

Office/Medical Space Available for Lease



Heritage Square Office Park
2801-2831 W. Parker Road
Plano, TX 75023

Building Information

- Suites Available
 - Suite 1 – 602 sf (2801 W. Parker)
 - Suite 2 – 459 sf (2801 W. Parker)
- Located in Central Plano near Independence Pkwy and W. Parker Rd. next to post office.
- General, Medical & professional uses
- Building and Monument Signage Available

**For Information
Contact:**

Michael Hugel, CCIM
Mike@HugeREA.com
(469) 759-0212

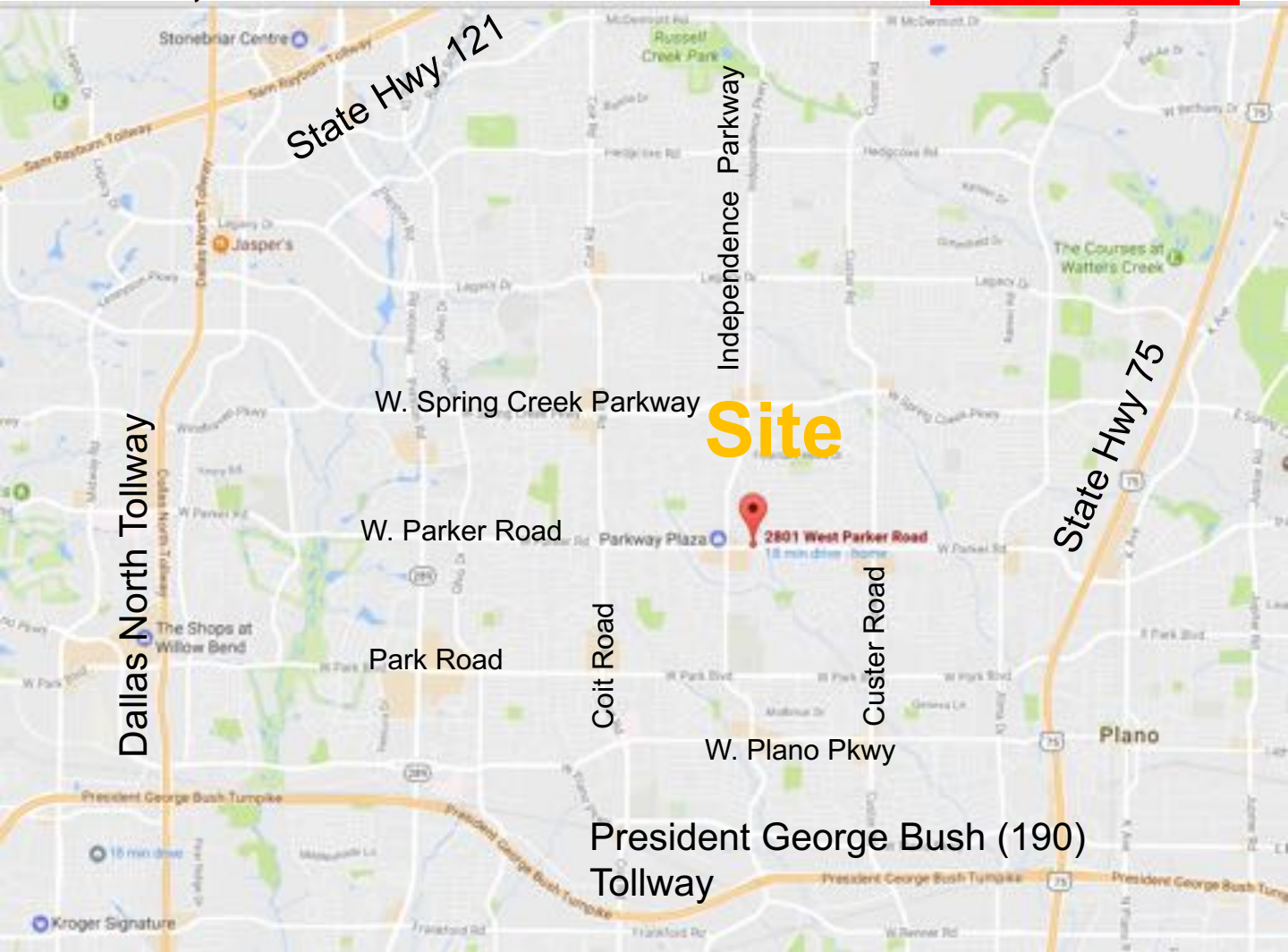
HUGE
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Spectrum
BUSINESS

Frontier
COMMUNICATIONS

CCIM

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Centrally located with access to several highways and tollway's connecting the north Dallas area. Property fronts W. Parker Road and is adjacent to a US post office, banks and a large amount of retail oriented businesses.



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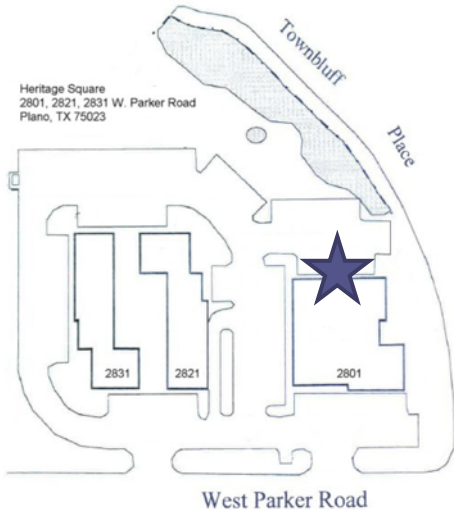
Phone: 469-759-0212

