



FOR LEASE

2nd GENERATION OFFICE SPACE

2800 Corporate Drive
Flower Mound, TX

LOCATION:

Professional Office Spaces available, located in central Flower Mound - adjacent to the busy FM 2499/Long Prairie Rd corridor.

This two-story, well-maintained office building is situated in an office park development less than 1 mile from Texas Health Presbyterian Hospital and The River Walk at Central Park.

SIZES:

- Suite 100-102 - 2,245 RSF
(may be demised to 1,083 RSF and 1,162 RSF)
- Suite 201 - 1,161 RSF
- Suite 203 - 1,383 RSF

LEASE RATE:

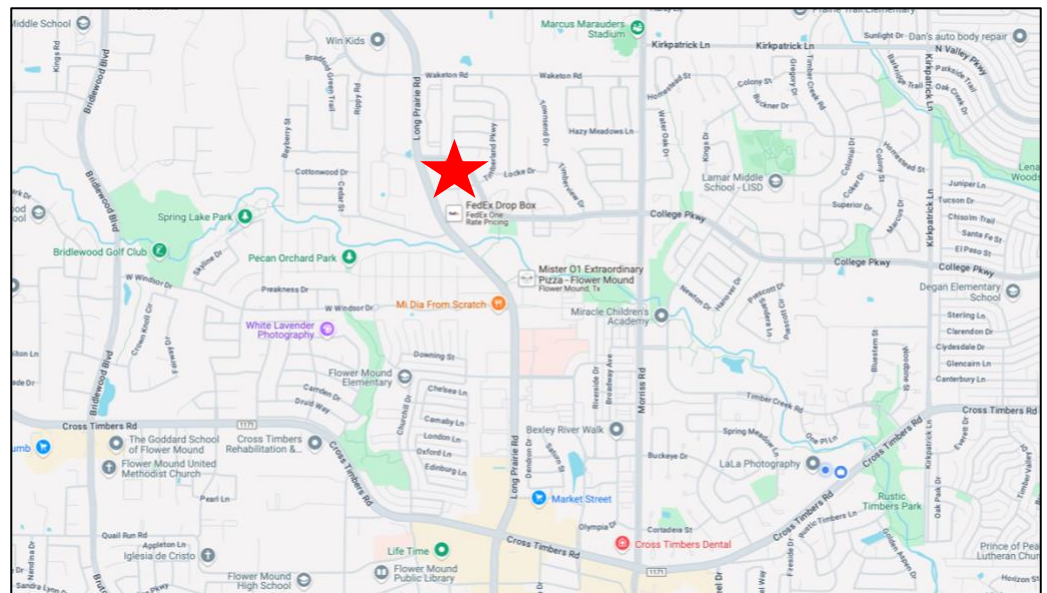
- See Broker for pricing.

HIGHLIGHTS:

- Grand Building Entrance and Expansive Foyer.
- Common area restrooms located on both the 1st and 2nd floors.
- Both elevator and stair access to 2nd floor spaces.

AVAILABILITY:

- Immediate



FOR INFORMATION:

Phyllis Garcia | Diana Pergande

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

www.BridgeRealtyTexas.com

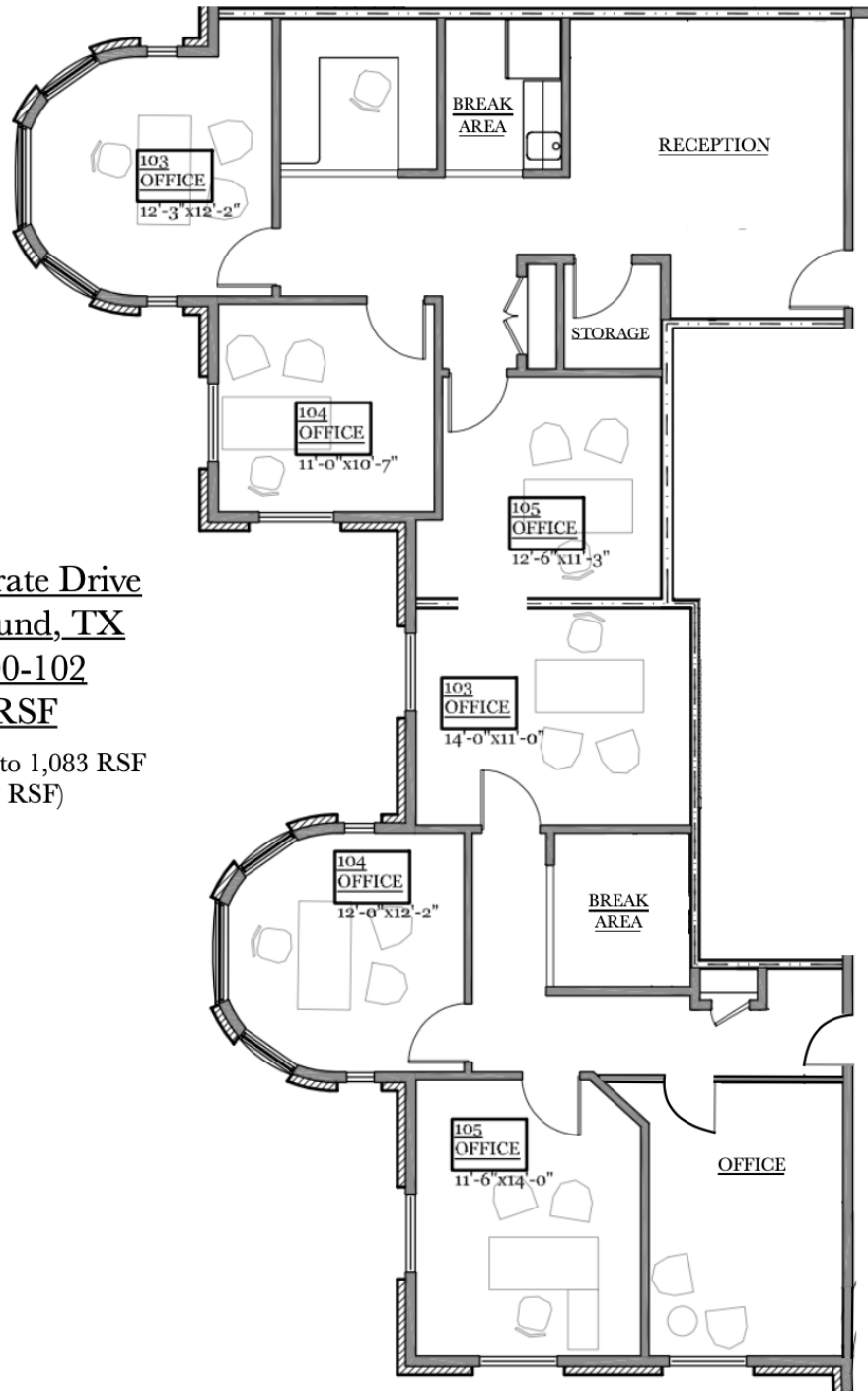
400 Parker Square, Suite 270H | Flower Mound, TX 75028

