

Hays Office Park

291 South Preston Rd Unit 1220, Prosper Tx 75078

OFFICE SUITE FOR LEASE!



SHB Development

COMMERCIAL REAL ESTATE DEVELOPMENT • SALES • LEASING



1200 SQUARE FOOT OFFICE CONDOMINIUM FOR LEASE!

Located off Preston Road and is part of Prosper Town Center. Fully built out with a reception area, four private offices, kitchen/break room and restroom. Perfect for any professional service business. This unit is currently occupied but can be available in 60 days.

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Hays Office Park

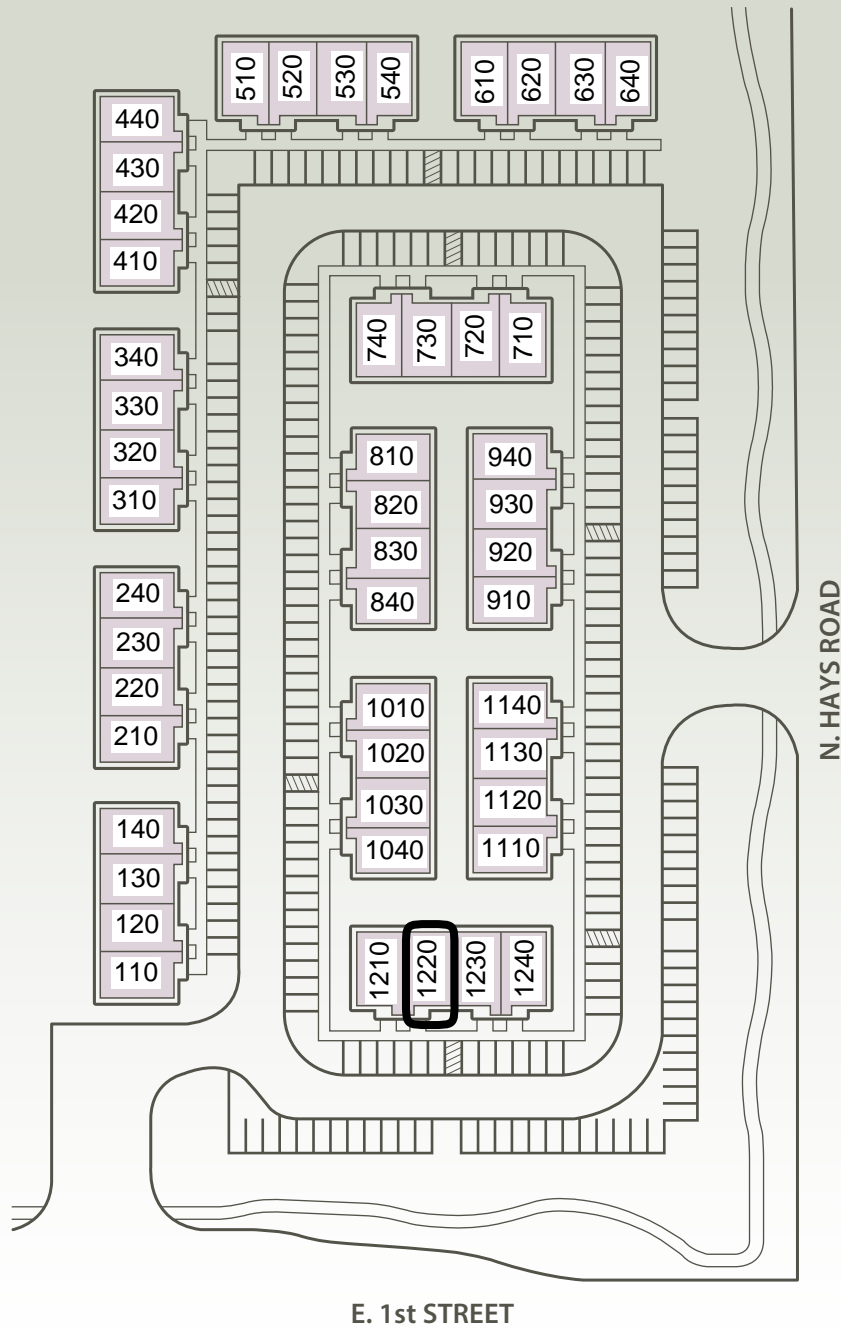
AT PROSPER TOWN CENTER

Prosper, Texas



Prime Real Estate in Prosper, Texas

Site Plan





Hays Office Park

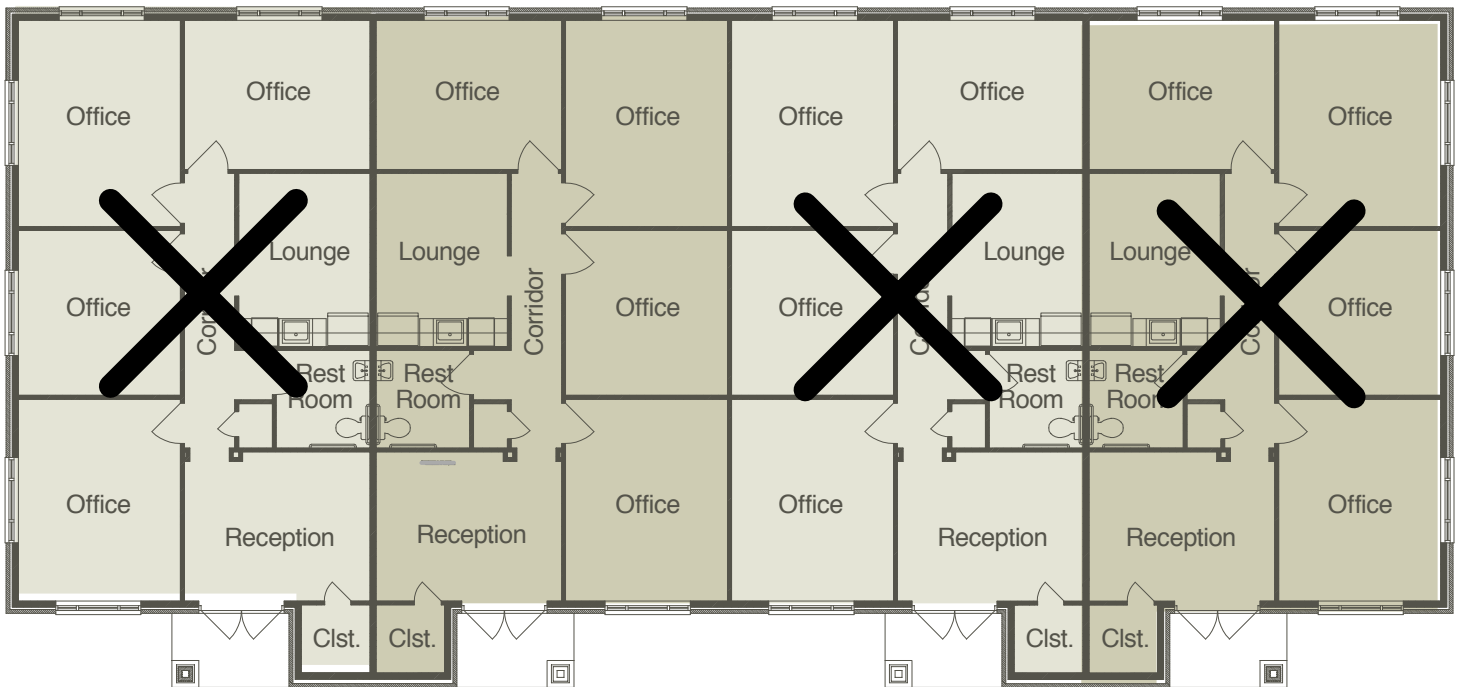
at Prosper Town Center



Prime Real Estate in Prosper, Texas

EXHIBIT C

4-Unit Floor Plan



HAYS @ PRESTON TOWN CENTER
291 S PRESTON ROAD
PROSPER TX 75078

Included Features

Exterior Design Features:

- Combination stone and brick
- Covered individual entries with porch light
- Individual corporate identity sign

Landscaping and Irrigation:

- Professionally designed landscape throughout community
- Automatic irrigation system and maintenance-free landscaping through Community Association Management

Quality Construction Features:

- Professionally engineered foundation and framing
- Reception area with 11' double tray ceilings
- 10' ceiling height throughout

Energy Features:

- Double Pane low-E windows
- R21 Batt insulation exterior walls
- R11 Batt insulation interior walls
- R38 Blown fiberglass insulation in attic
- Poly-sealant and caulking for energy efficiency

Heating and Air System:

- 16 SEER high-efficiency Carrier HVAC system

Cabinets and Countertops:

- Quality Kitchen cabinetry
- 42" upper cabinets
- Granite slab countertops

Flooring:

- Quality commercial carpet in offices
- Ceramic tile in kitchen and restroom
- Luxury vinyl tile flooring in reception and hallway

Doors, Windows, Trim and Hardware:

- Commercial double doors at entry
- 8' raised-panel interior doors
- Elegant satin chrome lever hardware
- Energy efficient, double-paned 6' x 5' commercial grade windows
- 5" baseboard and designer casing
- Double step-down ceiling in reception area

Electrical:

- Elegant light fixture in reception area
- LED recessed can lights throughout
- Two conduits provided to each office for phone/computer and security

Plumbing:

- Stainless steel sink and chrome faucet in kitchen
- Sink, faucet and accessories package in restroom
- Elongated commode in restroom
- Ice-maker line to refrigerator

Subject to Change • Updated November 2022