

Crescent Parc Phase II

1400 N Coit Rd, McKinney, TX

**OFFICE SPACE
FOR LEASE**



Jake Copeland
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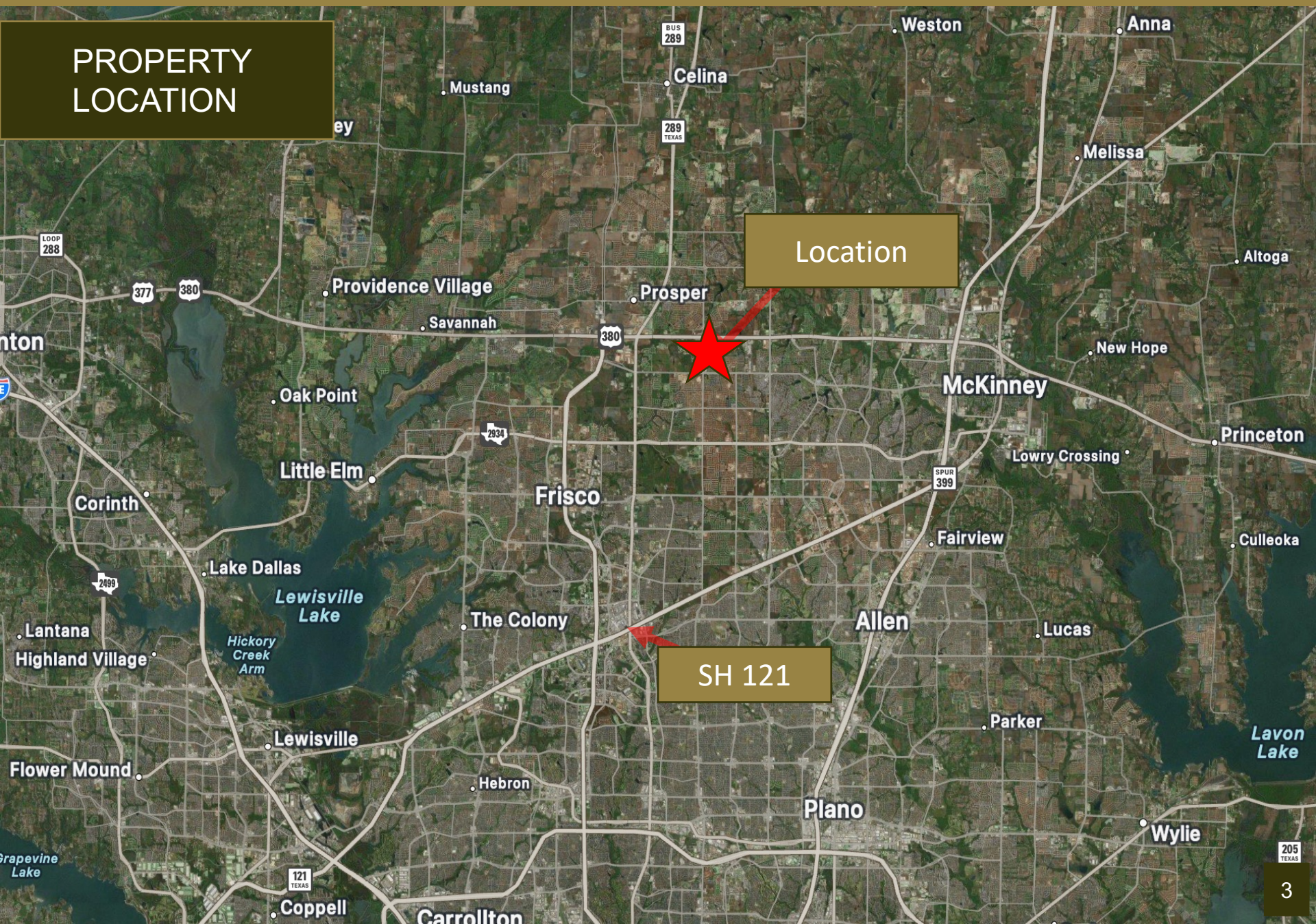


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PROPERTY HIGHLIGHTS

- Suite 1706 offers a Flexible Floor Plan that is 1,419 SF
- New construction near US HWY 380
- Ample Parking
- Highly Desirable Location with Excellent Residential Demographics
- Office is Turnkey with High-End Office Finish Out
- High Ceilings and spacious feel

PROPERTY LOCATION



Location

SH 121



INTERIOR
PHOTOS



INTERIOR
PHOTOS



1400 N Coit Rd, Suite 1706
McKinney, TX 75051

CONTACT INFORMATION

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Glacier Commercial Realty, LP
Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords. This information is provided for information purposes. It does not create an obligation for you to use the broker's services.

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 is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A broker who represents the seller or the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
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 OR LANDLORD OR PARTY IN A REAL ESTATE TRANSACTION: The 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 agent through a written agreement 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, the broker's obligations as an intermediary. An intermediary between the parties, the broker must first obtain the written agreement of each party to the transaction and the written agreement must state who will pay the broker and, in conspicuous bold or underlined print, the broker's obligations as an intermediary.

- Must not, unless specifically authorized by the party asking for price, disclose:
that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
any other information of a price greater than the price submitted in a written offer; and
disclose, unless specifically authorized by the party asking for price, any confidential information or any other information that a party specifically instructs the broker in writing not to disclose.

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.

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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.

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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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Table with columns: Name, License No., Email, Phone. Rows include Andrew Beckman, Steve Shrum, and their respective contact information.

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