

# 1002 Raintree Circle



Presented by  
The NASH Group Commercial Real Estate, Inc.

1002 Raintree Circle, Allen, TX 75013



Price: \$20.00 /SF/YR

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Building and Signage is Visible from US Highway 75  
Steeply discounted rate in order to get the right tenant into the space  
One block from Texas Health Presbyterian Hospital  
General office usage or Medical, adjoins lovely park with walking paths  
Space currently finished out for general office but can be remodeled as needed  
Excellent location, near restaurants, shopping and next door to the number one producing Real Estate office in Collin County.



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**The NASH Group Commercial Real Estate, Inc.**

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Aerial

## Listing space

### 1st Floor Ste 102

Space Available	2,370 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

Space available is approx 2,370 RSF. Asking start rate is \$20/SF with NNN expenses estimated at approx \$9/SF. This is a significantly discounted rate in order to get a great tenant into the door. This is a fully built-out professional space. This property also includes: 12' finished ceilings, 24/7 access at no additional cost, and 5.8 parking spaces per 1,000 SF totaling approximately 95 parking spaces. This location is visible from the Central Expressway. Adjacent to the top producing real estate office in Collin County. Its surrounded by restaurants and other desirable facilities, One block from Texas Health Presbyterian Hospital and other successful medical offices, and adjoins a lovely park with many walking paths and lakes. Take advantage of this great area for office and/or for medical office!

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## Property Photos



Building Photo



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## Location

