

# For Lease

## CUSTER COMMONS OFFICE PARK

465 W President George Bush Hwy Richardson, TX 75080



### OFFERING SUMMARY

|                |                 |
|----------------|-----------------|
| Lease Rate:    | \$19.75 psf + E |
| Building Size: | 11,671 SF       |
| Available SF:  | 3,635 +/- SF    |
| Lot Size:      | 1.5 Acres       |
| Year Built:    | 2008            |
| Zoning:        | Office          |
| Market:        | Dallas/Ft Worth |
| Submarket:     | Richardson      |

### PROPERTY OVERVIEW

Nicely finished office on the 2nd Floor overlooking the building lobby with high open ceilings and glass stairwell. Floor to ceiling windows provides ample natural light. Finished with 9 offices, 1 conference, break and open area. Move in ready.

### PROPERTY HIGHLIGHTS

- Available Now
- Suite 220: 3,635 +/- SF
- Visibility to President George Bush Freeway and one exit to Central Expressway
- Traffic Count: 150,000 cars per day
- Parking is 4 per 1,000 SF, Free Surface
- Walk 4 minutes to Neighboring Retail with JC Burger, Shuck N Jive, CrossFit, Pappy's Pet Lodge and other services
- Located close to UT Dallas, Upscale Multi-Family, and Restaurants.

Presented by

**Janice Peters, CCIM**  
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214.389.3664

The information contained herein was obtained from sources believed reliable; however, Hudson Peters Commercial LLC makes no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of properties and pricing is submitted subject to errors, omissions, change of price or condition prior to sale or lease or withdrawal without notice. Unless expressly stated otherwise, nothing contained in this message should be construed as a digital or electronic signature, nor is it intended to reflect an intention to make an agreement by electronic means.



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465 President George Bush Highway



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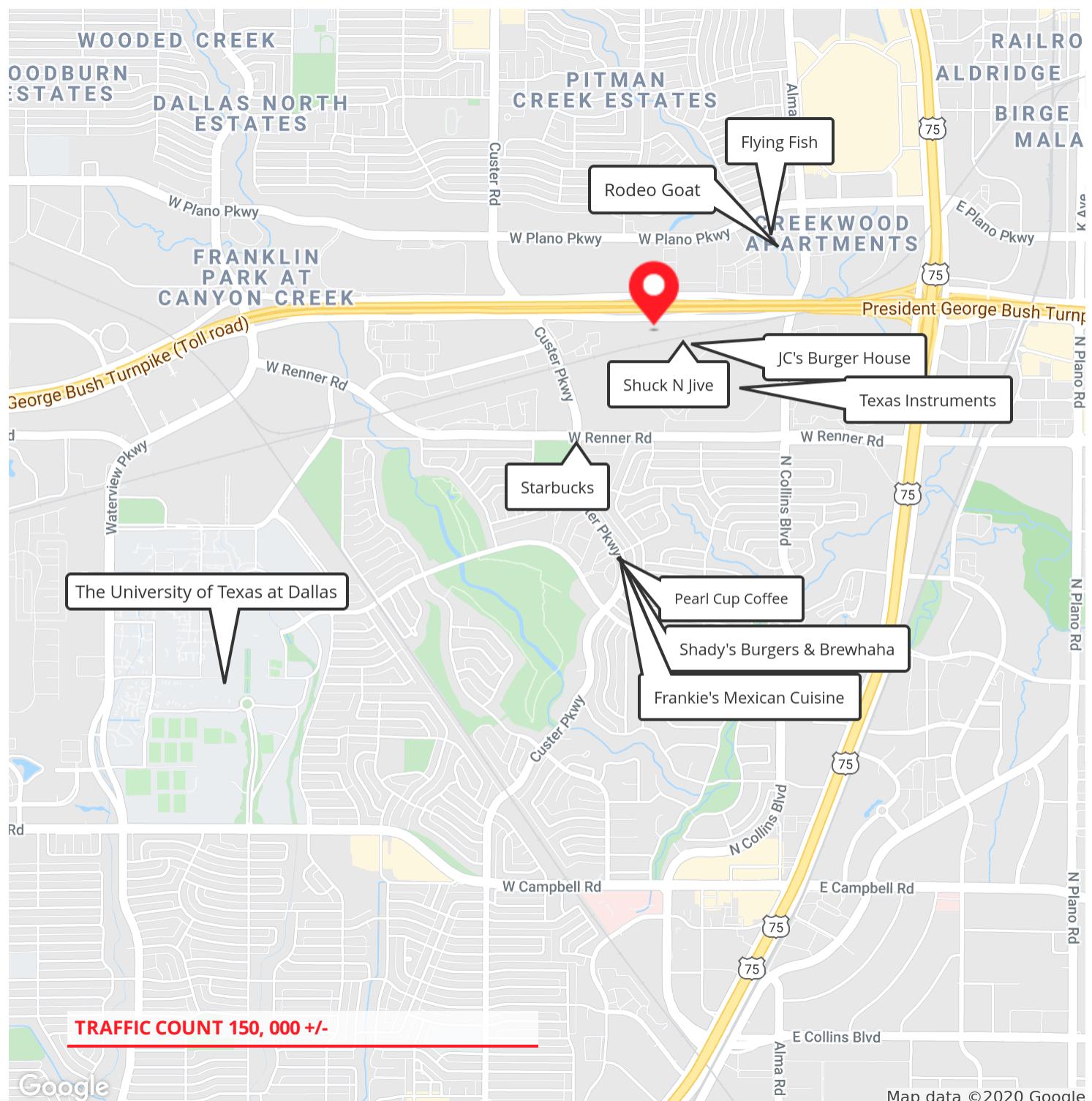
HUDSON  
PETERS  
Commercial

