



OFFICE SPACE FOR LEASE

Presidio II | 8800 E US HWY 380 | Cross Roads, TX 76227



PROPERTY HIGHLIGHTS

With prime exposure along HWY 380 in Cross Roads, TX, this property is situated at the heart of an area with rapid growth in the commercial and residential sectors. HWY 380 offers a high-traffic area as one of the busiest thoroughfares in Denton County. Only 21 minutes from the Dallas North Tollway that provides direct access to downtown Dallas. Call today to take advantage of this phenomenal offer.

PRICE

\$19.00 / SF

SIZE

Suite 850: +/- 1,563 SF
Suite 550: +/- 1,100 SF

**Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

JOHN WITHERS

john@stagcre.com | (940) 400 -STAG

SITE

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Suite 850:

- Reception Area
- 6 Private Offices
- One Large Conference Space
- Private Restroom
- Dedicated Breakroom
- Two Dedicated Entrances

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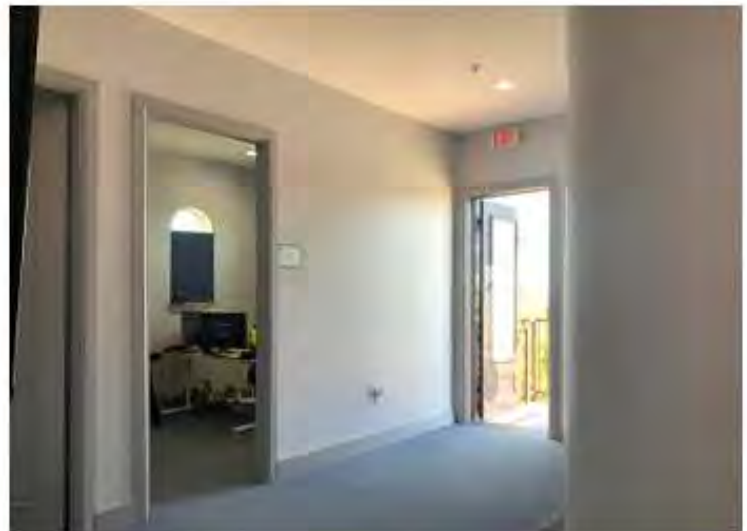
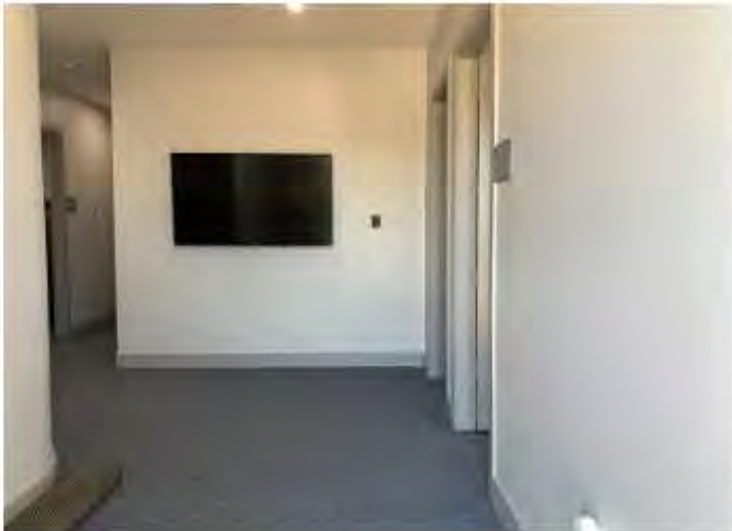
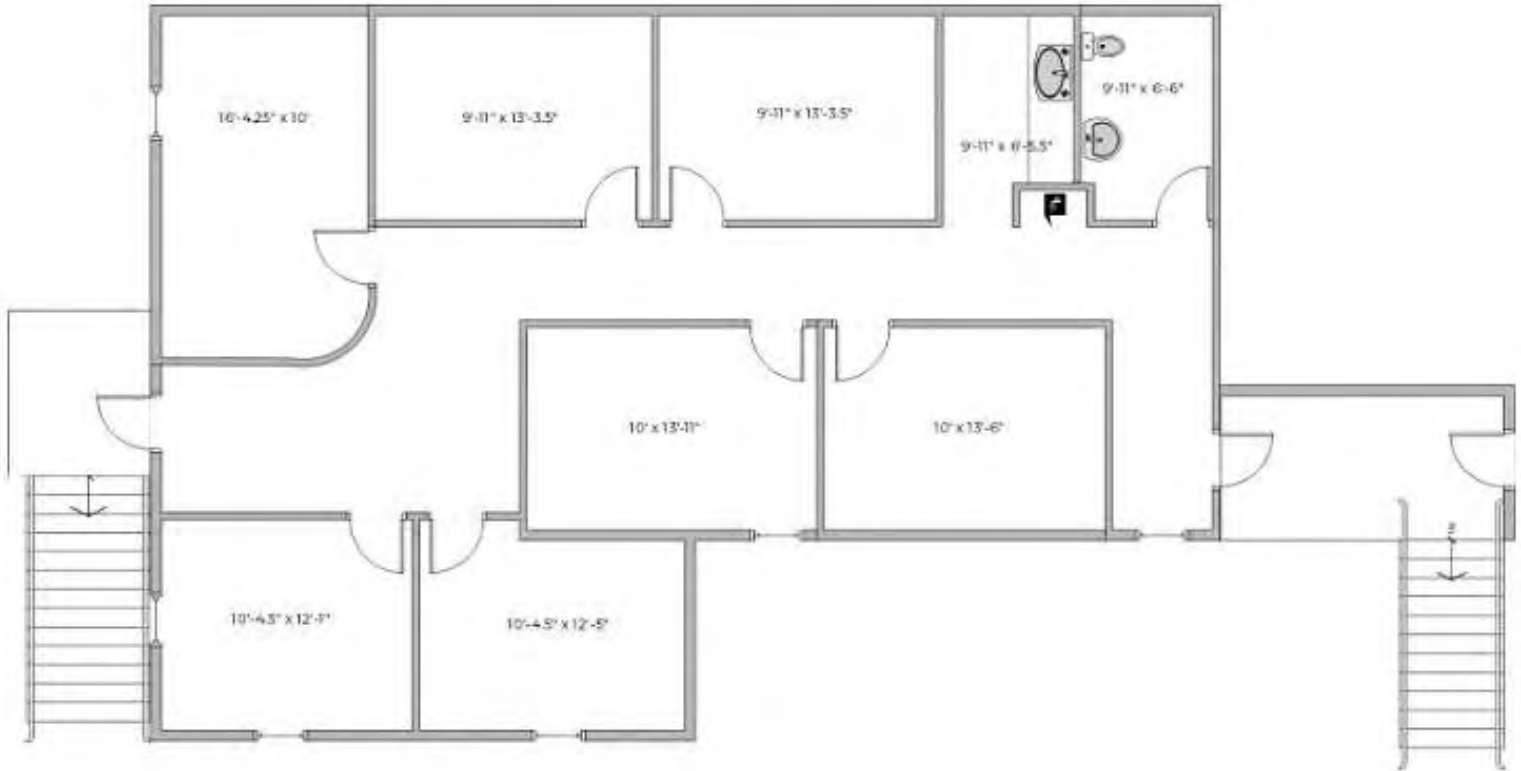
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SUITE 850

