



COLONY CROSSING

4181 Main St, The Colony, TX 75056

Erik Fulkerson 214.696.6677 erik@crestcommercial.com

4181 Main St

For Lease

The Colony, TX 75056



PROPERTY HIGHLIGHTS

Introducing the exceptional office space available for lease at 4181 Main St in The Colony, TX. This property offers a modern and professional environment designed to elevate the workplace experience. Boasting high-quality finishes, spacious floor plans, and top-tier amenities, this location provides an outstanding setting for businesses of all types. Tenants will appreciate the ample parking, convenient access to major highways, and close proximity to the Dallas/Fort Worth International Airport, facilitating seamless travel and accessibility. With a strategic location and exceptional design, this property stands out as a premier choice for companies seeking a prestigious and functional office environment. Elevate your business operations at 4181 Main St.

OFFERING SUMMARY

Lease Rate:	CONTACT BROKER
Number of Units:	9
Available SF:	2,100 SF
Lot Size:	84,717 SF
Building Size:	10,453 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,503	34,745	92,861
Total Population	9,141	87,217	235,828

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9330 Lyndon B Johnson Fwy #1080

Dallas, TX 75243

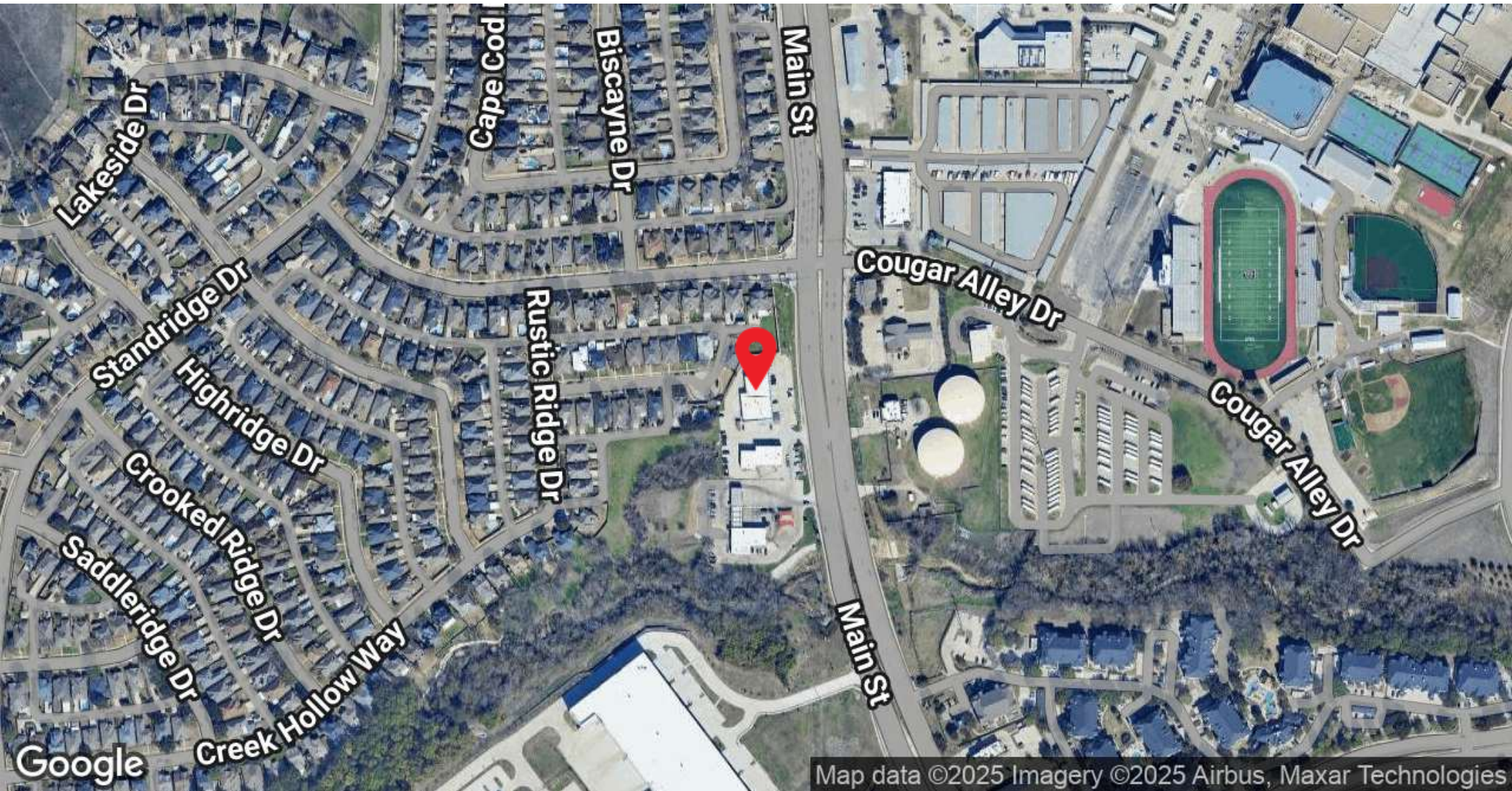
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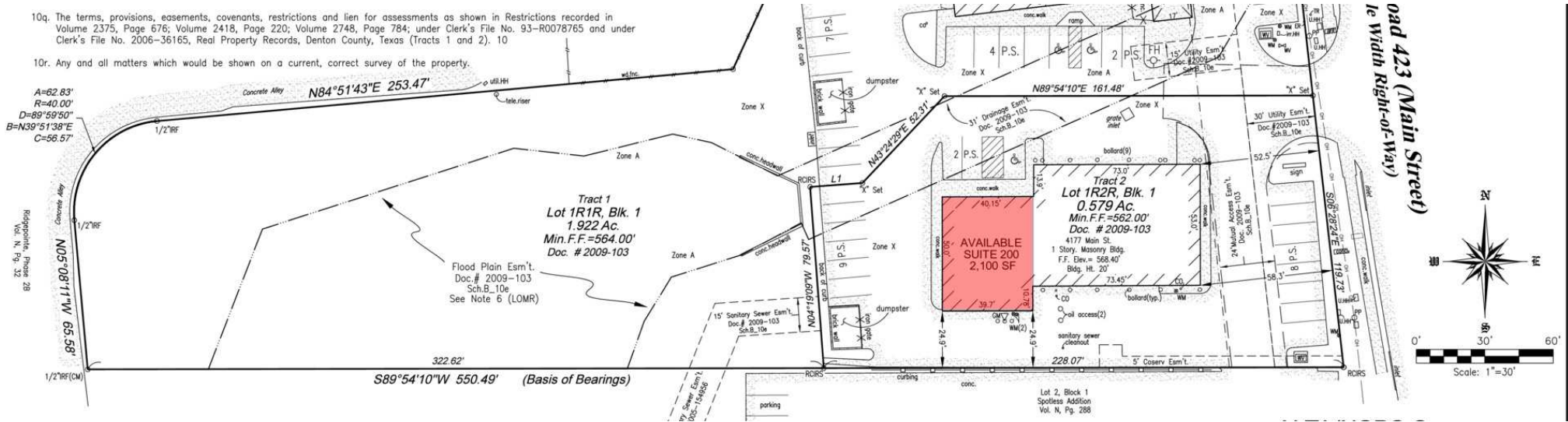
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10q. The terms, provisions, easements, covenants, restrictions and lien for assessments as shown in Restrictions recorded in Volume 2375, Page 676; Volume 2418, Page 220; Volume 2748, Page 784; under Clerk's File No. 93-R0078765 and under Clerk's File No. 2006-36165, Real Property Records, Denton County, Texas (Tracts 1 and 2). 10

10r. Any and all matters which would be shown on a current, correct survey of the property.



