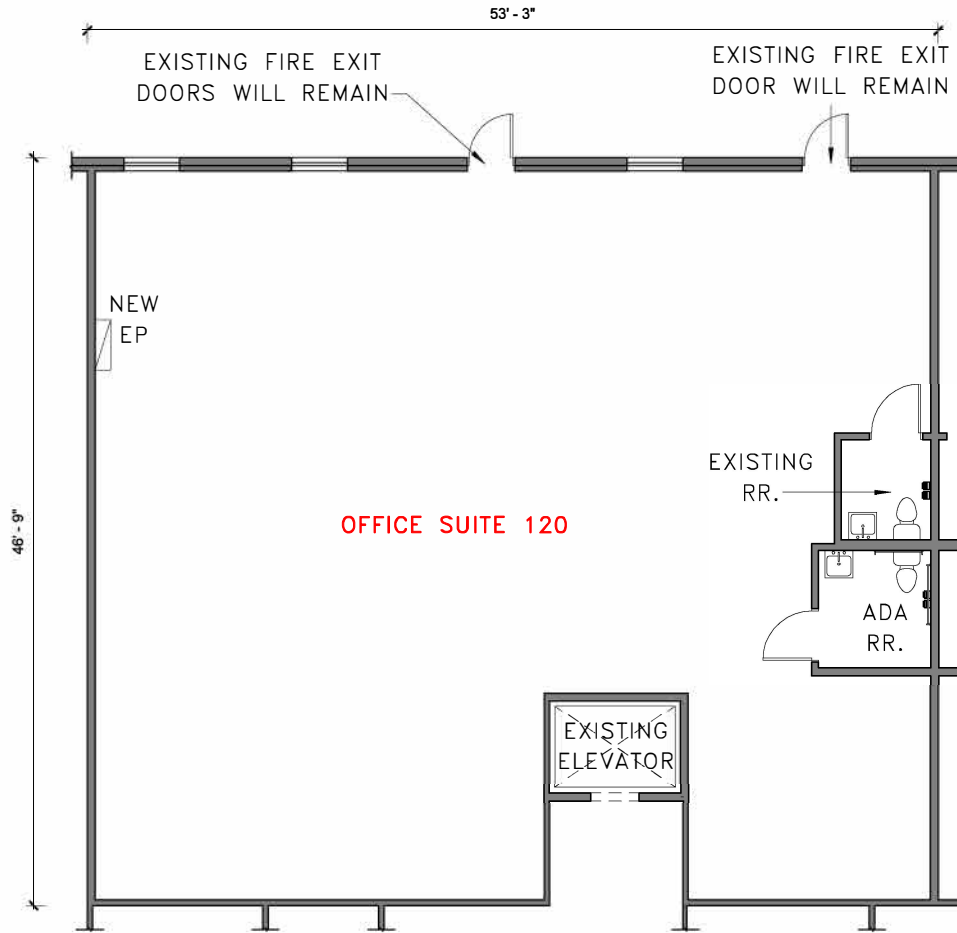
OFFICE SUITE 100 & 200



1 FLOOR PLAN
1/8" = 1'-0"



03 PROPOSED 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN
1/8" = 1'-0"

ak
ARCHITECTS INC.
ARCHITECTURE | PLANNING | INTERIORS
ONE LEACH WEST TOWER 7550 S LEGACY DR., SUITE 2400 PLANO, TX

OWNER
MR. ABID ABEDI

PROJECT NAME
