

For Lease

Custer Rolater Square
15801 Rolater Road
Frisco, TX 75035



Building Information

- New Retail, Medical/Office Development with up to approximately 2,383 sf remaining available
- Easy Access to State Highway 121
- 5:1000 surface parking ratio
- Building & Monument Signage Available
- 24 hour access, Tenant controlled HVAC
- Building 1 – 9,320 sf last suite available
 - Suite 201 – 2,383 sf
- ~~Building 2~~ – No Vacancy 100% Leased
- ~~Building 3~~ – Sold
- ~~Building 4~~ – No Vacancy 100% Leased



**For Information
Contact:**

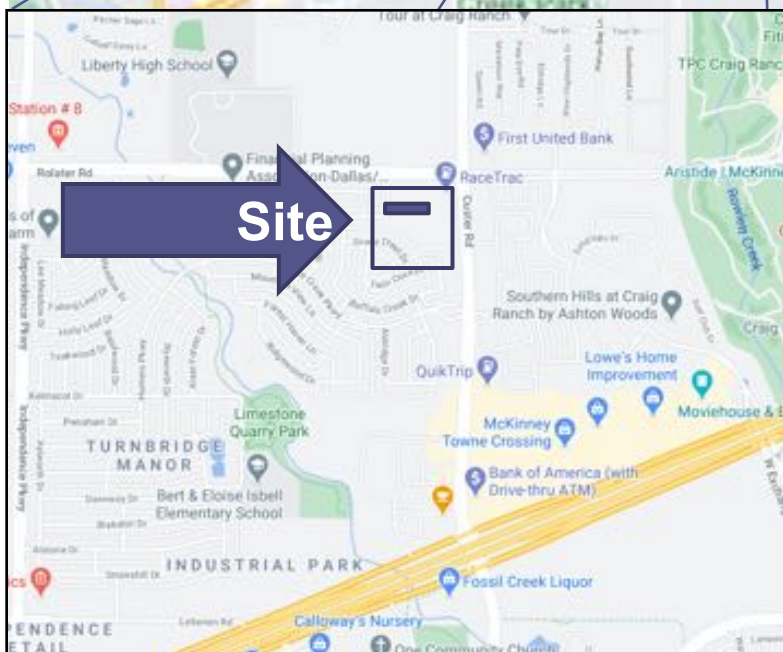
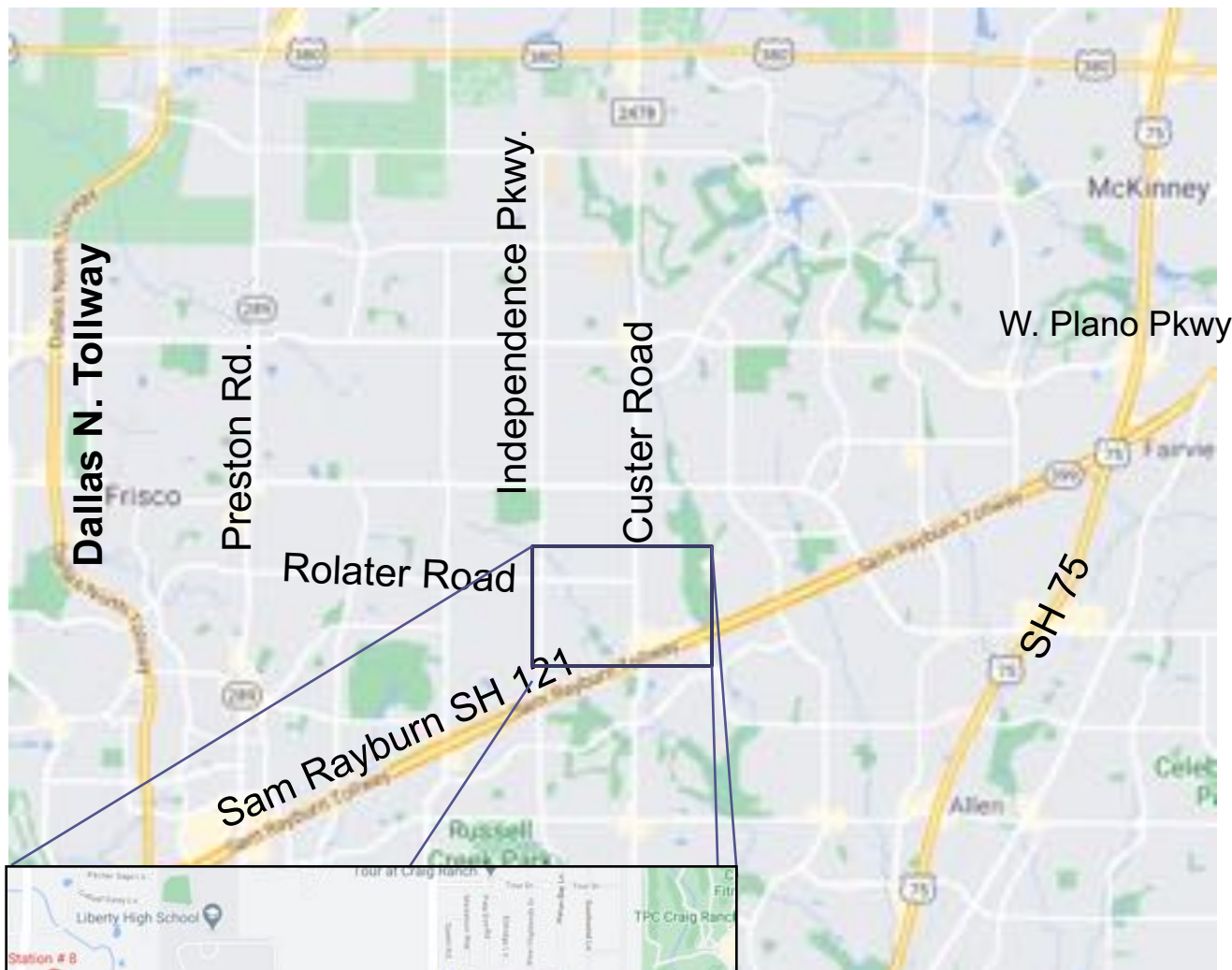
Mike@HugeREA.com
(469) 759-0212