Email: Mike@HugeREA.com

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Suite 2 – 459 sf



Heritage Square
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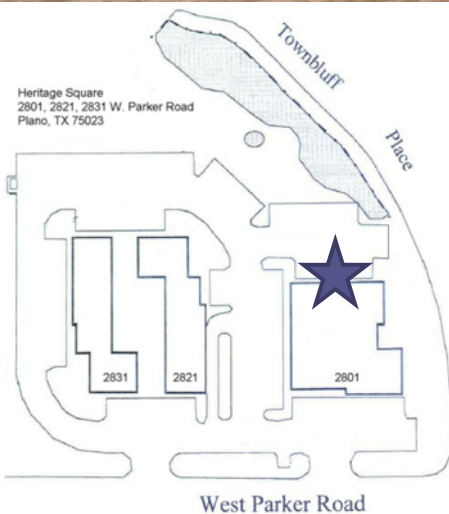


Suite 2 – 459 sf



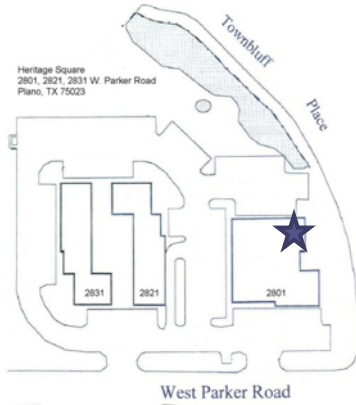
Interior Photos

Space was recently painted, new LVT wide wood plank style flooring in reception area and carpet in window offices.



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Suite 1 – 602 sf
2 rooms with private break
area, parking lot access with
internal egress point



 **Facing W. Parker Road**

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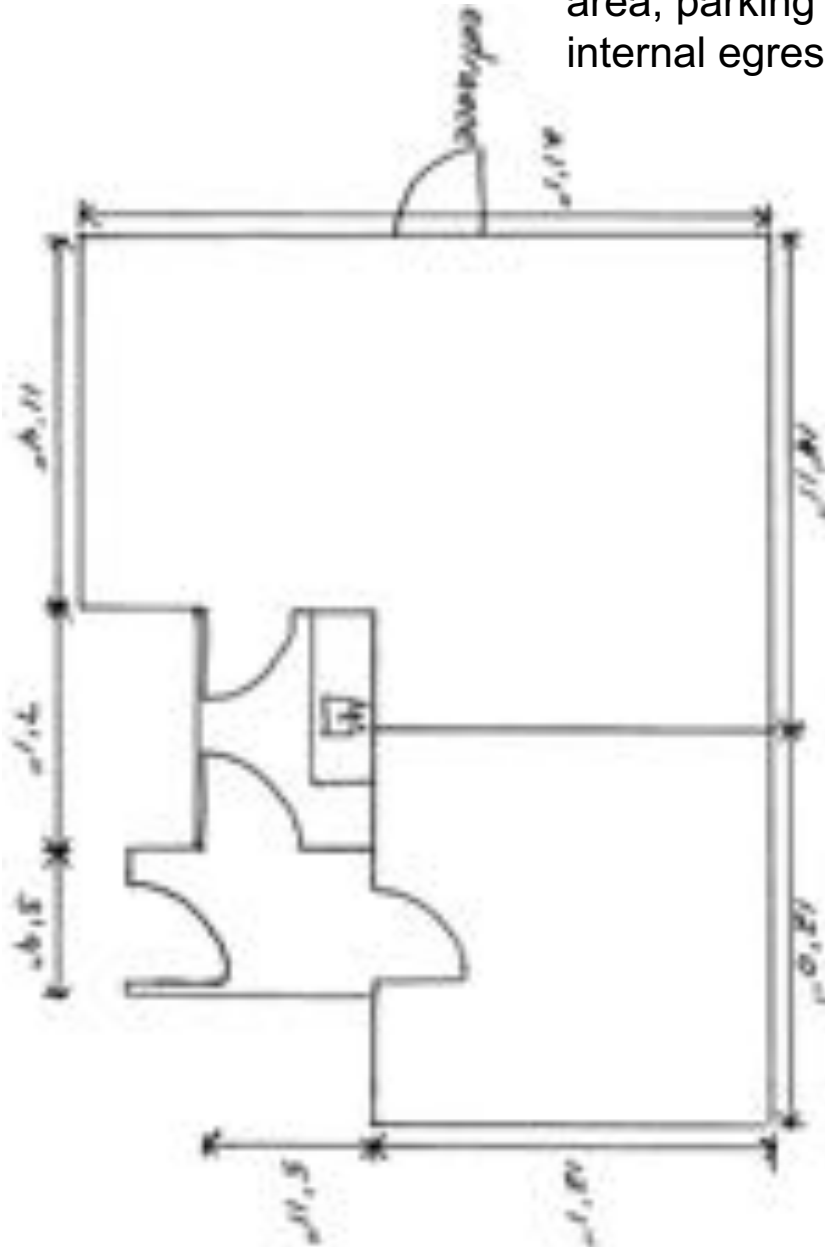
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Suite 1 – 602 sf

2 rooms with private break
area, parking lot access with
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All dimensions are approximate

Huge Real Estate Advisors

NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

This form requires 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 lessee (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 salesperson 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 salesperson by accepting an offer of salesperson from the listing broker. A salesperson may work in a different real estate office. A listing broker or salesperson 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 attests that you acknowledge receipt of this information about brokerage services for the licensee's records.

Michael Huge of/for Huge Real Estate Advisors

Real Estate Broker Company

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date

Buyer, Seller, Tenant or Landlord

Date

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