



The Brodman Building

MOVE-IN READY- OFFICE SPACE FOR LEASE

4315 Windsor Centre Trail, Suite 100
Flower Mound, TX



LOCATION:

The Brodman Building is well situated in central Flower Mound within Windsor Professional Centre. This office development is located at the intersection of Long Prairie Road and Windsor Drive, situated across the street from Texas Health Presbyterian Hospital and The River Walk at Central Park. Close proximity to nearby restaurant and retail offerings.

Come join this office development with a combination of medical and professional office tenants.

SIZE:

- Suite 100 – 1,662 RSF

LEASE RATE:

- \$19.00/SF/YR Base Rent + NNNs

SPACE HIGHLIGHTS:

- End-cap suite with lots of windows and natural lighting.
- Private entrance access.
- Efficient floor plan featuring reception area, conference room, private restroom, break area, and five offices.
- Professional office building with long term tenants.
- Signage available on monument sign.

AVAILABILITY:

- Move-in Ready
- Immediate

FOR INFORMATION:

Diana Pergande | Phyllis Garcia

972.899.1851 | Diana@BridgeRealtyTexas.com | Phyllis@BridgeRealtyTexas.com

www.BridgeRealtyTexas.com

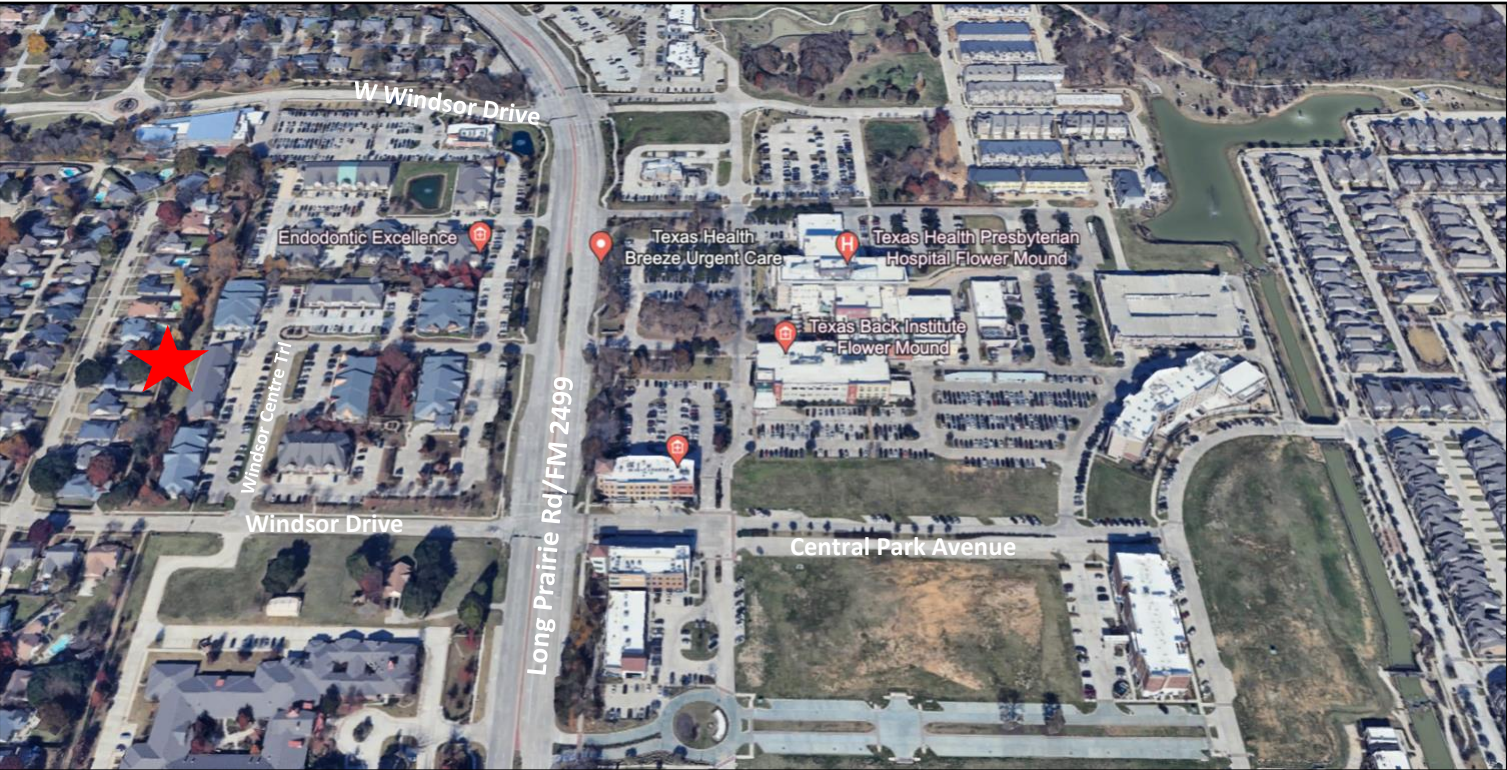
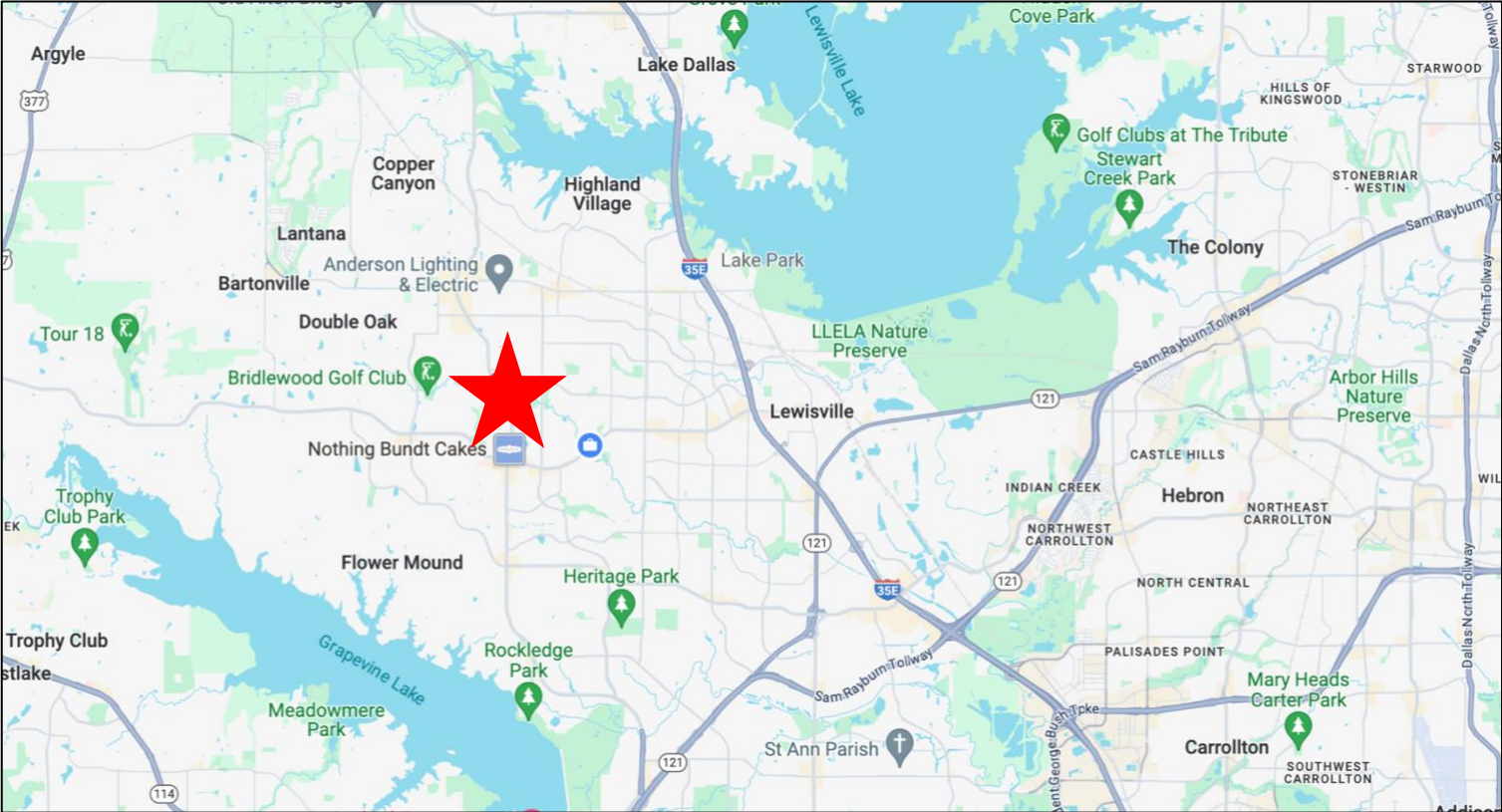
400 Parker Square, Suite 270H | Flower Mound, TX 75028