ROSEWOOD ACADEMY BLOCK A
LOT 4 SWC OHIOLEBANON
ADDITION 4577 OHIO DRIVE FRISCO
COLLIN COUNTY TX 75035

CIVIL

STRUCTURE

ELECTRICAL

MECHANICAL

PLUMBING

LANDSCAPE

ARCHITECT STAMP

REVISION	DATE	DESCRIPTION	ISSUED BY	DATE	DESCRIPTION

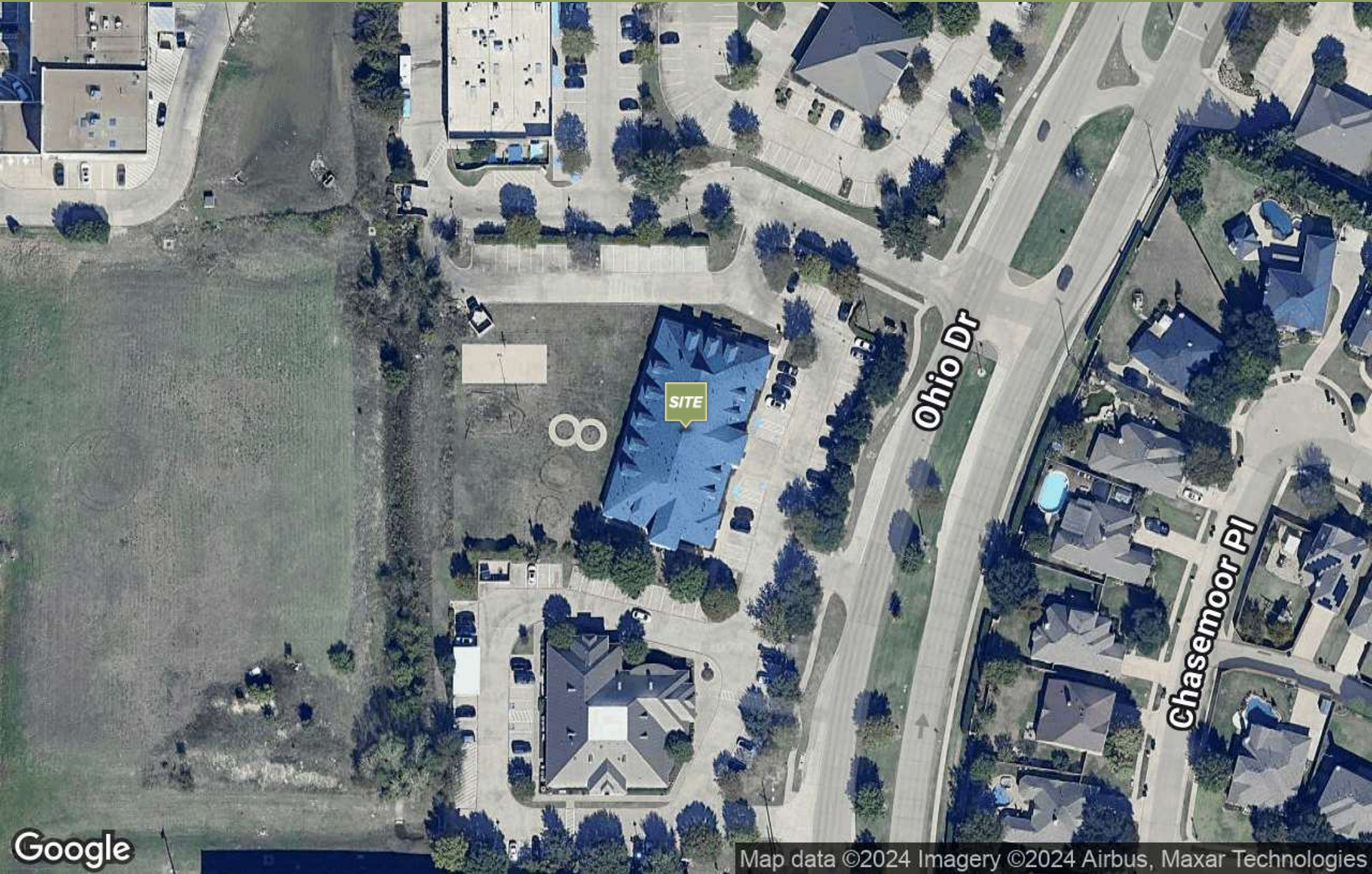
SHEET TITLE:
A-01 FLOOR PLAN

DATE	
DESIGNED BY	