HUGE

Real Estate Advisors

Custer Rolater Square
15801 Rolater Road
Frisco, TX 75035



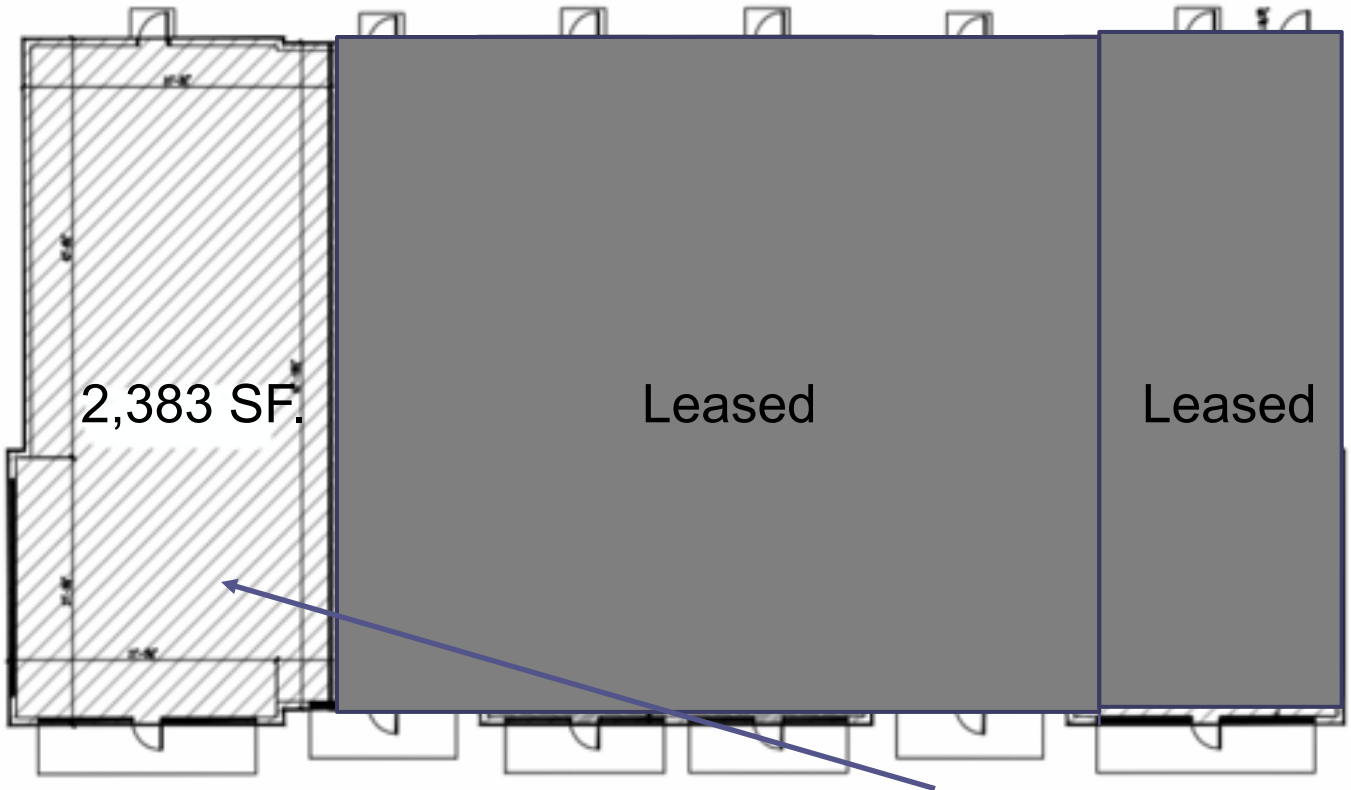
For Information
Contact:

Mike@HugeREA.com
(469) 759-0212

Custer Rolater Square
15801 Rolater Road
Frisco, TX 75035



Suite 201



01 LAYOUT PLAN
SCREENS

Remaining Suite available



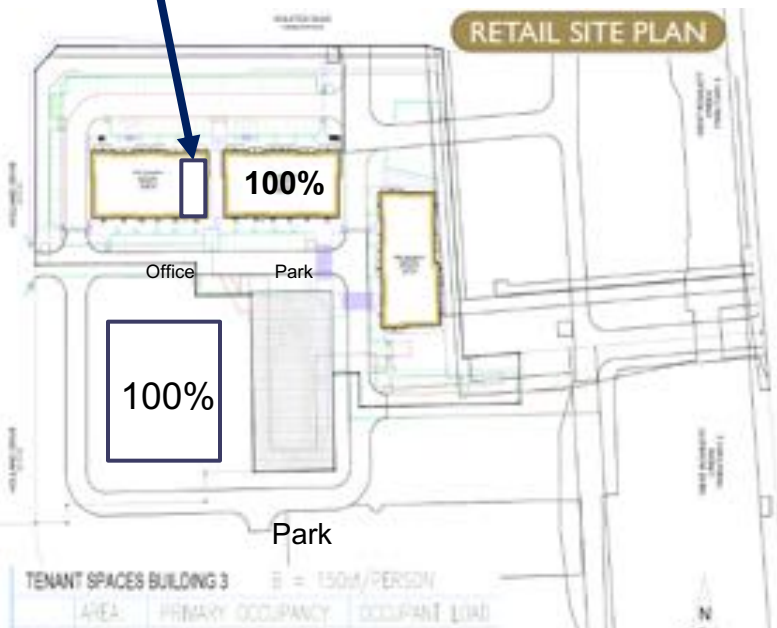
For Information
Contact:

Mike@HugeREA.com
(469) 759-0212

Custer Rolater Square
15801 Rolater Road
Frisco, TX 75035

HUGE
Real Estate Advisors

Building #1
 Available



INDIVIDUAL BUILDINGS TENANT SPACES

TENANT SPACES BUILDING 1 B = 150sf/PERSON

AREA	PRIMARY OCCUPANCY	OCCUPANT LOAD
100	1919	M - MERCANTILE
101	1388	M - MERCANTILE
102	1353	M - MERCANTILE
103	1353	M - MERCANTILE
104	1388	M - MERCANTILE
105	1919	M - MERCANTILE
TOTAL	9320	M - MERCANTILE

INDIVIDUAL BUILDINGS TENANT SPACES

TENANT SPACES BUILDING 2 B = 150sf/PERSON

AREA	PRIMARY OCCUPANCY	OCCUPANT LOAD
100	1919	M - MERCANTILE
101	1388	M - MERCANTILE
102	1353	M - MERCANTILE
103	1353	M - MERCANTILE
104	1388	M - MERCANTILE
105	1919	M - MERCANTILE
TOTAL	9320	M - MERCANTILE



HUGE

Real Estate Advisors

Custer Rolater Square
15801 Rolater Road
Frisco, TX 75035

Monument & Building Signage
Available



Bldg.#3
Sold

Bldg#2
100% Leased

Bldg. #1, one end cap
remaining Available



Huge Real Estate Advisors

NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

These laws require all real estate licensees to give the following information about brokerage services to prospective buyers, sellers, lessees and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because the owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Michael Huge d/b/a/ Huge Real Estate Advisors

Real Estate Broker/Company

Buyer, Seller, Tenant or Landlord

Date

Real Estate License#

Date

Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Licensees are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-0188 or call 713 463 1969.