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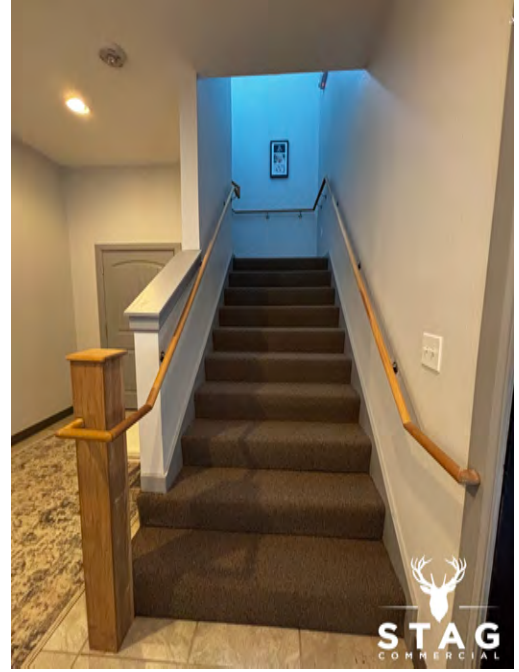
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SUITE 550

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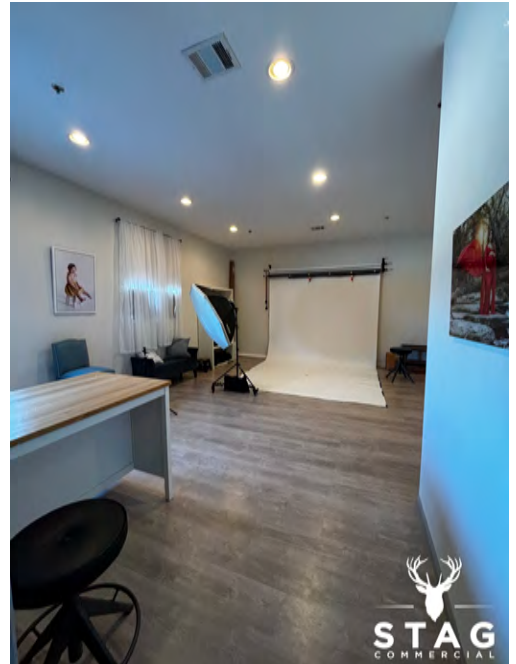