CHECKED BY	

FOR LEASE

OHIO PROFESSIONAL BUILDING

4577 OHIO DR, FRISCO, TX 75035



SITE

Ohio Dr

Chasemoor Pl

8

Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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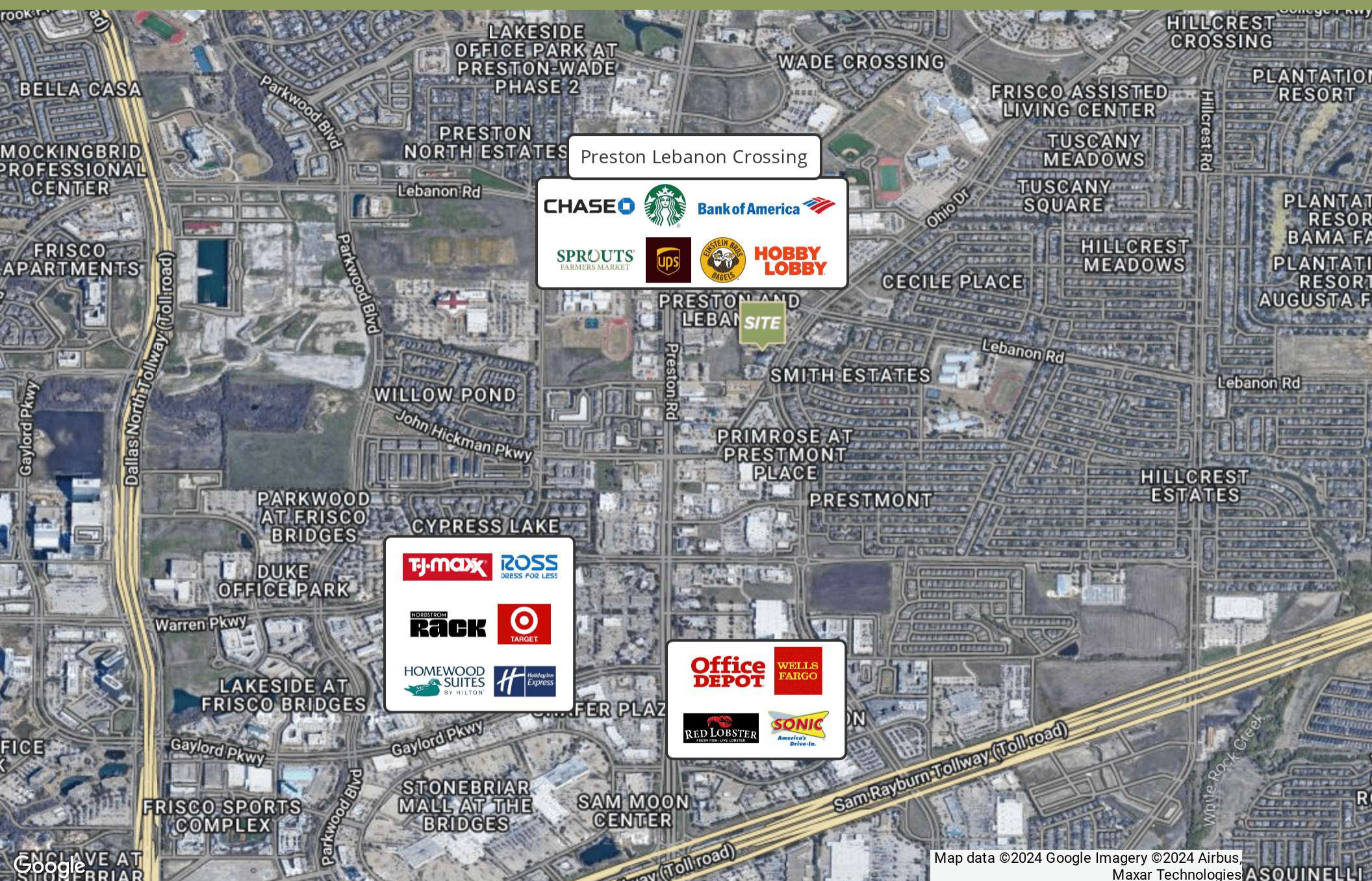
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FOR LEASE

