

OFFICE SPACE FOR LEASE

400 Chisholm Place, Plano, TX 75075



JOSEPH JAMES, CCIM

Director, Central Commercial Group

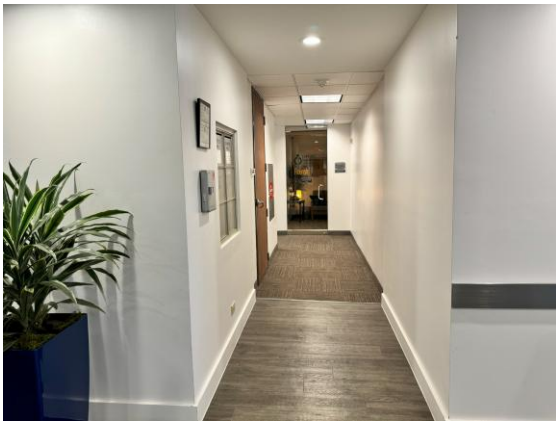
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**CENTRAL
COMMERCIAL
GROUP**

400 CHISHOLM PLACE



EXECUTIVE SUMMARY:

- Recently renovated high-quality office building ideal for medical and general office use.
- Move-in ready suites and executive suites available.
- Affordable lease rates in the highly desirable Plano / Richardson submarket.
- Prime location with direct access to US-75 (Central Expressway) and within a 5-minute drive to President George Bush Turnpike.
- Within 30-minutes drive to DFW airport and Dallas Love Field airport.
- Flexible finished office suites ranging from 1,000 to 6,600 square feet, suitable for small to mid-sized tenants. Executive suites available.
- Plenty of parking with an excellent parking ratio of 3.5 spaces per 1,000 SF.
- Beautiful surroundings! Backs into greenbelt with access to walking and bike trails. Several restaurants and amenities within walking distance.

ADDRESS: 400 Chisholm Pl, Plano, TX 75075

FLOORS: 4 Stories serviced by 2 Elevators

BUILDING SIZE: 65,765 SF

LAND AREA: 3.49 Acres

PARKING: 223 Spaces. 3.5 spaces per 1,000 SF

YEAR BUILT: 1982

400 CHISHOLM PLACE



Chisholm Place, located at 400 Chisholm Place in Plano, TX, is a recently renovated Class B+ office building offering 65,765 square feet of premium office space. This four-story property provides flexible leasing options with suites ranging from 1,000 to 6,600 square feet. Ideal for medical and general office use.

AVAILABLE SPACES:

SUITE #	SQUARE FEET	ANNUAL RATE	LEASE TYPE
SUITE 104	2,046 SF	\$18 PSF	Modified Gross
SUITE 208	1,000 – 6,600 SF	\$17 - \$18 PSF	Modified Gross
SUITE 213	1,902	\$18 PSF	Modified Gross
SUITE 300A	3,053 SF	\$18 PSF	Modified Gross
Executive Suites	160 - 256 SF	\$600 - \$800	Full Service

* Availability subject to change. Please call or email to confirm availability. Additional units and executive suites may become available from time to time.

