

OFFICE SPACE FOR LEASE



COMMERCIALSM

Elm Ridge Office Park

2601 Little Elm Pkwy #2004
Little Elm, TX 75068

SUITE 2004

\$3,000 /month

Landlord pays NNN's

FEATURES

Suite Size 1,228 sf

Building Size: 4,800sf

Stories: 1

Parking: 4/1000 ratio

Year Built: 2024

LOCATION

On the Frisco / Little Elm border surrounded by retail, business, and residential.



Description:

Be the first Tenant in this 1,228 square feet of new upscale office space. Beautifully appointed interior complements the functional floor plan. Private Entrance, lobby/reception area, conference room/office, 3 additional offices, break room with sink and cabinets. ADA compliant unisex restroom is conveniently located off the main hallway. Wood look vinyl plank flooring, carpet, and ceramic tiles. Large windows provide plenty of natural light. . Two storage closets. Security System. Located in close proximity to restaurants and shopping. Perfectly placed on the Frisco and Little Elm border. Minutes from the Dallas North Tollway and US Hwy 380. Near FM 720 & easily accessed from FM 423. Building signage available. Plenty of open parking.

Amenities:

- Reception
- 4 offices
- Break room
- Private Entrance
- Open Parking
- New - never occupied
- Great Location
- Conference and Reception Room

FOR MORE INFORMATION LEASE CONTACT :

Chris Meyer

cbmeyer@verizon.net 972-896-6885 cell

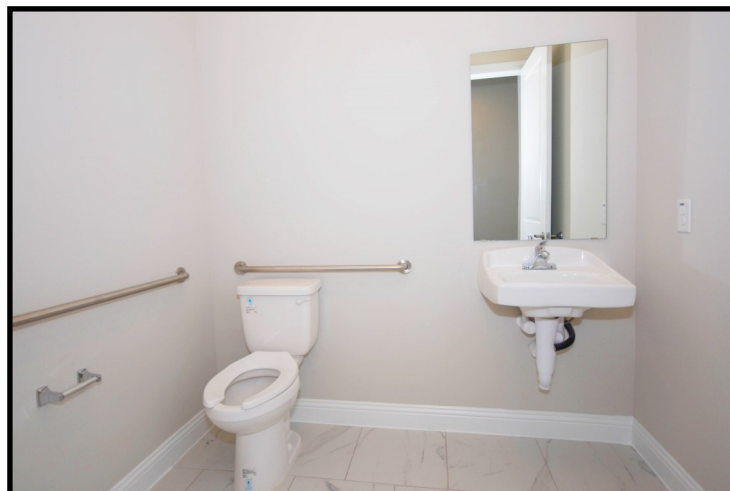
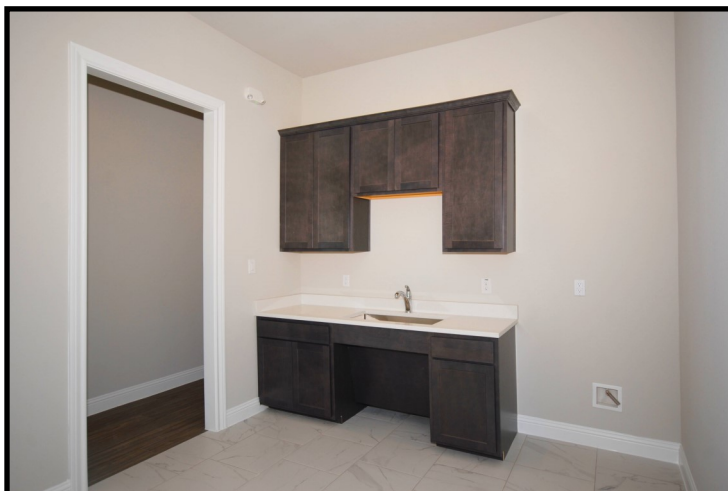
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This information contained herein is furnished by the owner to the best of their knowledge, but is subject to verification by the Tenant, and agent assumes no responsibility for correctness. The lease is made subject to errors, omissions, change of price, prior sale of withdrawal without notice. In accordance with law, this property is offered without respect to race, color, creed, national origin, sex, familial status or disability.