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Preston Lebanon Crossing

CHASE Bank of America

SPROUTS FARMERS MARKET HOBBY LOBBY

SITE

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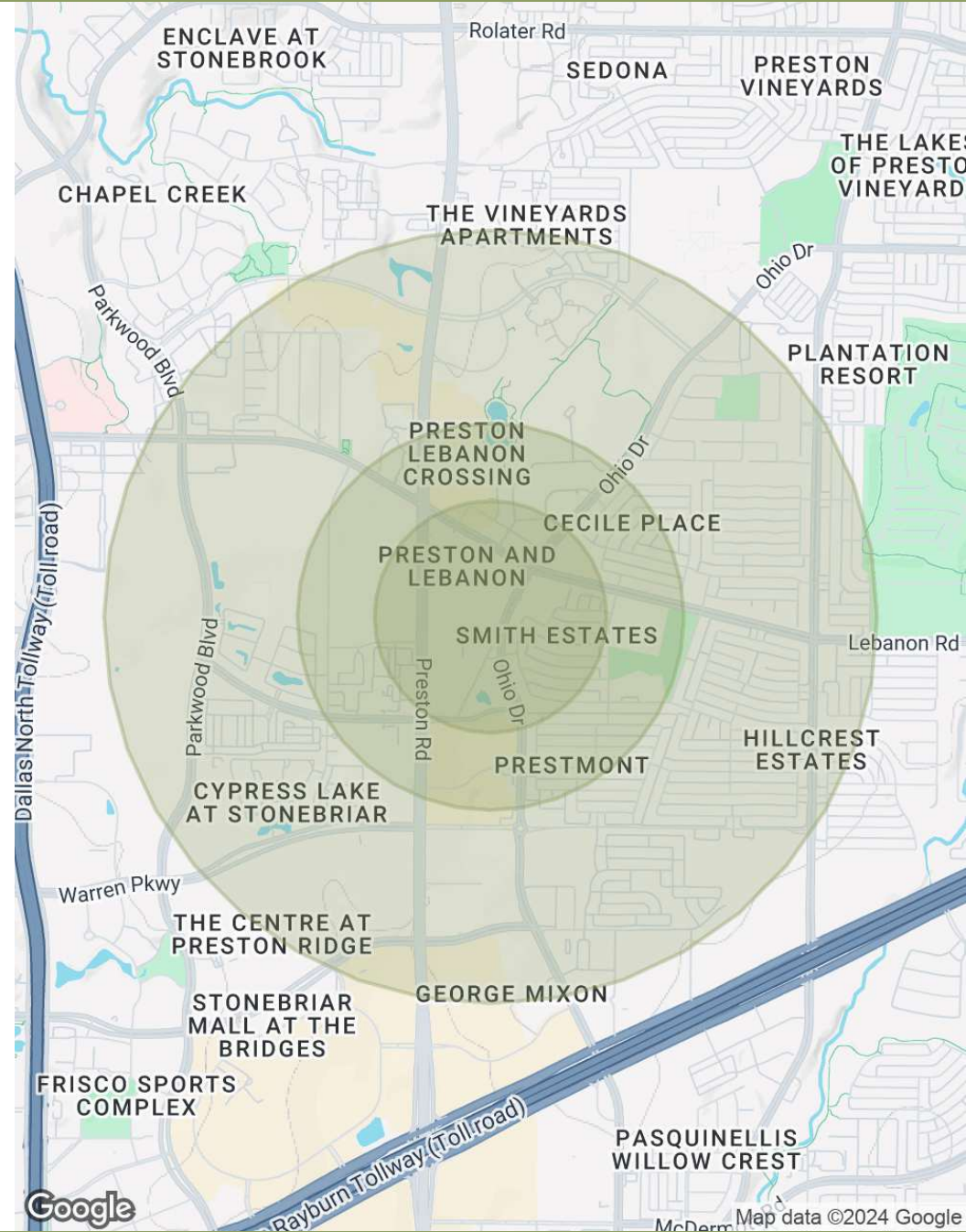
OHIO PROFESSIONAL BUILDING

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	646	2,084	15,382
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	312	920	6,593
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$131,029	\$132,176	\$131,270
Average House Value	\$554,332	\$593,635	\$639,236

Demographics data derived from AlphaMap



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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.

11-2-2015



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.

<u>St. Croix Capital Realty Advisors, LLC</u>	<u>9003153</u>	<u>officeadmin@stcroixca.com</u>	<u>512.391.0718</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>John W. Collins IV</u>	<u>561707</u>	<u>jcollins@stcroixca.com</u>	<u>512.391.0718</u>
Designated Broker of Firm	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date