

# OHIO PROFESSIONAL BUILDING

4577 OHIO DR, FRISCO, TX 75035



**CHRIS CALICUTT**

214.384.4808

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Phone: 512.391.0718 | [stcroixca.com](http://stcroixca.com)



# FOR LEASE

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### PROPERTY HIGHLIGHTS

- Exterior renovations completed Summer 2023
- High Density & High-Income area within Frisco
- Minutes from the Sam Rayburn Tollway & the Dallas North Tollway
- Building & Monument Signage available
- Tenants have professional storefront entrance
- All suites have private restrooms
- Storage space
- Parking ratio: 3.46 / 1,000

### OFFERING SUMMARY

Lease Rate:	\$18.50 - 21.50 SF/yr (NNN)
Available SF:	2,546 - 12,576 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 100 & 200	\$18.50 SF/yr	10,030 SF
Suite 120	\$21.50 SF/yr	2,546 SF
Suite 100, 120 & 200	\$18.50 SF/yr	12,576 SF

FOR MORE  
INFORMATION:

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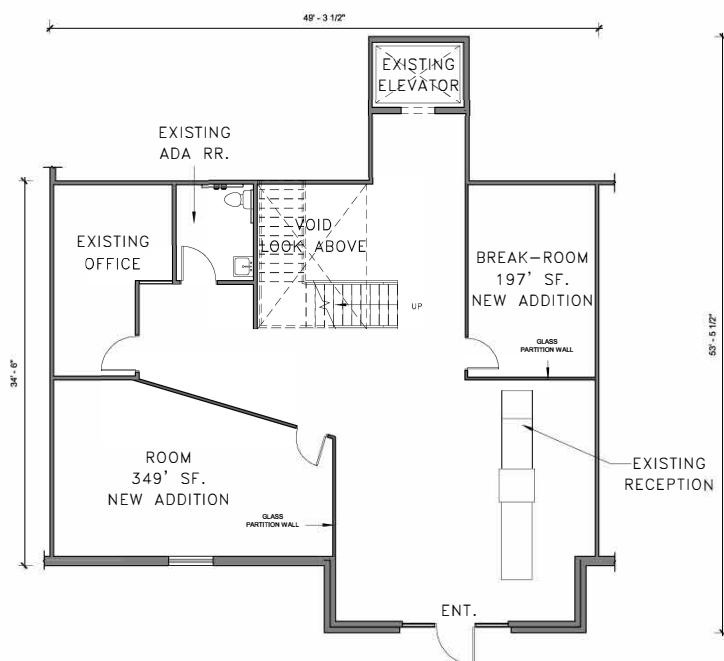
St. Croix Capital Realty Advisors  
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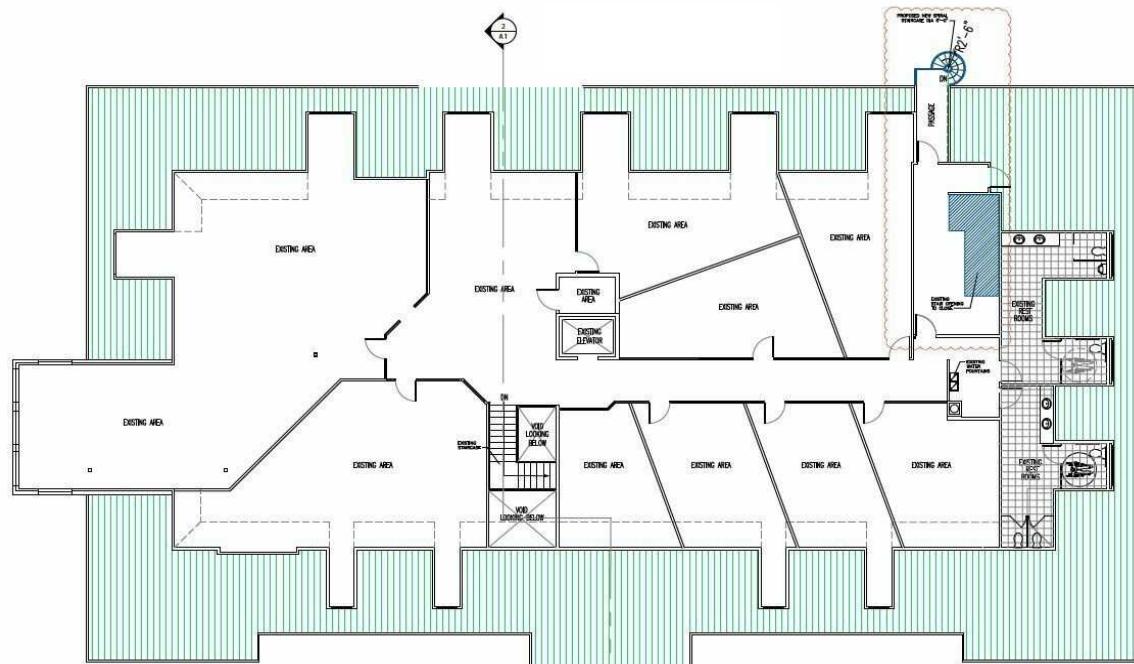
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## OFFICE SUITE 100 & 200