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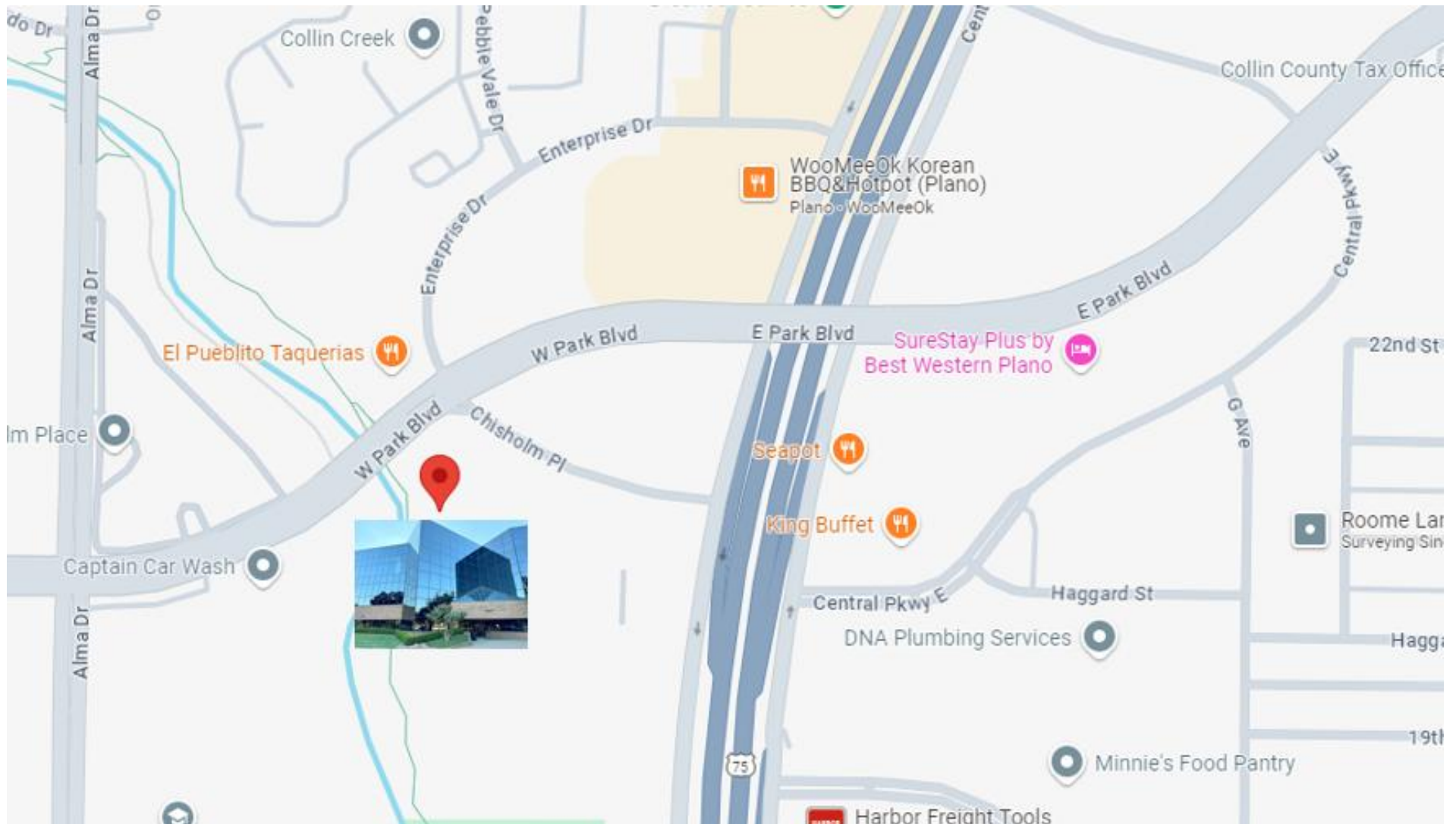
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400 CHISHOLM PLACE – Excellent Location with direct access to US 75

