

# For Lease

**Marsh Ridge Medical Park**  
**4217 Marsh Ridge Road**  
**Carrollton, TX 75010**



## Building Information

- Suite 100 – 1,175 sf (office or medical)
- Monument & Building Signage Available
- Tenant Controlled HVAC
- Located close to Baylor Medical Center of Carrollton and Texas Health Presbyterian Hospitals
- 6.4:1000 Surface Parking Ratio (28)
- Close proximity to Dallas N. Tollway and President George Bush Tollway

**For Information  
Contact:**

**Michael Huge, CCIM**  
[Mike@HugeREA.com](mailto:Mike@HugeREA.com)  
**Ph: 469-759-0212**

**HUGE**  
Real Estate Advisors

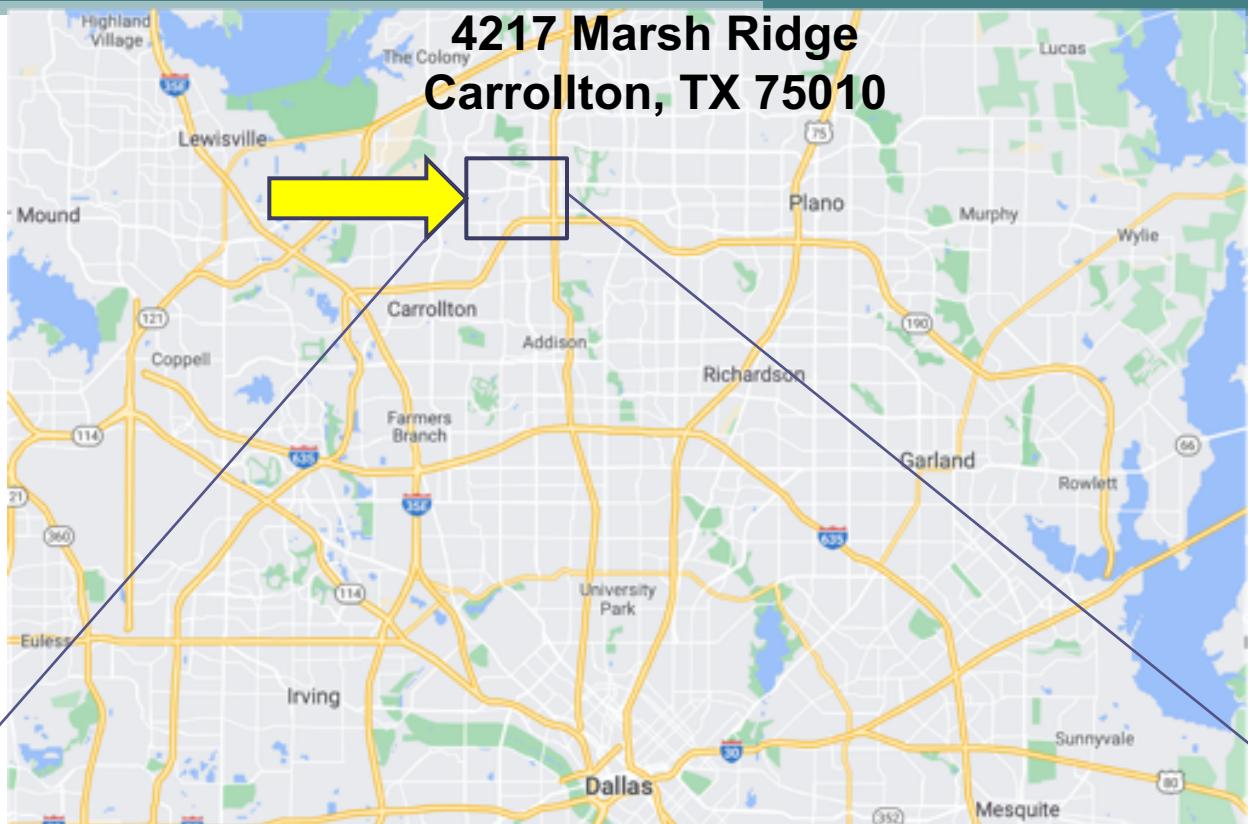
**Spectrum**  
BUSINESS

Frontier  
COMMUNICATIONS

**CCIM**

## Location

**4217 Marsh Ridge  
Carrollton, TX 75010**



Hebron/Park Road

**Marsh Ridge Medical Park  
4217 Marsh Ridge Road  
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North Dallas Tollway