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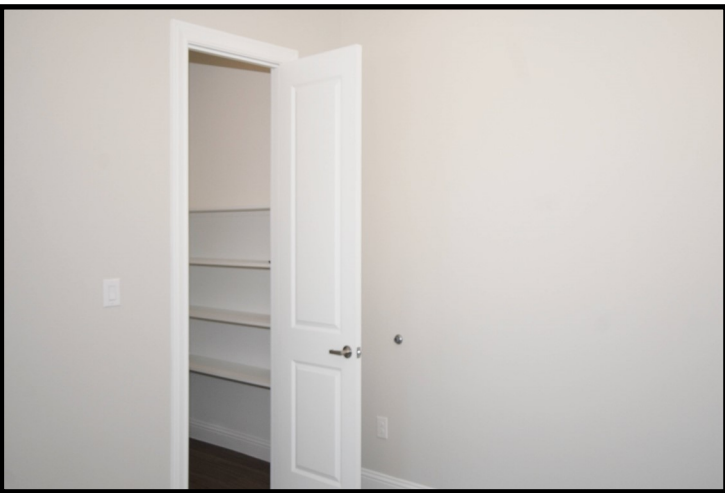
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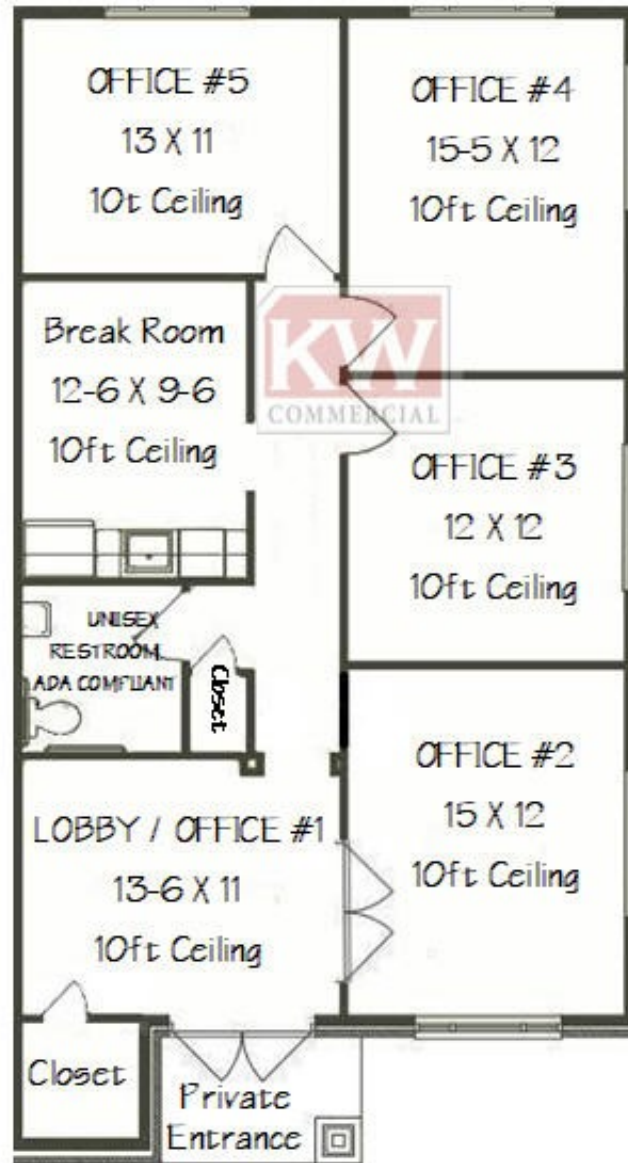


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Suite 2004
1288 SqFt approx.



