



MOVE-IN READY FOR LEASE – OFFICE SUITES

MIRA VISTA OFFICE PARK

2364-2372 South Uecker Lane, Lewisville, TX

LOCATION:

Ideal location for professional office tenants.

Move-in ready office space for lease in single-story buildings located in the Mira Vista professional office park off FM 3040 (East Round Grove Road) between Business Highway 121 and Rockbrook Drive. The location has easy access to I-35 E, Sam Rayburn Tollway and all nearby retail and restaurant offerings.



SPACES AVAILABLE:

2370 S Uecker Lane

MOVE-IN READY

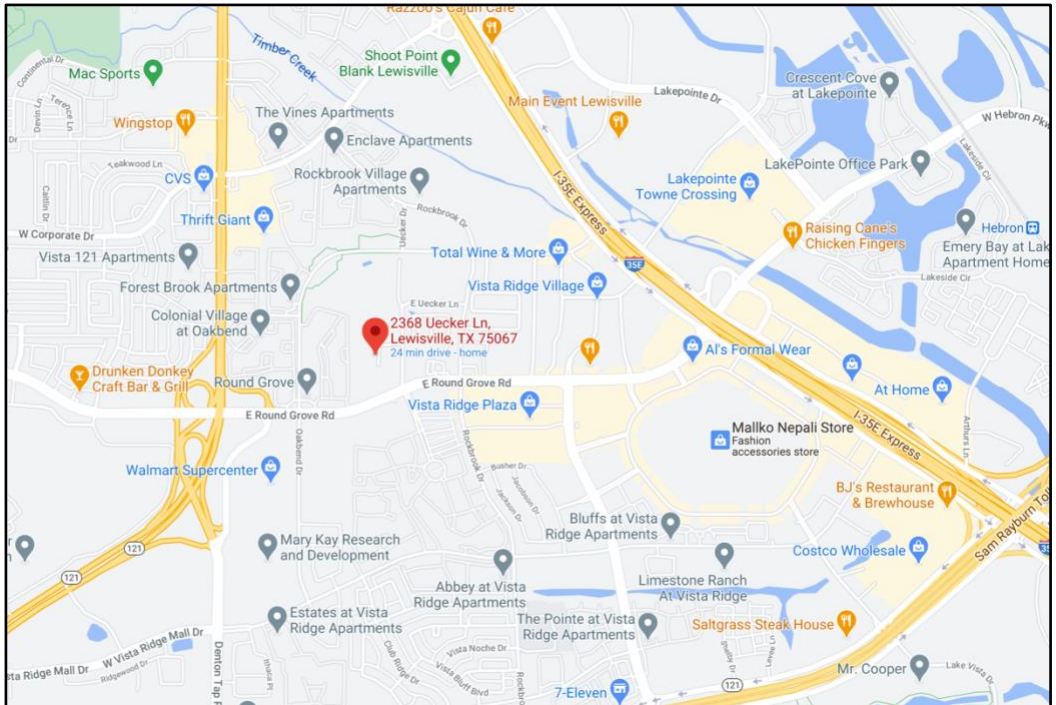
- Suite 100 – 1,376 RSF

LEASE RATE:

Competitive Rates - See Broker for Pricing.

AVAILABILITY:

Immediate



FOR INFORMATION:

Diana Pergande: Diana@BridgeRealtyTexas.com

Phyllis Garcia: Phyllis@BridgeRealtyTexas.com

www.BridgeRealtyTexas.com | 972.899.1851

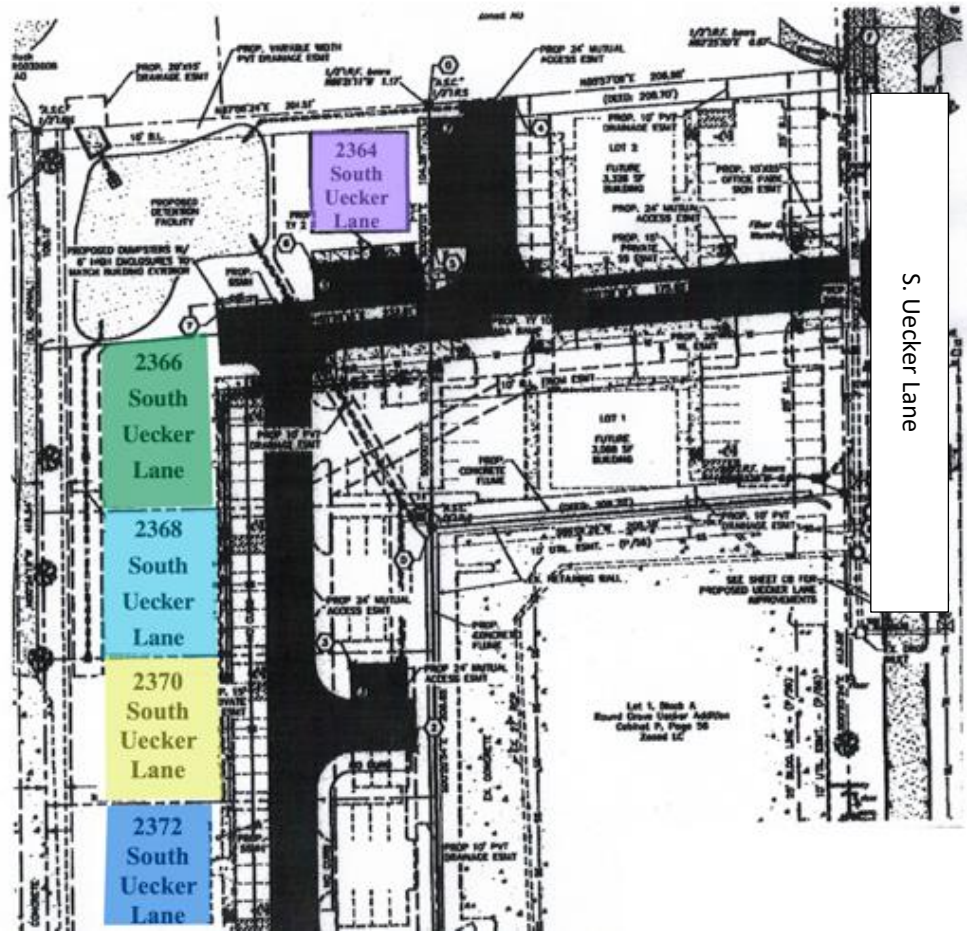
400 Parker Square, Suite 270H | Flower Mound, TX 75028

This information is believed to be accurate, but no representation or warranty, express or implied, as to its accuracy or completeness is made by any party. The presentation of this property is submitted subject to errors, omissions, change of price or prior sale or lease, or withdrawal without notice.