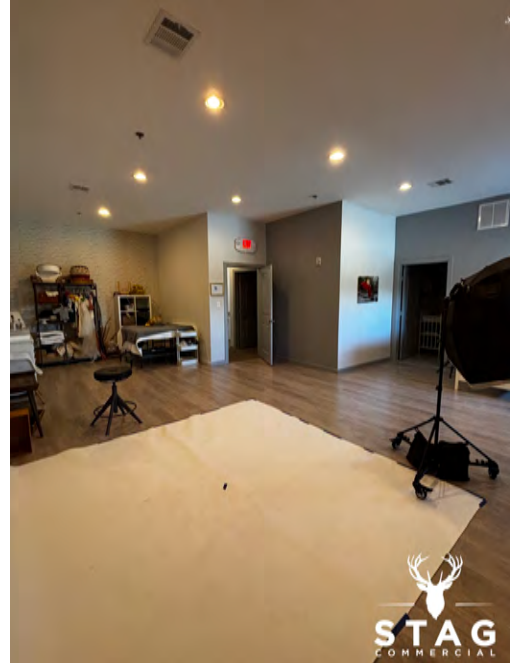
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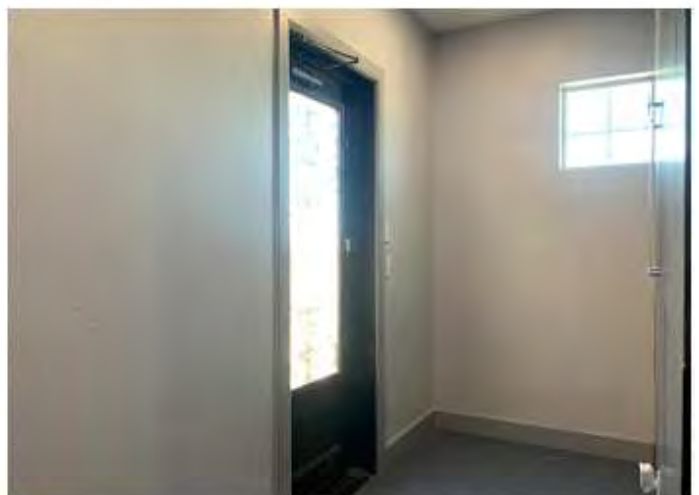
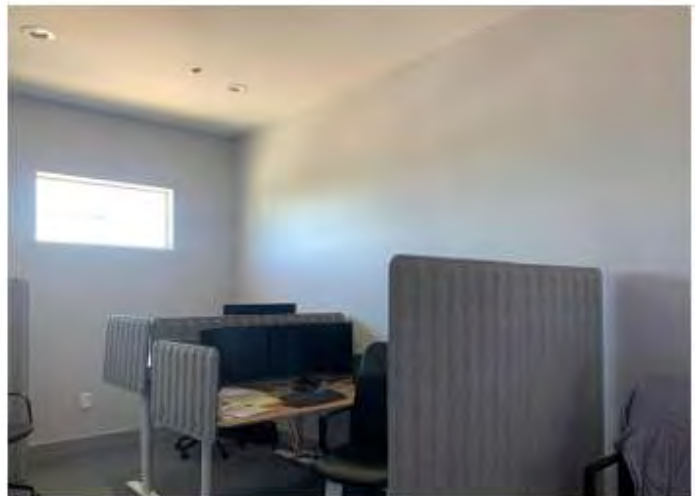
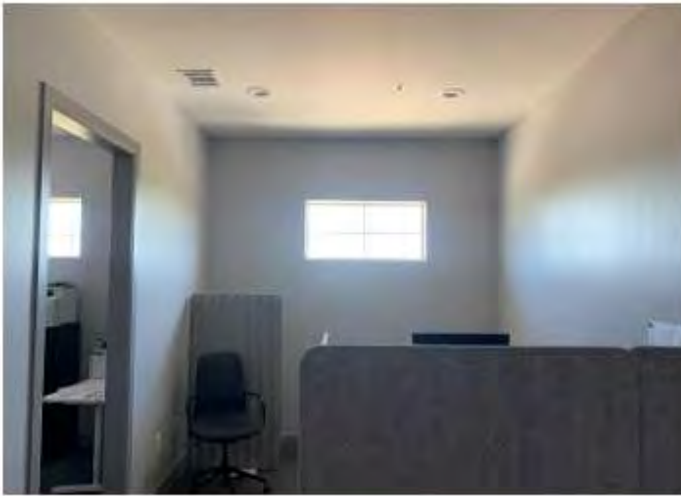