**1 FLOOR PLAN**  
1/8" = 1'-0"



**03 PROPOSED 2ND FLOORPLAN**  
SCALE: 1/8" = 1'-0"

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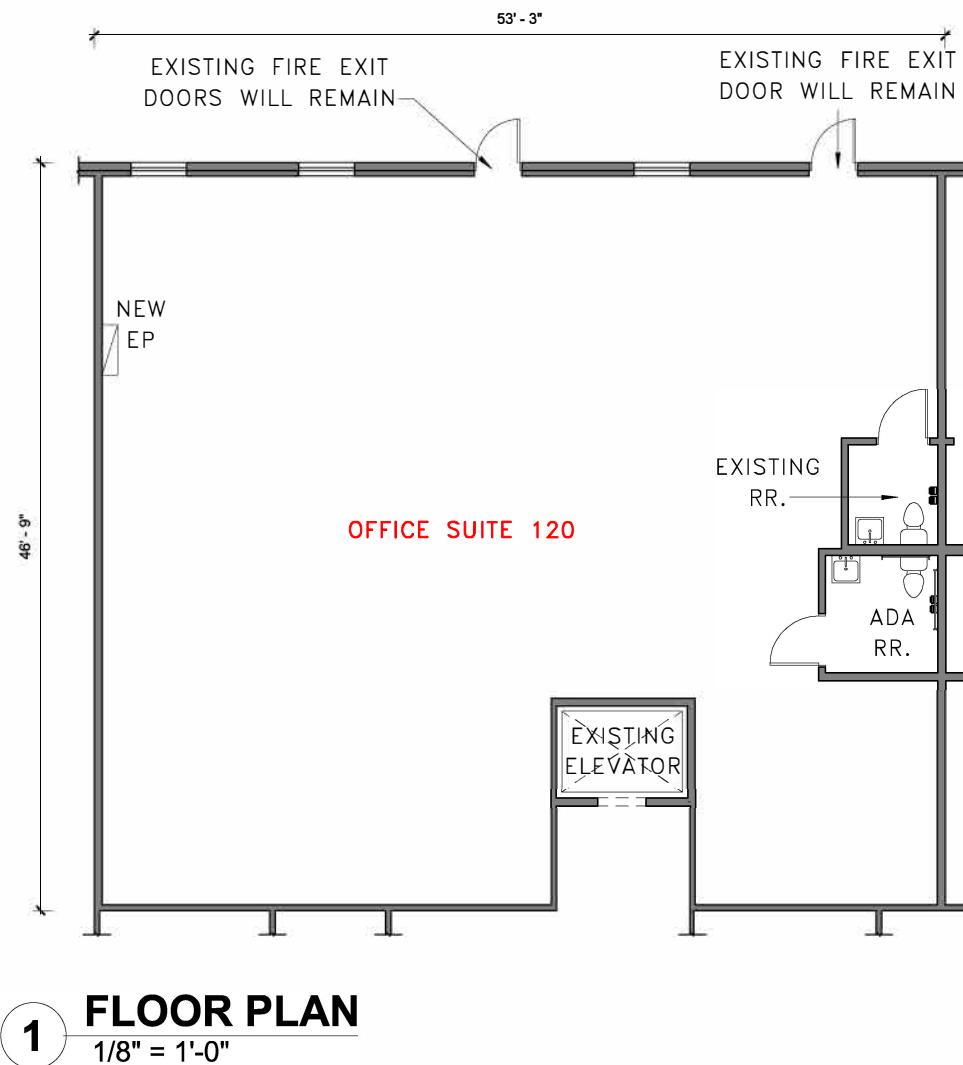
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ARK ARCHITECTS INC