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MAPS

4315 Windsor Centre Trail, Suite 100
Flower Mound, TX

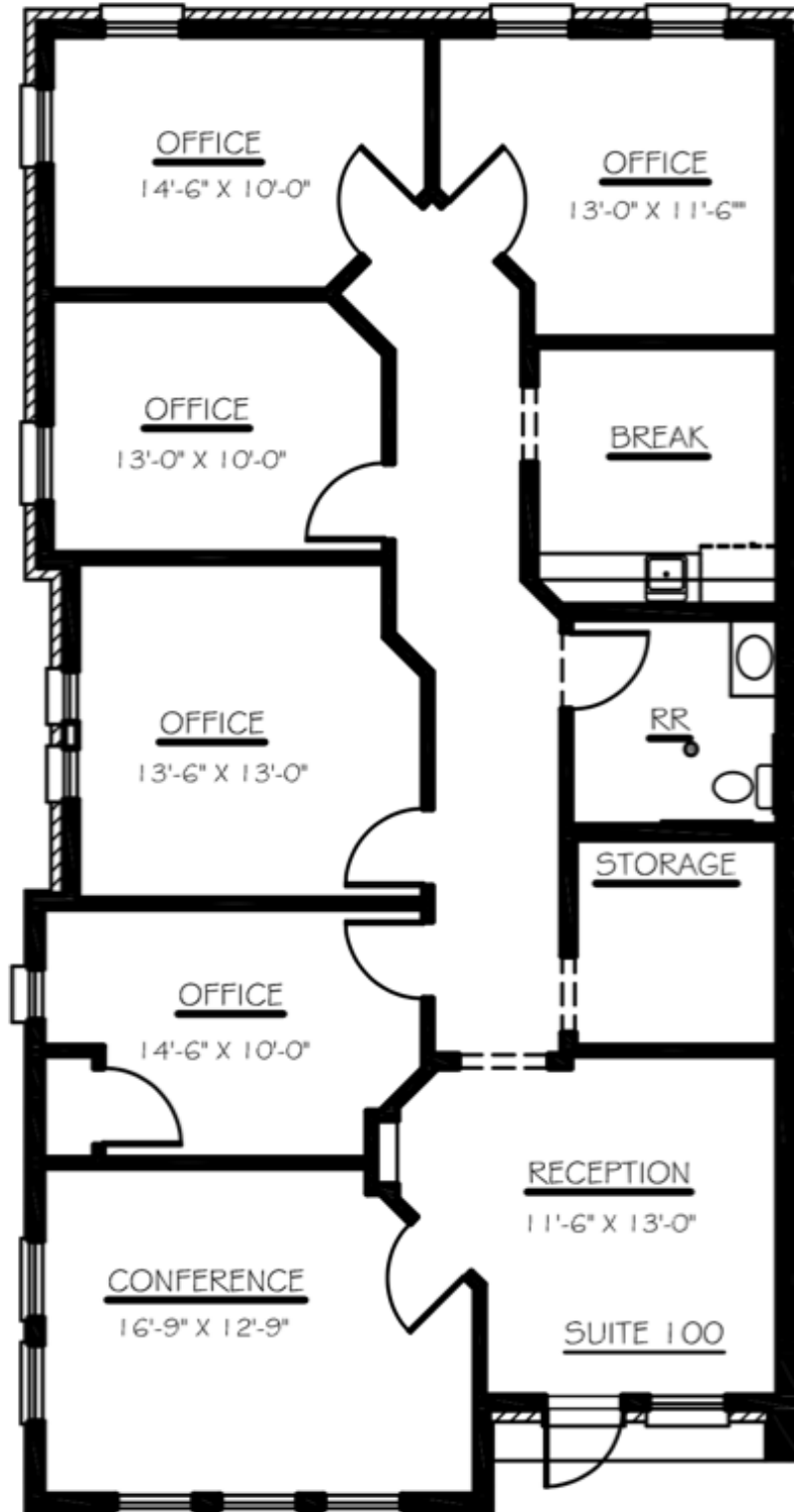




FLOOR PLAN

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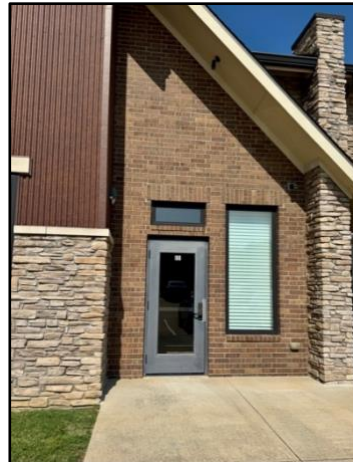
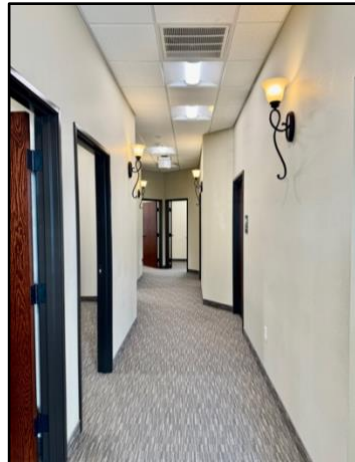
Suite 100
1,662 RSF





PHOTOS

4315 Windsor Centre Trail, Suite 100
Flower Mound, TX





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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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.

PM Real Estate, LLC dba Bridge Realty of Texas	9005458	info@bridgerealtytexas.com	(972)899-1851
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Phyllis Garcia	481146	phyllis@bridgerealtytexas.com	(972)899-1851
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Diana Pergande	714925	diana@bridgerealtytexas.com	(972)899-1851
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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