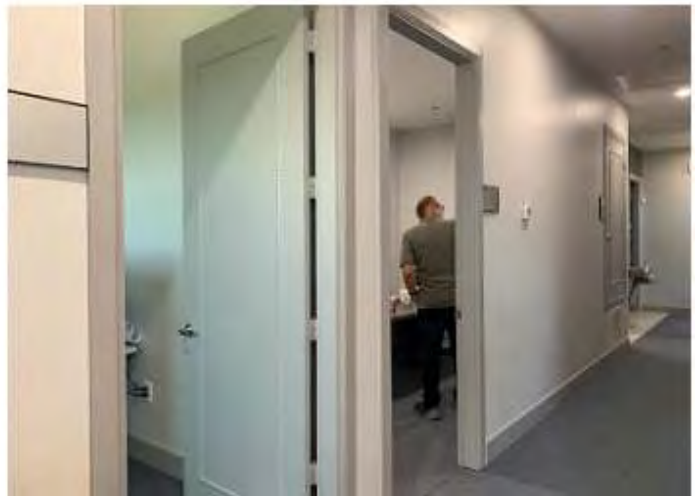
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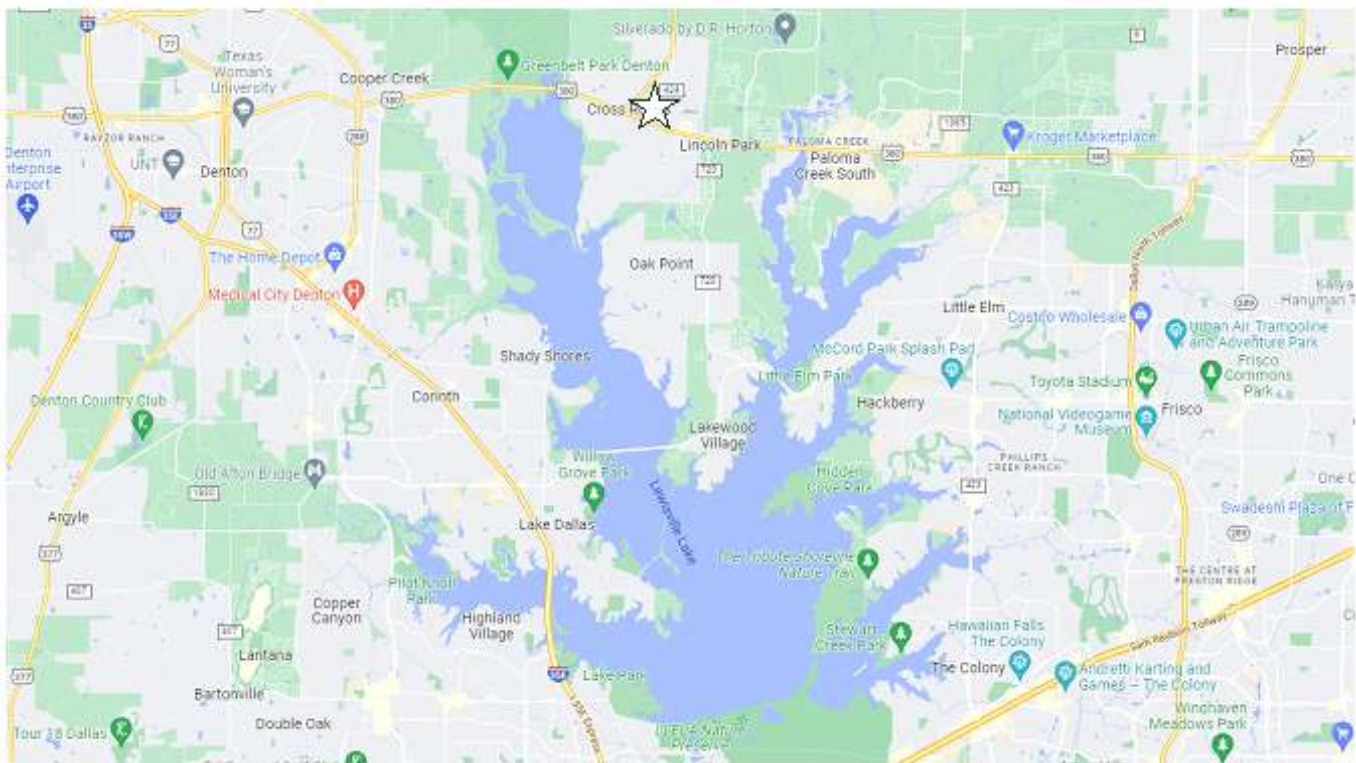
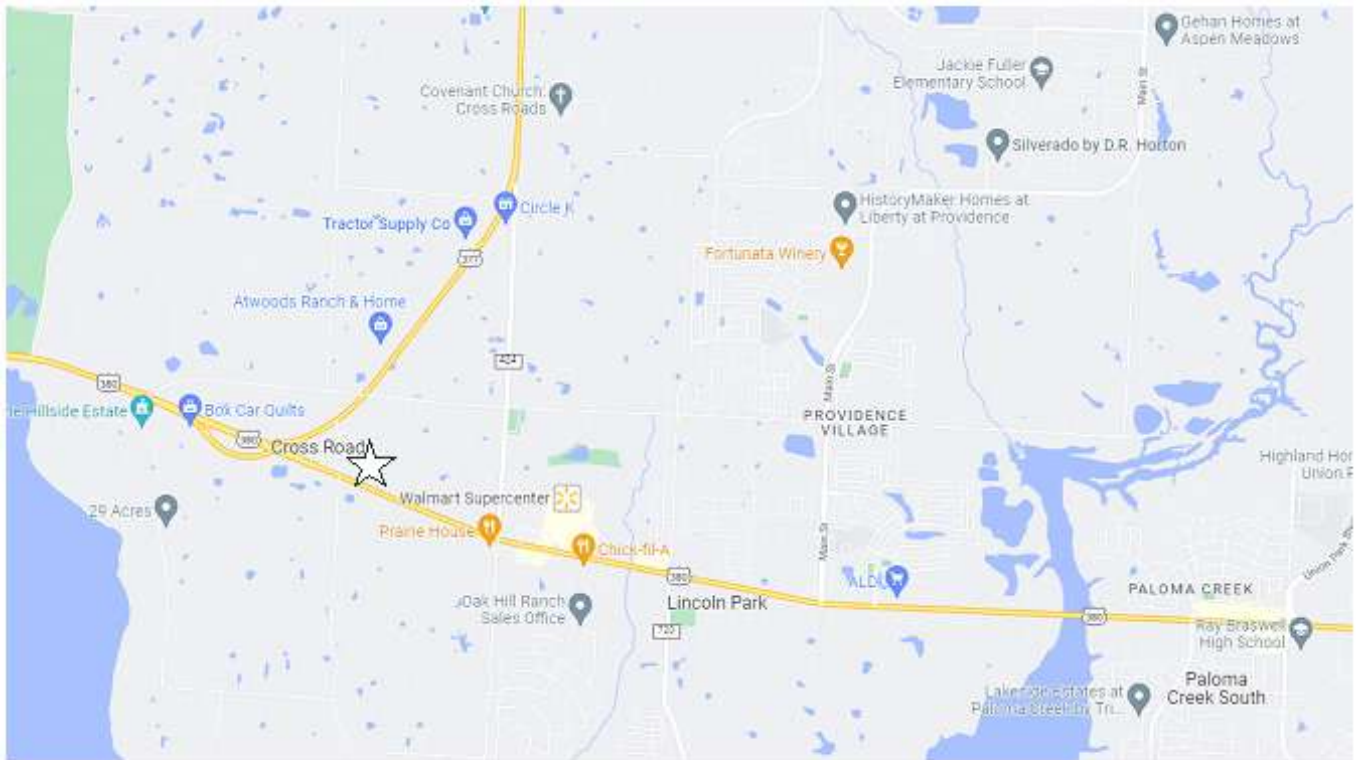
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MAPS