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
200	Available	2,100 SF	NNN

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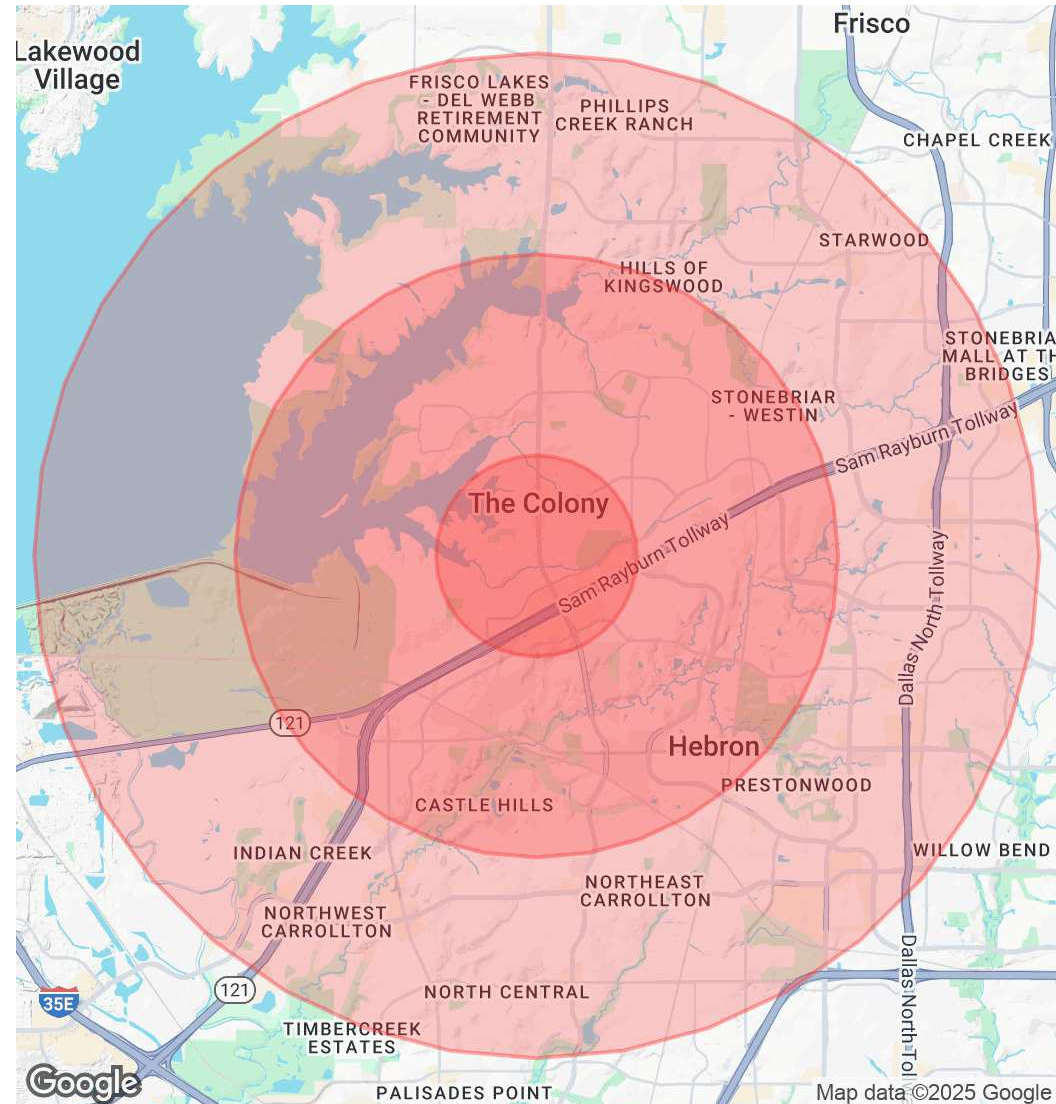
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,141	87,217	235,828
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,503	34,745	92,861
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$146,537	\$153,022	\$165,252
Average House Value	\$455,666	\$545,165	\$577,322

Demographics data derived from AlphaMap



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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
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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