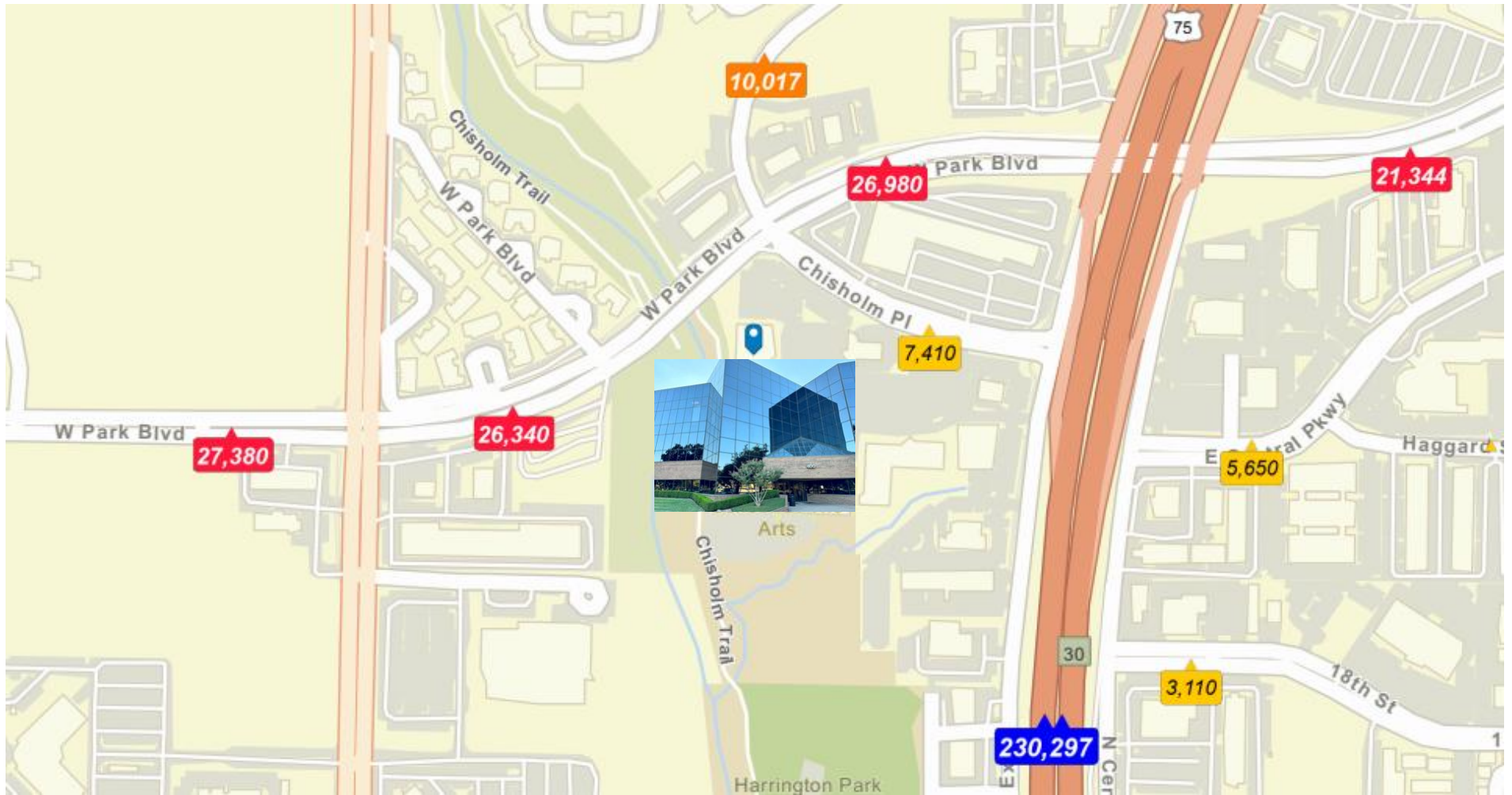


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400 CHISHOLM PLACE – Easy access for your employees and customers. 230,000 vehicles per day on US

75



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400 CHISHOLM PLACE – Well appointed interiors and lobby

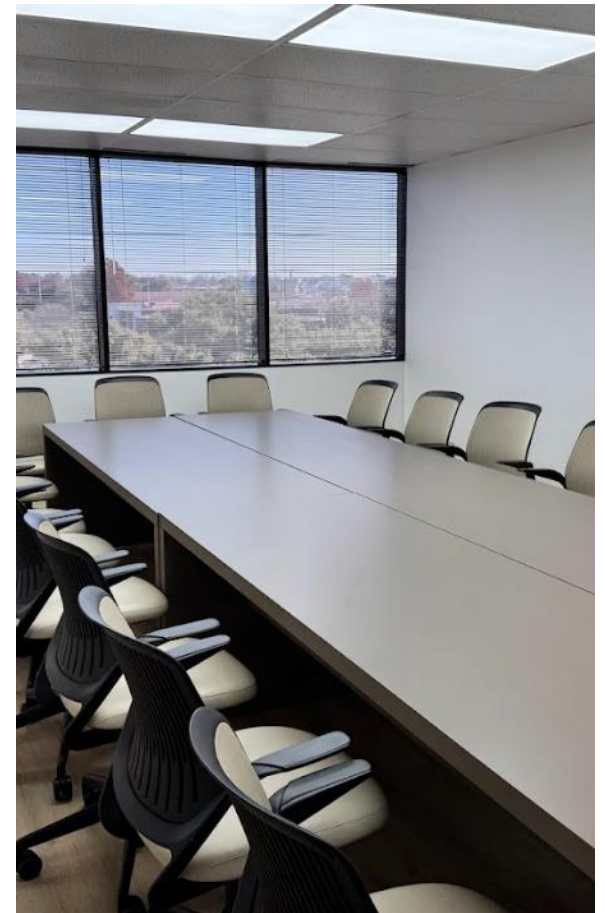


* Well finished out interiors and common areas.

