



OFFICE SPACE FOR LEASE

2301 Olympia Dr | Flower Mound, TX 75028



PROPERTY HIGHLIGHTS

Medical or Professional Office spaces available on the Southern end of the popular Riverwalk @ Central Park Development in central Flower Mound, TX. Frontage on Olympia Dr. across the street from the Post Office just north of FM 1171 and one block west of Morriss Rd.

PRICE

\$18.00 / SF / YR + NNN

SIZE

SUITE 300 - 1006 SF
SUITE 200 - 1126 SF
SUITE 200A - 1000 SF

**Executive
Office Suites**
\$750/month
All Inclusive

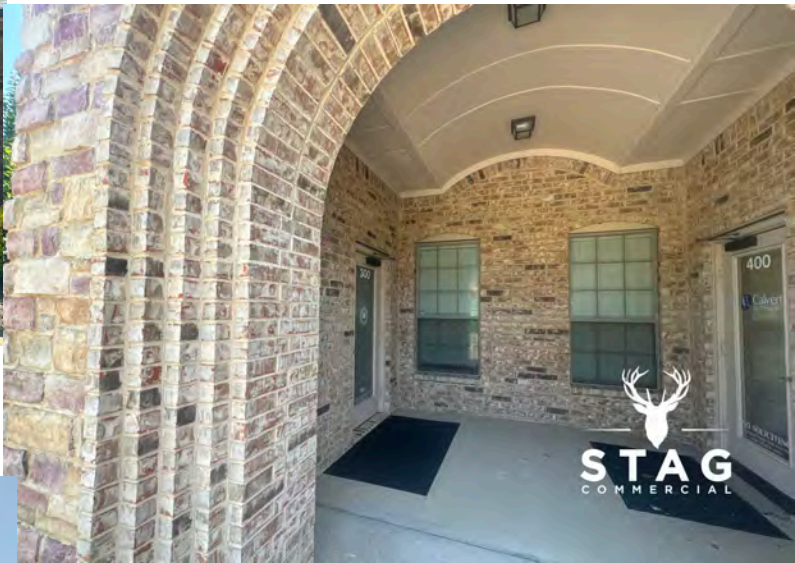
**Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions,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