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ELM RIDGE OFFICE PARK

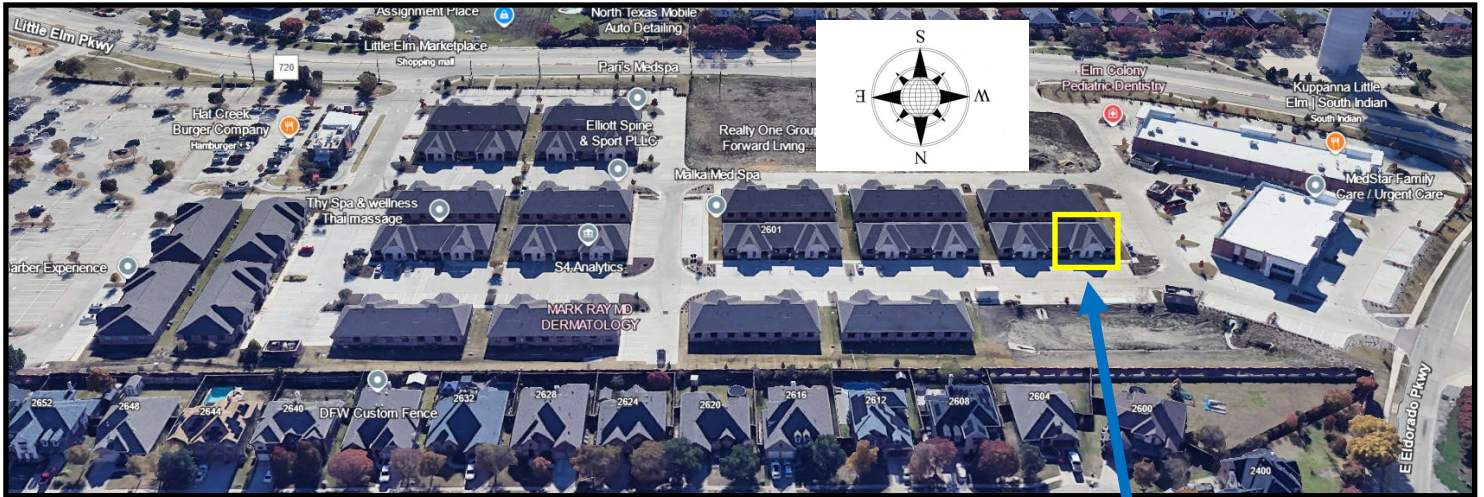
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All measurements are approximate

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Suite 204 North Facing
 Corner Suite with Windows
 along the Side

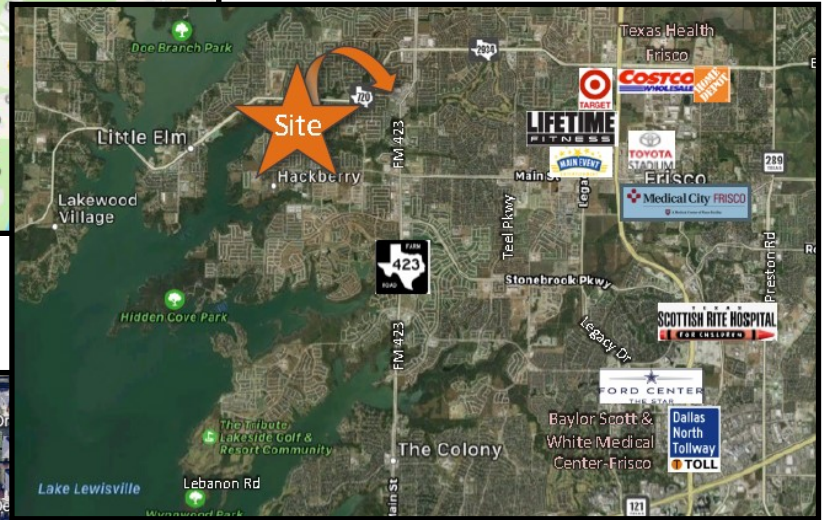
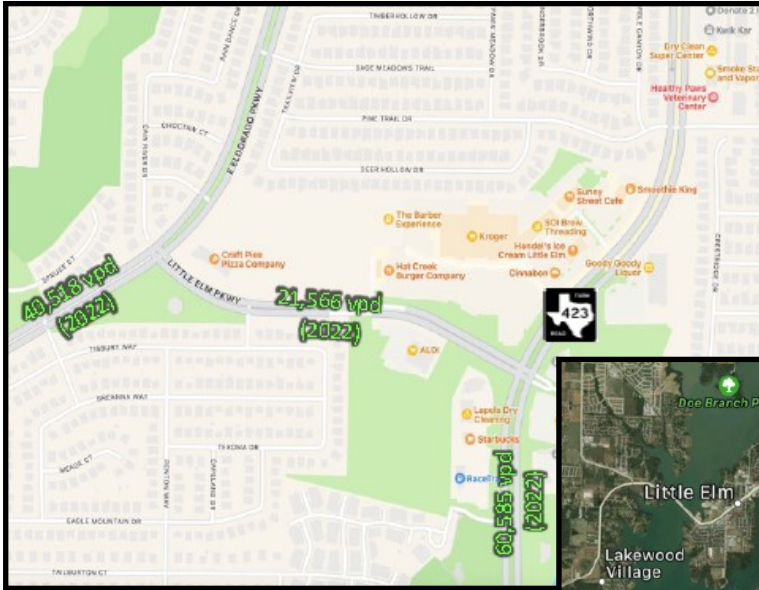



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Information About Brokerage Services

11-2-2015

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/tenants 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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Phone

Buyer/Tenant/Seller/Landlord Initials

Date