George Bush 190

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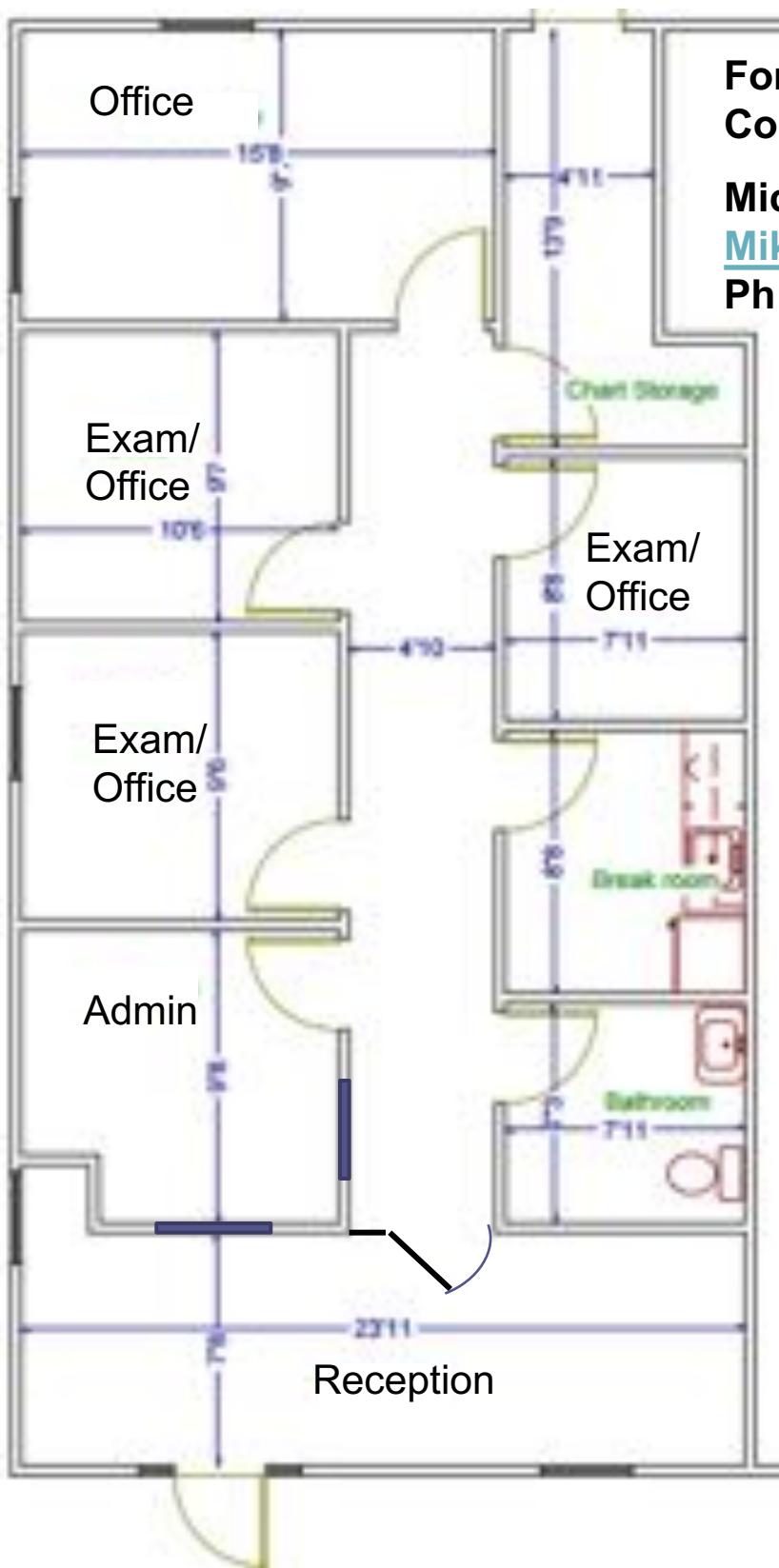
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Can serve  
medical and  
office needs.

Suite 100  
1,175 SF

# Marsh Ridge Medical Park

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Lobby/Waiting Area



Entrance past  
Reception Area



Exam Room

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Break area



Office



Lab/Office

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# Huge Real Estate Advisors

## NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Please let anyone who represents you or your company to give the following information about brokerage services to prospective buyers, sellers, renters and landlords.

### Information About Brokerage Services

**B**efore working with a real estate broker, you should know the details of a broker's depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a colleague represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### IF THE BROKER REPRESENTS THE OWNER.

The broker becomes the owner's agent by agreeing not to represent with the owner, usually through a written listing agreement, or by agreeing to act as a colleague by accepting an offer of representation from the listing broker. A colleague may work in a different real estate office. A listing broker or colleague can assist the buyer but does not represent the buyer and must give the address of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because the owner's agent must disclose to the owner any material information learned in the agent.

#### IF THE BROKER REPRESENTS THE BUYER.

The broker becomes the buyer's agent by agreeing not to represent to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must give the address of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information learned in the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY.

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must advise the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, if compensation is not stated, set forth the broker's obligation as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary is a trustee.

- (1) shall treat all parties honestly;
- (2) may not disclose that the buyer will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information generally relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should agree on a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Michael Huge, d/b/a/ Huge Real Estate Advisors

Real Estate Broker/Cooper

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date

Buyer, Seller, Tenant or Landlord

Date

State Real Estate Brokers and Licensees are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12186, Austin, Texas 78712-0186 or call 512-463-1060.