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400 CHISHOLM PLACE – Free shared conference room



* Shared conference room.

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400 CHISHOLM PLACE – Direct access to walking and biking trails

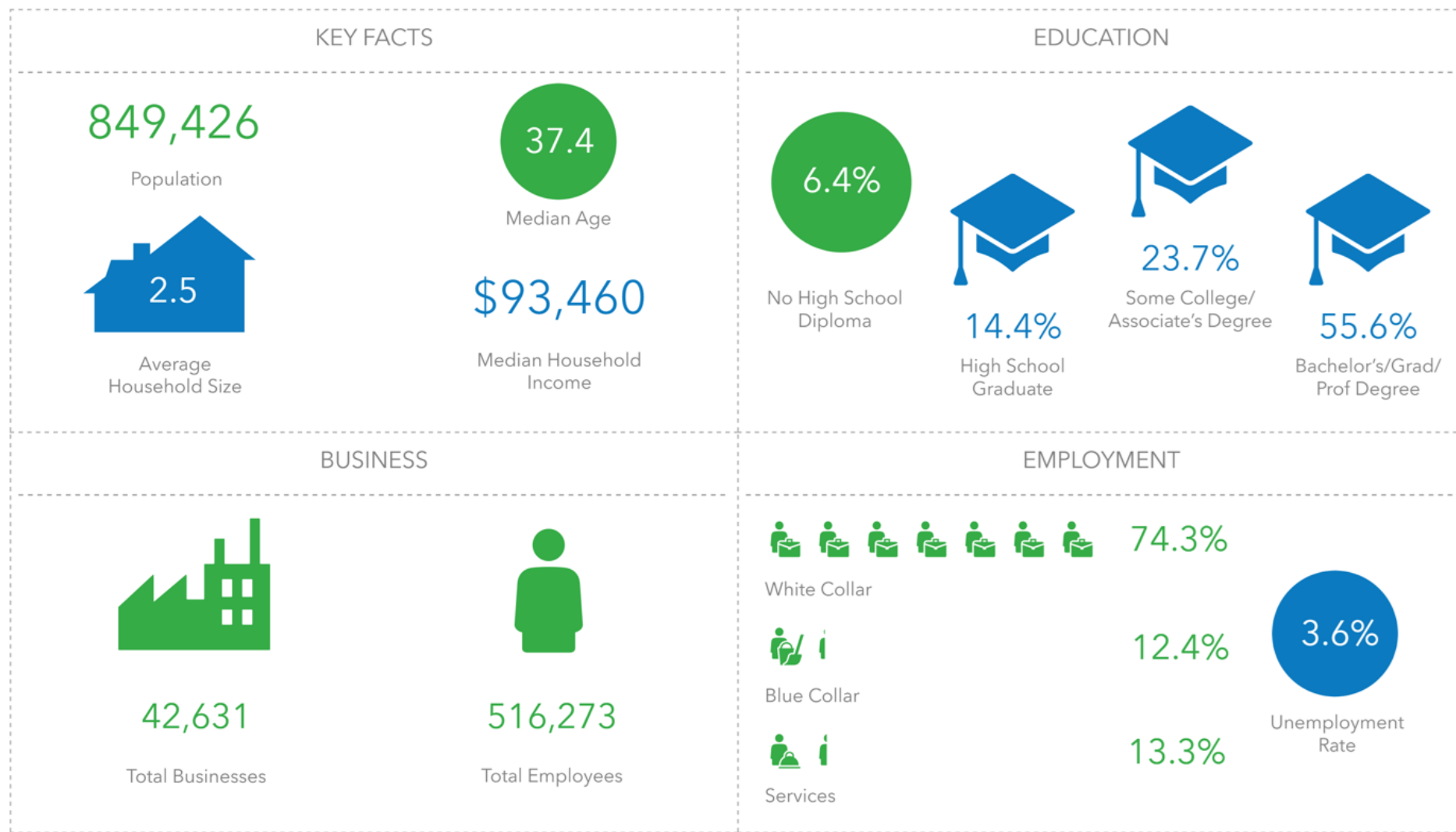


* Beautiful surroundings! Backs into greenbelt with access to walking and bike trails.

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400 CHISHOLM PLACE – Key facts within 15-minute drive



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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.



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.

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