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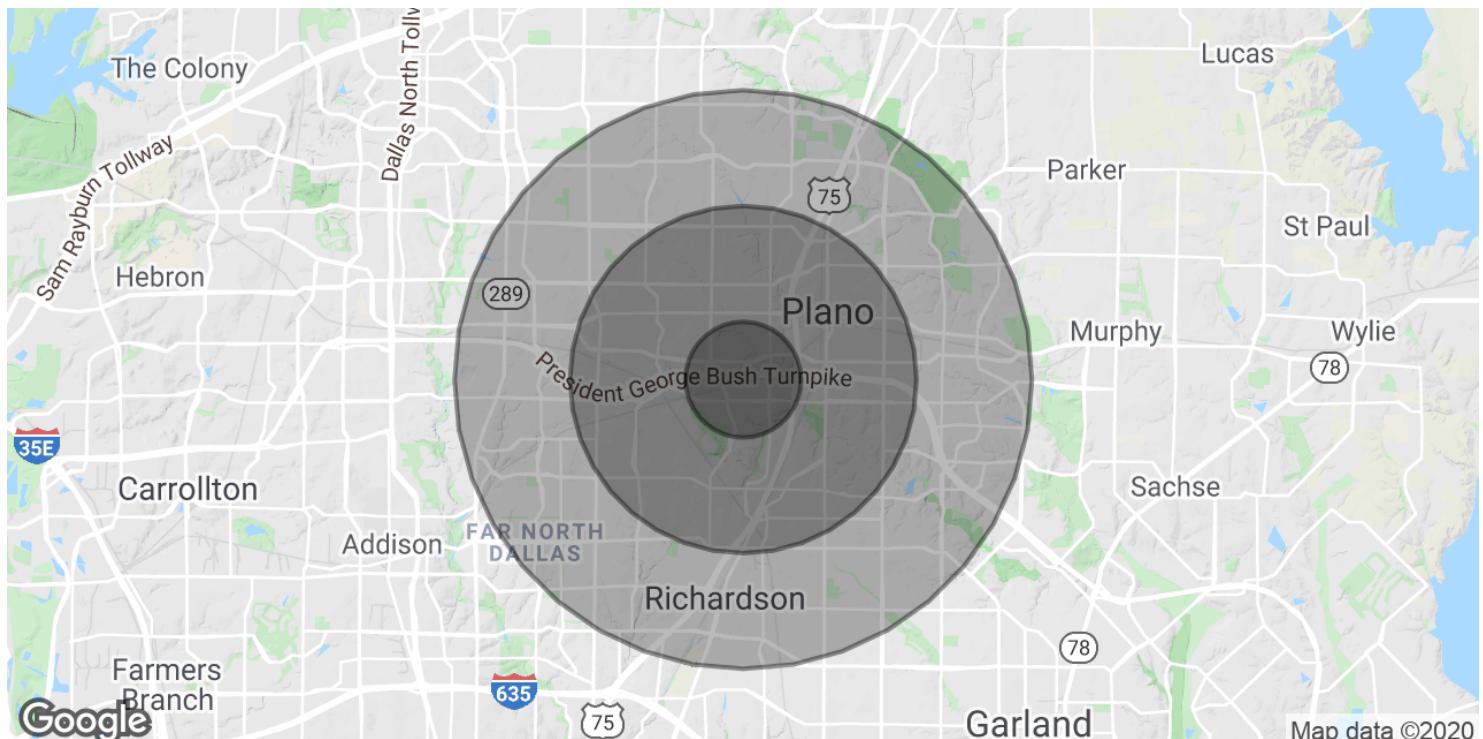


HUDSON  
PETERS  
Commercial

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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,630  | 78,726  | 290,444 |
| Average age          | 35.9   | 37.6    | 37.1    |
| Average age (Male)   | 35.9   | 36.2    | 35.6    |
| Average age (Female) | 35.9   | 39.3    | 38.8    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 3,648     | 31,264    | 112,143   |
| # of persons per HH | 2.4       | 2.5       | 2.6       |
| Average HH income   | \$92,252  | \$84,174  | \$86,725  |
| Average house value | \$193,494 | \$192,917 | \$207,741 |

\* Demographic data derived from 2010 US Census

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## 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 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.

|                                                                    |               |                                |                      |
|--------------------------------------------------------------------|---------------|--------------------------------|----------------------|
| <b>Hudson Peters Commercial, LLC</b>                               | <b>582122</b> | <b>hudson@hudsonpeters.com</b> | <b>(972)980-1188</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.   | Email                          | Phone                |
| <b>Lynn Michelle Hudson</b>                                        | <b>433516</b> | <b>hudson@hudsonpeters.com</b> | <b>(972)980-1188</b> |
| Designated Broker of Firm                                          | License No.   | Email                          | Phone                |
| Licensed Supervisor of Sales Agent/Associate                       | License No.   | Email                          | Phone                |
| 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](http://www.trec.texas.gov)**  
IABS 1-0