ARCHITECTURE PLANNING INTERIORS  
ONE LEGACY WEST TOWER 7500 S. LEGACY  
DR. SUITE 600, PLANO, TX

OWNER

MR. ABID ABEDI

PROJECT NAME

ROSEWOOD ACADEMY BLOCK A  
LOT 4 SWC OHIO EBANON  
ADDITION 4577 OHIO DRIVE FRISCO  
COLLIN COUNTY TX 75035

ARCHITECT

STRUCTURE

ELECTRICAL

Mechanical

Plumbing

Landscape

Architect Stamp

REV. NO.	DATE	DESCRIPTION	REV. NO.	DATE	DESCRIPTION

8-1/2" X 11" A-01 FLOOR PLAN

DATE	SHEET
SIGNED BY	CHECKED BY

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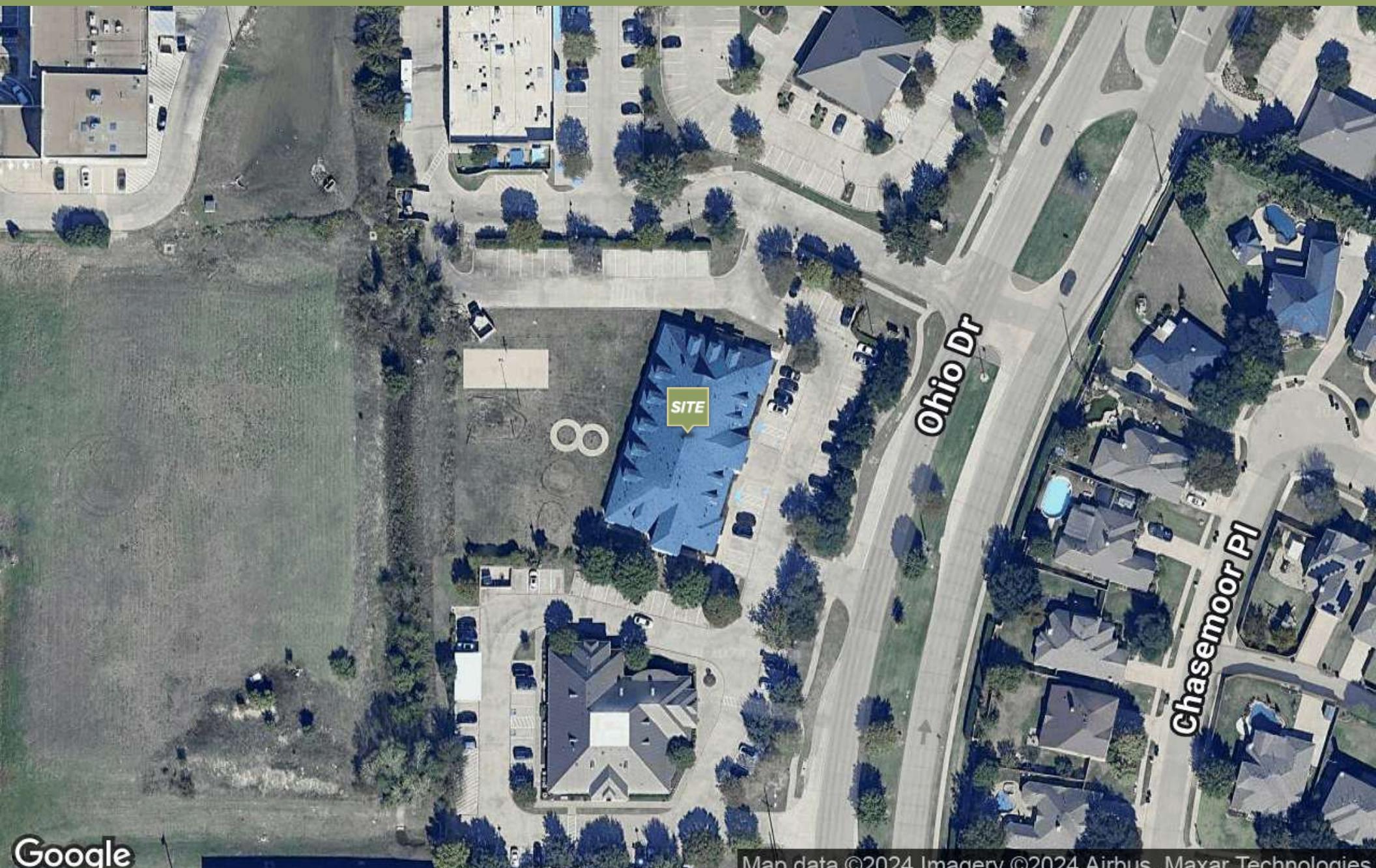
