

FOR LEASE

KATHY PERMENTER | 214.294.4404 | kathy.permenter@youngerpartners.com

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MAPLESHADE CREEK

4351 MAPLESHADE LANE | PLANO, TX 75093



6% BROKER BONUS ON NEW DEALS 3,000 SF AND UP



OVERVIEW

- Class A 53,631 SF office building
- Suites from 1,955 SF to 10,270 SF (Including two spec suites)
- Amenities include: fitness center, tenant lounge, and outdoor patio area
- Convenient freeway access from PGBT (SH-190) & Coit Road
- Several shops, restaurants, and hotels nearby
- On-site management
- 4/1,000 parking
- Building signage available
- 24-hour security cameras and access



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SPEC SUITES READY FOR OCCUPANCY

SUITE 130 - 1,955 SF

SUITE 120 - 2,306 SF

- Exposed ceilings
- LED lighting
- Natural lighting
- Neutral contemporary finishes
- Glass entry doors
- New finishes - carpet and paint



SHELL SPACES READY FOR FINISH

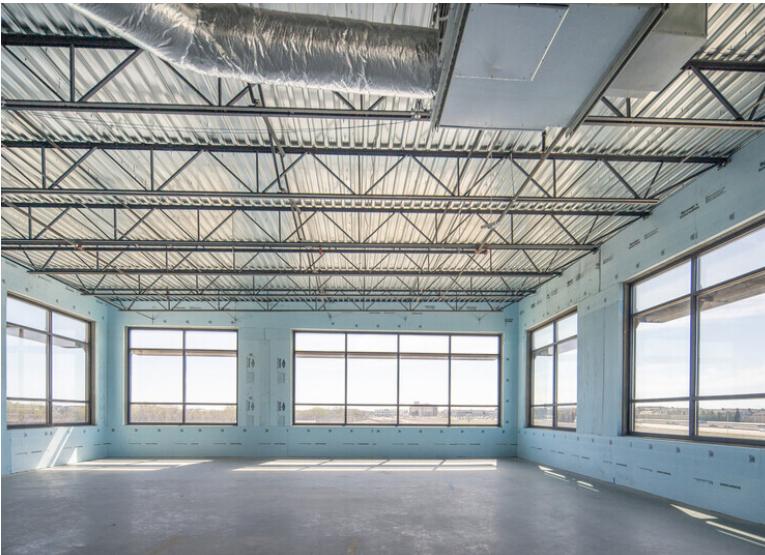
SUITE 110 - 3,720 SF

SUITE 150 - 7,207 SF

SUITE 310 - UP TO 10,270 SF

SUITE 330 - 6,608 SF

** Suite 310 & 330 are contiguous*



14643 DALLAS PARKWAY, SUITE 950, LB#58 | DALLAS, TX 75254
214.294.4400 | YOUNGERPARTNERS.COM

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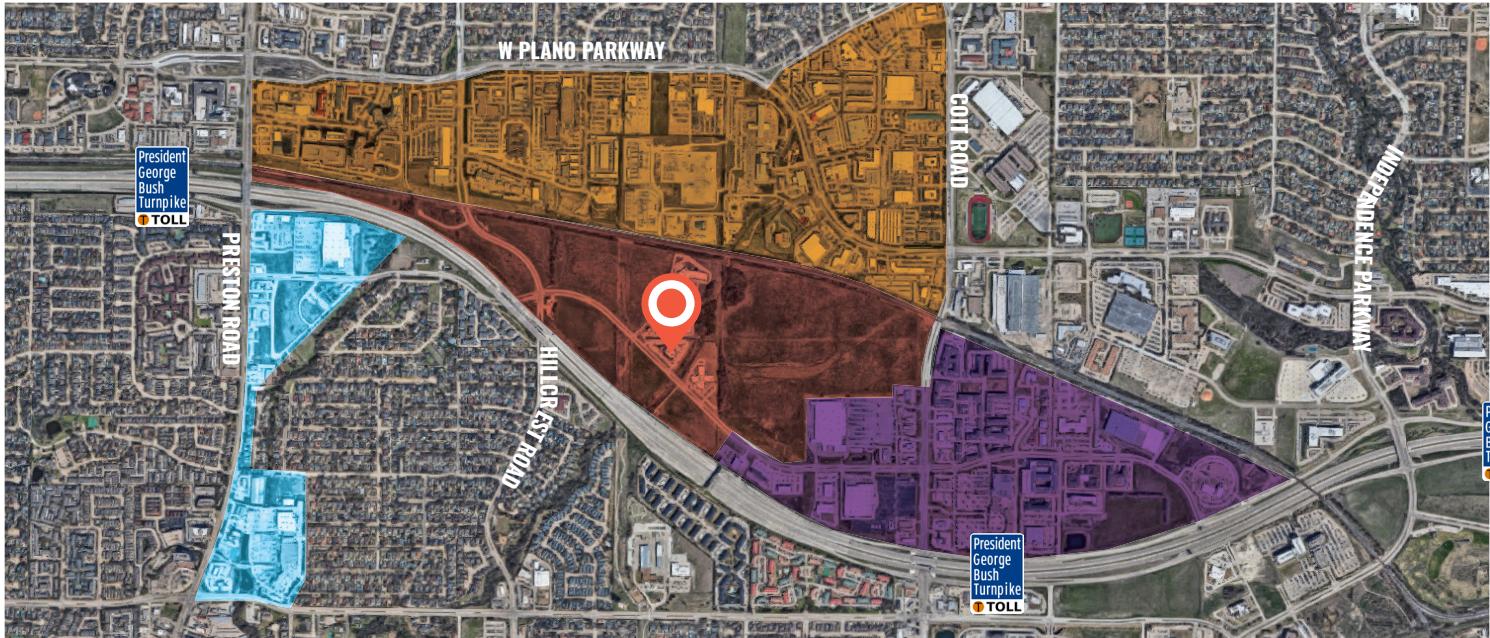
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SURROUNDING AMENITIES



Dunn Brothers Coffee
Summit Climbing, Yoga and Fitness
Pappy's Pet Lodge - Plano
Mission Ridge Range and Academy
QuikTrip
Extended Stay America
Denny's
FNBO
The Honeybaked Ham Co
Einstein Bros. Bagels
Motel 6 Plano
Zorba's
Canton Express
Jack in the Box
Ben & Jerry's
Oceanic Thai Kitchen
Taco Bell

Jollibee
IHOP
Baylor Scott & White
Medical City Plano
La Quinta Inn & Suites
Chipotle
Jimmy John's
Comerica Bank
Mimi's Star Cafe
Casa Mama
Mediterranea Market & Grill
Lavendou Bistro
Sushi Yokohama
Thai Lao Express
Popeyes
Cristina's Garden Center
Schlotzsky's
QuikTrip
Mapleshade Spa

Walgreen's
Tom Thumb
Cadot
Lalo's Mexican
Giovanni's Mediterranean
Chase Bank
Wells Fargo
Starbucks
Central Market
Staybridge Suites Plano
LA Fitness
Taco Cabana
Sayaka Sushi Bar
Smoothie King
Subway
Truist
Steak & Shake
Rainbow Teashop Boba
Jimmy John's

Bank of Texas
Woodspring Suites Plano
Sam's Club
Rosa's Cafe
McDonald's
Sonic Drive-In
Woodforest National Bank
Whataburger
2 Go China
Dunkin Donuts
QuikTrip
Springhill Suites
Adventure Landing Dallas
Home Depot
Target
University of Texas at Dallas
Walmart Supercenter
Lowe's
Kohl's



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.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
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	