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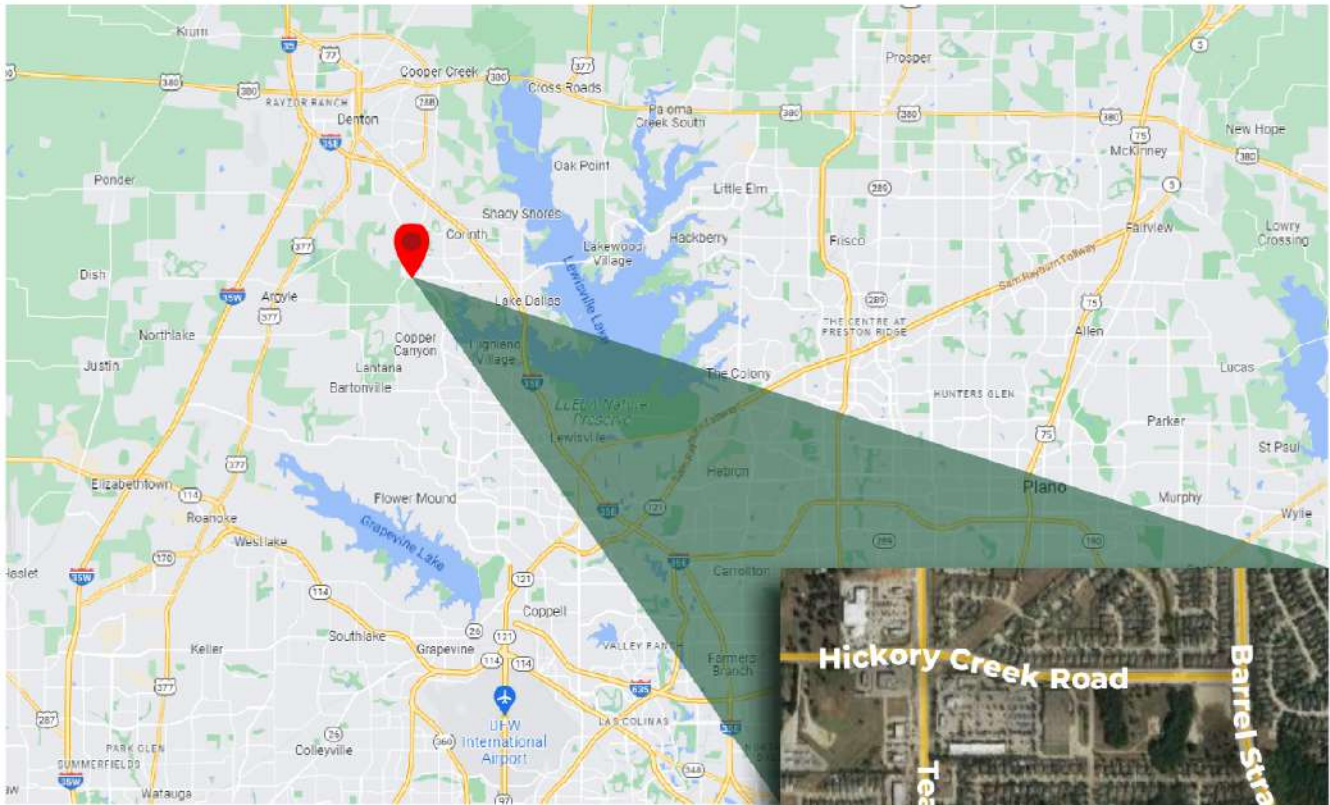
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DRIVE TIME