JIM HANKING

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

PHOTOS

2301 Olympia Dr | Flower Mound, TX 75028



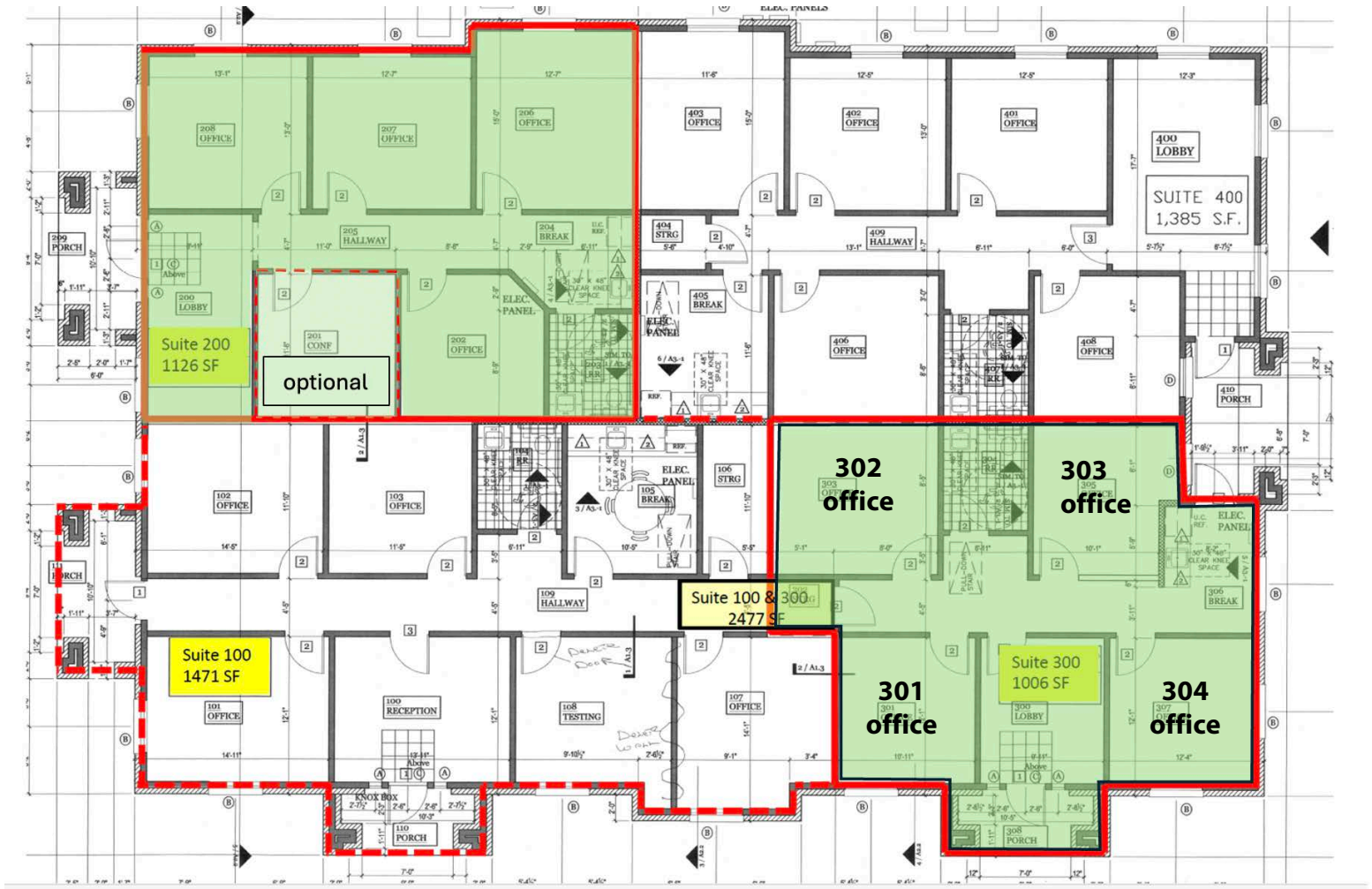
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FLOORPLAN

