



OFFICE SUITES FOR LEASE

571 W Main St | Lewisville, TX 75057



PROPERTY HIGHLIGHTS

Well-located medical/office opportunity directly across from Medical City Lewisville with strong visibility and access along W Main St. The building offers a range of second-generation suites from approximately +/- 700 SF to 3,679 SF, allowing flexibility for both small and larger users. The ground floor medical suite includes existing clinical infrastructure, while the second-floor suites offer traditional office layouts with the ability to demise for smaller tenants.

Ownership is motivated and willing to structure aggressive lease terms for qualified tenants.

PRICE

\$18.00 - \$20.00 NNN

SIZE

700 - 3,679 RSF

**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

SUITE 120

571 W Main St | Lewisville, TX 75057



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SUITE 120

571 W Main St | Lewisville, TX 75057



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JIM HANKING

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SUITE 210/212

571 W Main St | Lewisville, TX 75057



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PROPERTY SUMMARY

PROPERTY:	Main Street – Lewisville Medical Office
LOCATION:	571 W Main Street, Lewisville, TX 75057
POTENTIAL USE:	Medical Office Professional Office
AVAILABILITY:	<p>Suite 120 – 3,679 RSF - \$20.00/SF + NNN – Second-generation medical office with an efficient clinical layout featuring four exam rooms with sinks, a procedure room, ultrasound room, therapy room, and recovery area. The suite also includes a waiting area, reception, physician’s office, business office, lab/phlebotomy room, restrooms, and support/storage areas, making it well suited for a variety of medical or specialty healthcare users.</p> <p>Suite 210 – 2,587 RSF - \$18.00/SF + NNN - Second-generation medical office suite with an efficient layout featuring multiple private offices, exam rooms kitchenette, and a server/storage room, along with open circulation space. The suite can be demised to approximately +/- 1,887 and 700 SF, allowing flexibility.</p> <p>Suite 212 – 700 SF - \$18.00/SF + NNN - Second-generation medical office suite that can be demised from Suite 210, offering approximately +/- 700 SF. The layout includes multiple private offices, a kitchenette, and a server/storage room, making it well suited for a small professional office user.</p>
UTILITIES:	Tenants Expense
SIGNAGE:	Available
PARKING:	Ample
RATE:	\$18.00 - 20.00 / SF / Yr + \$8.39 NNN
TERMS:	Negotiable
TI:	Negotiable
COMMENTS:	Well-located medical/office opportunity directly across from Medical City Lewisville with strong visibility and access along W Main St. The building offers a range of second-generation suites from approximately +/- 700 SF to 3,679 SF, allowing flexibility for both small and larger users. The ground floor medical suite includes existing clinical infrastructure, while the second-floor suites offer traditional office layouts with the ability to demise for smaller tenants. Ownership is motivated and willing to structure aggressive lease terms for qualified tenants.
CONTACT:	Jim Hanking (972) 345-0609 Jim@stagcre.com Blake Kelly (972) 832-1680 Blake@stagcre.com

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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