| | |
|------------------|---------------|
| Teasley Lane | Direct Access |
| I-35 E | 8 Minutes |
| Loop 288 | 8 Minutes |
| Corinth | 8 Minutes |
| Argyle | 13 Minutes |
| HWY 380 | 15 Minutes |
| Denton | 15 Minutes |
| Highland Village | 15 Minutes |
| Lewisville | 18 Minutes |
| Flower Mound | 20 Minutes |

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PROPERTY SUMMARY

| | |
|-----------------------|---|
| PROPERTY: | Presidio II |
| LOCATION: | 8800 E US Hwy 380, Cross Roads, TX |
| POTENTIAL USE: | Commercial Office Medical General Retail |
| AVAILABILITY: | <p>Suite 850 – Second Floor suite. +/- 1,563 SF. Second generation office/retail suite. Large Reception/Waiting Area, Seven (7) Private Offices, private restroom and break area.</p> <p>Suite 550 – Second Floor suite. +/- 1,100 SF. Second generation office/retail suite. Large open layout.</p> |
| UTILITIES: | Tenants Expense – All existing to the site |
| SIGNAGE: | Signage availability varies per suite. All signage will be per city ordinances and Landlords approval. |
| RATE: | \$19.00 / SF / Yr + NNN |
| TERMS: | 3-5 Years Initial Term |
| TI: | Negotiable |
| COMMENTS: | Take advantage of this location with prime exposure on Highway 380 in Cross Roads. This area is growing rapidly in the commercial and residential sectors. Highway 380 is one the busiest thoroughfares in Denton County. Make sure you take advantage while you can. High car traffic / High visibility / high demand area in Cross Roads. |
| CONTACT: | John Withers, CCIM (940) 400-STAG john@stagcre.com |

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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.

| | | | |
|--|----------------------|----------------|----------------|
| _____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name | _____ License No. | _____ Email | _____ Phone |
| _____ 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