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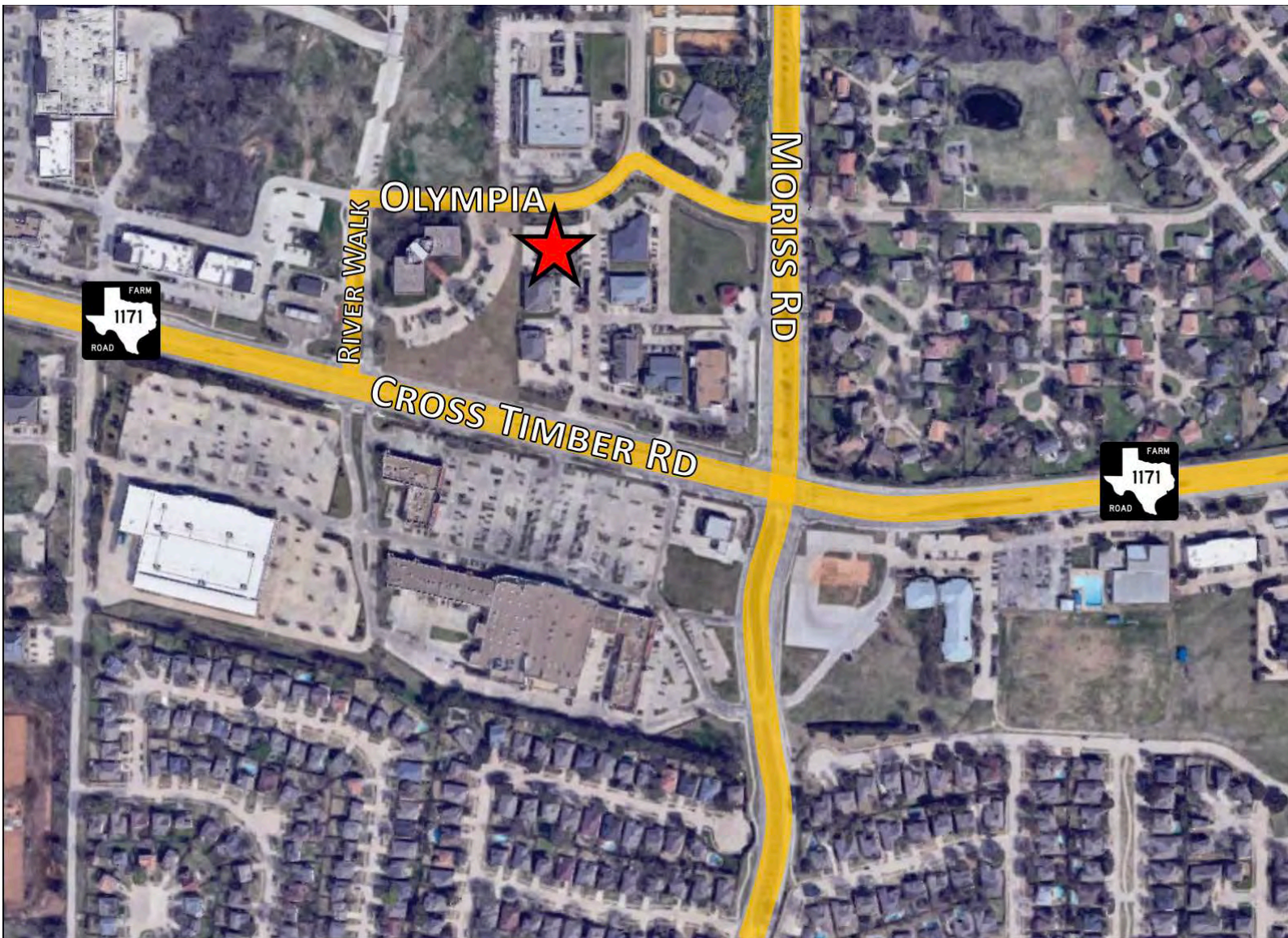
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SITE

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PROPERTY SUMMARY

PROPERTY:	Olympia Professional Building		
LOCATION:	2301 Olympia Dr., Flower Mound, TX 75028		
TYPE:	Professional Office Space for Lease		
ZONING:	Office		
POTENTIAL USE:	Professional Office / Medical Office		
AVAILABLE SPACE:	Suite 300 - 1006 SF - 4 Private Offices, Lobby, Break Area, Restroom Suite 200 – 1126 SF – 4 Private Offices, Conference/5 th Private, Lobby, Kitchen Area, Restroom Suite 200A – 1000 SF – 4 Private Offices, Lobby, Kitchen Area, Restroom (Suite 200 can be demised with or without '201 CONF' space)		
EXECUTIVE OFFICE SUITES:	All-Inclusive Office Space – \$750/Month <ul style="list-style-type: none">• Private office• Utilities included• High-speed internet• Access to common area restroom and kitchen• Janitorial services provided twice per week		
SIGNAGE:	Sign on Door to private office, main entry door and monument signage Available.		
FRONTAGE/ ACCESS:	Olympia Dr. on the Southern end of The Riverwalk @ Central Park across the street from the Post Office.		
UTILITIES:	All Utilities on Site		
LEASE RATE:	\$18.00 NNN (est. \$12/sf)		
TERMS:	Negotiable		
LISTED:	LoopNet, CoStar, Crexi, Xceligent, OfficeSpace.com, Many Web-sites		
COMMENTS:	Medical or Professional Office spaces as well as private executive office suites on the Southern end of the popular Riverwalk @ Central Park Development in central Flower Mound, TX. Frontage on Olympia Dr. across the street from the Post Office just north of FM 1171 and one block west of Morriss Rd.		
CONTACT:	Jim Hanking, Broker	972-345-0609	Jim@StagCRE.com

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www.StagCRE.com



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