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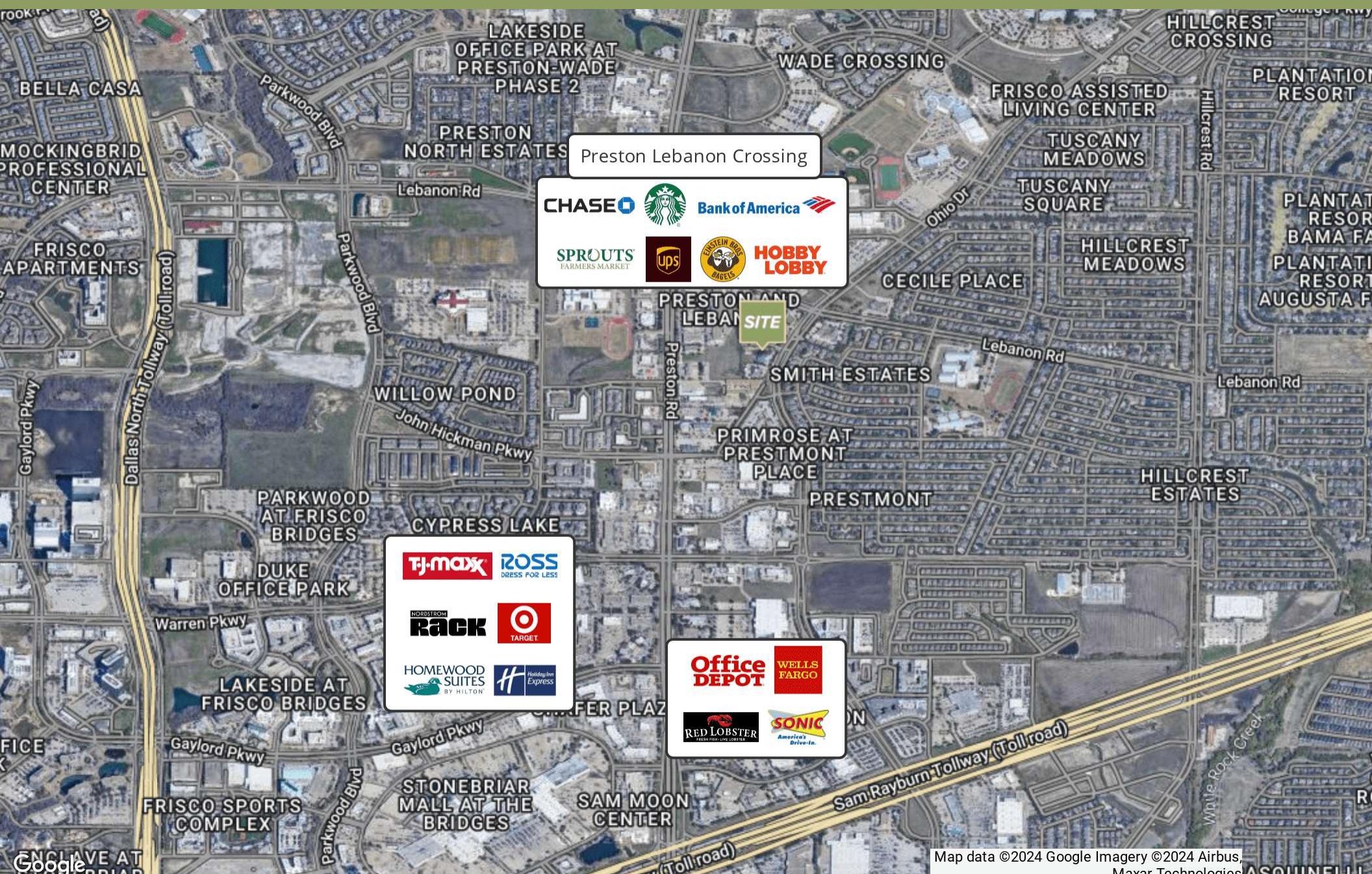
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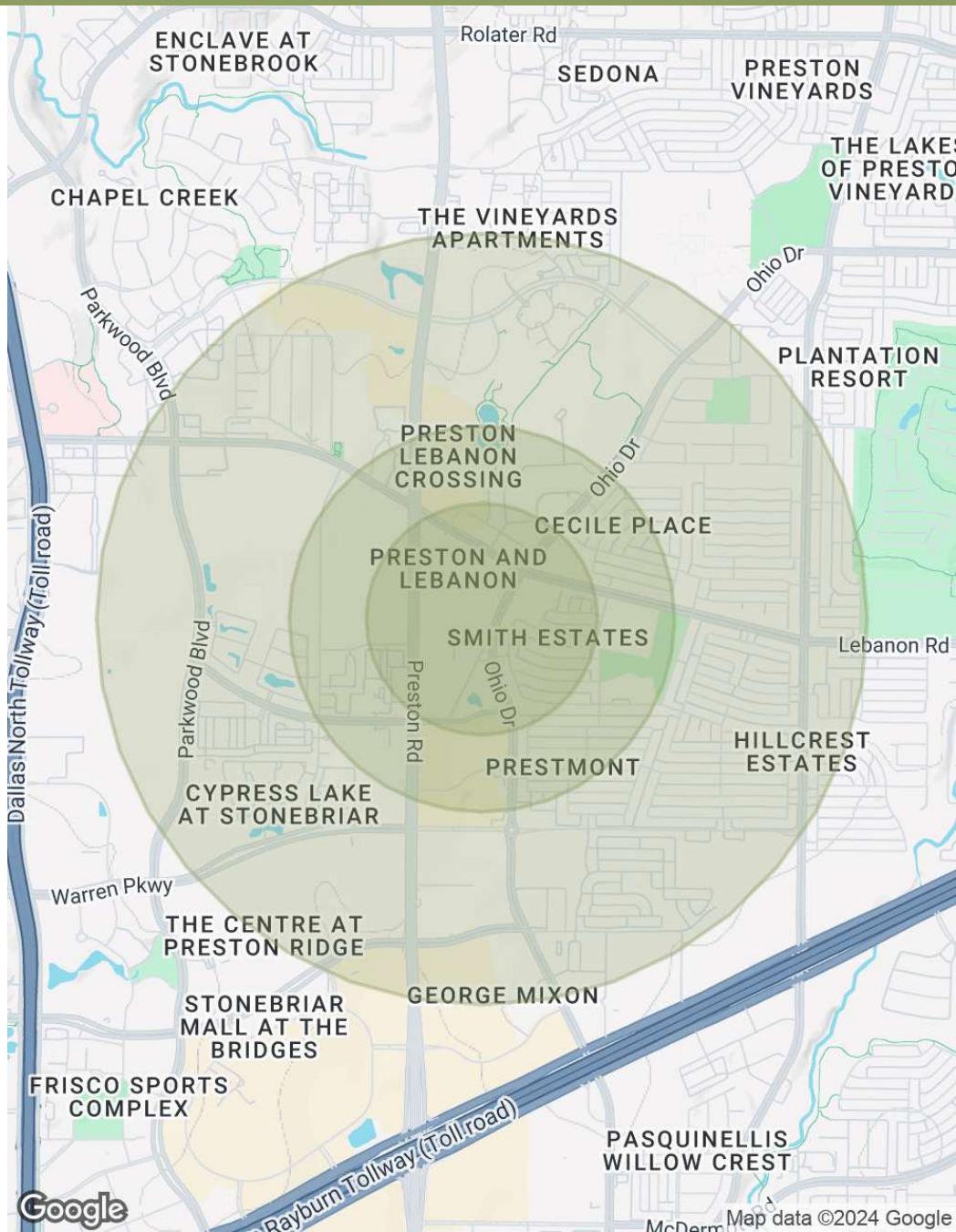
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	646	2,084	15,382
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	312	920	6,593
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$131,029	\$132,176	\$131,270
Average House Value	\$554,332	\$593,635	\$639,236

Demographics data derived from AlphaMap



Map data ©2024 Google

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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.

St. Croix Capital Realty Advisors, LLC	9003153	officeadmin@stcroixca.com	512.391.0718
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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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John W. Collins IV	561707	jcollins@stcroixca.com	512.391.0718
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date