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1st LEVEL - FLOOR PLANS

2800 Corporate Drive
Flower Mound, TX



2800 Corporate Drive
Flower Mound, TX

Suites 100-102

2,245 RSF

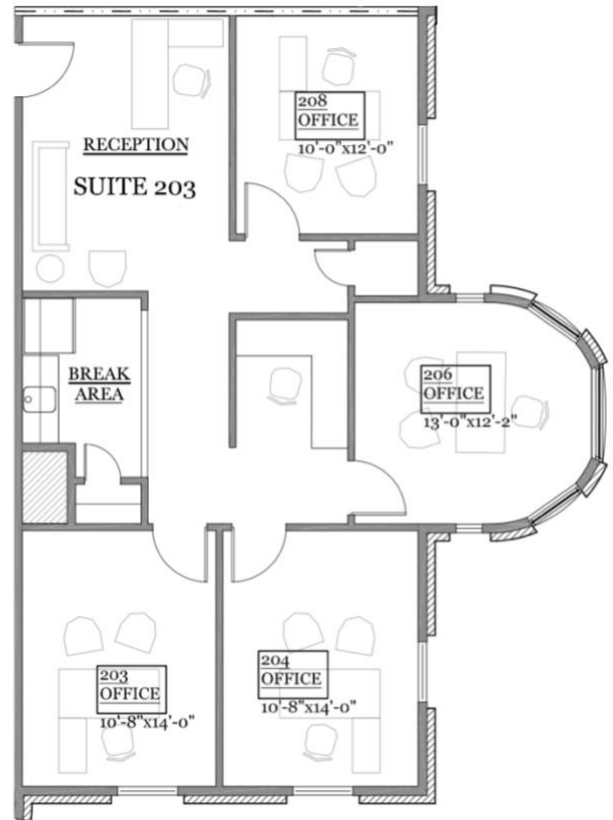
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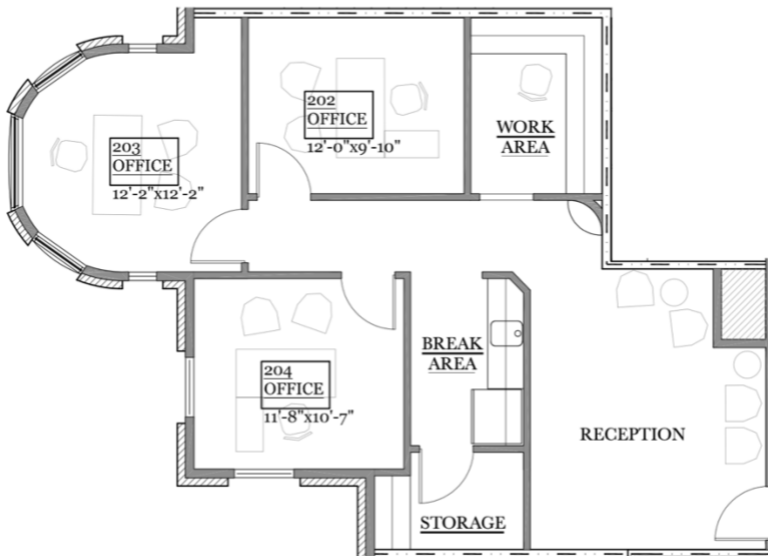
2nd LEVEL - FLOOR PLANS

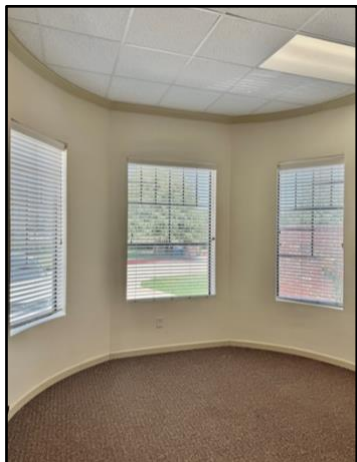
2800 Corporate Drive
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2800 Corporate Drive
Flower Mound, TX
Suite 203
1,383 RSF



2800 Corporate Drive
Flower Mound, TX
Suite 201
1,161 RSF







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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