BRIDGE REALTY
of
TEXAS
COMMERCIAL REAL ESTATE

BUILDING SITE
MIRA VISTA OFFICE PARK
2364-2372 South Uecker Lane, Lewisville, TX



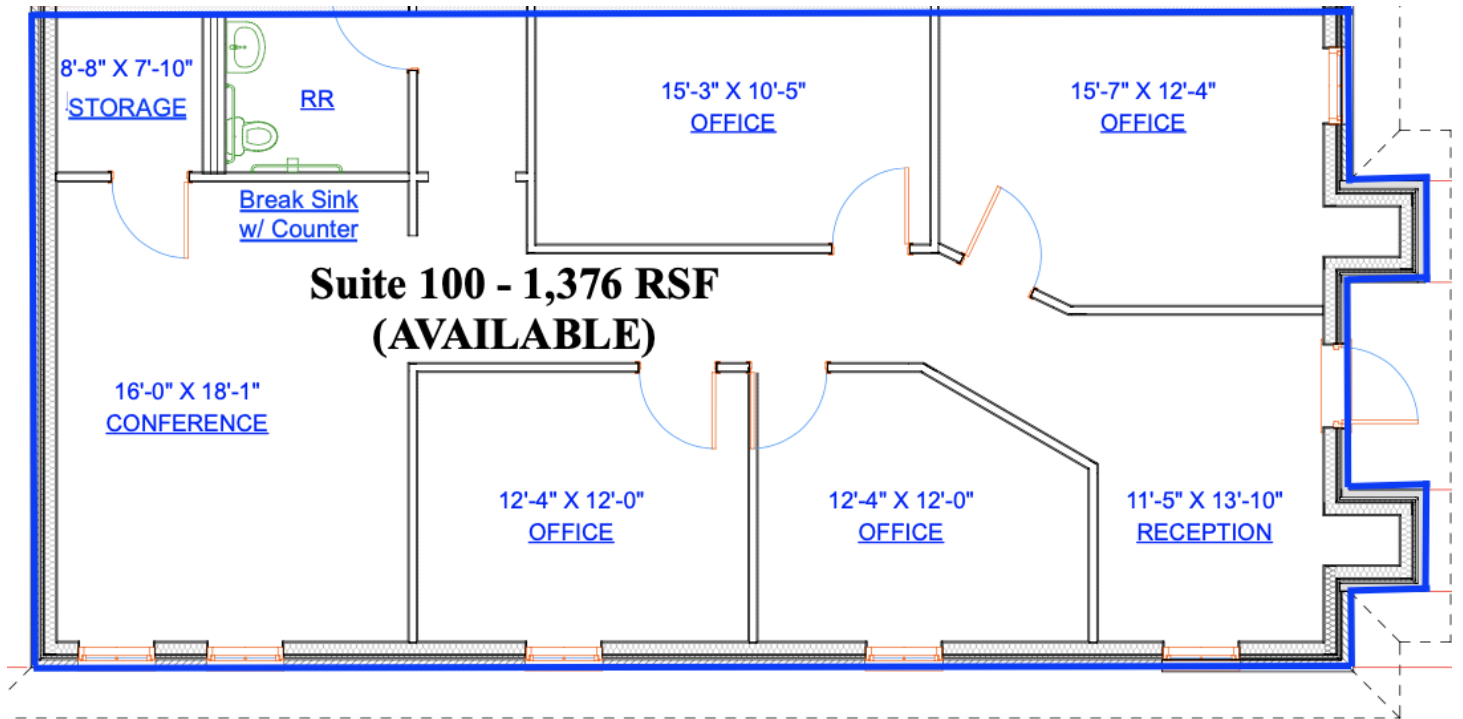
Mira Vista Office Park
2364 - 2372 South Uecker Lane
Lewisville, TX



FLOOR PLAN

2370 South Uecker Lane, Suite 100
Lewisville, TX

2370 S. Uecker Lane, Lewisville, TX 75067
Suite 100 – 1,376 RSF

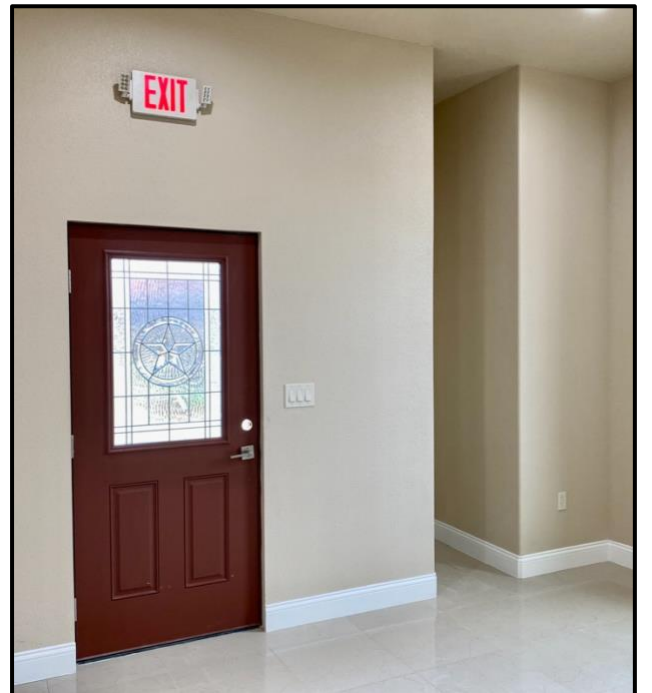




BRIDGE REALTY
of
TEXAS
COMMERCIAL REAL ESTATE

PHOTOS

MIRA VISTA OFFICE PARK
2364-2372 South Uecker Lane, Lewisville, TX





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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.

PM Real Estate, LLC dba Bridge Realty of Texas	9005458	info@bridgerealtytexas.com	(972)899-1851
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Phyllis Garcia	481146	phyllis@bridgerealtytexas.com	(972)899-1851
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Diana Pergande	714925	diana@bridgerealtytexas.com	(972)899-1851
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0