

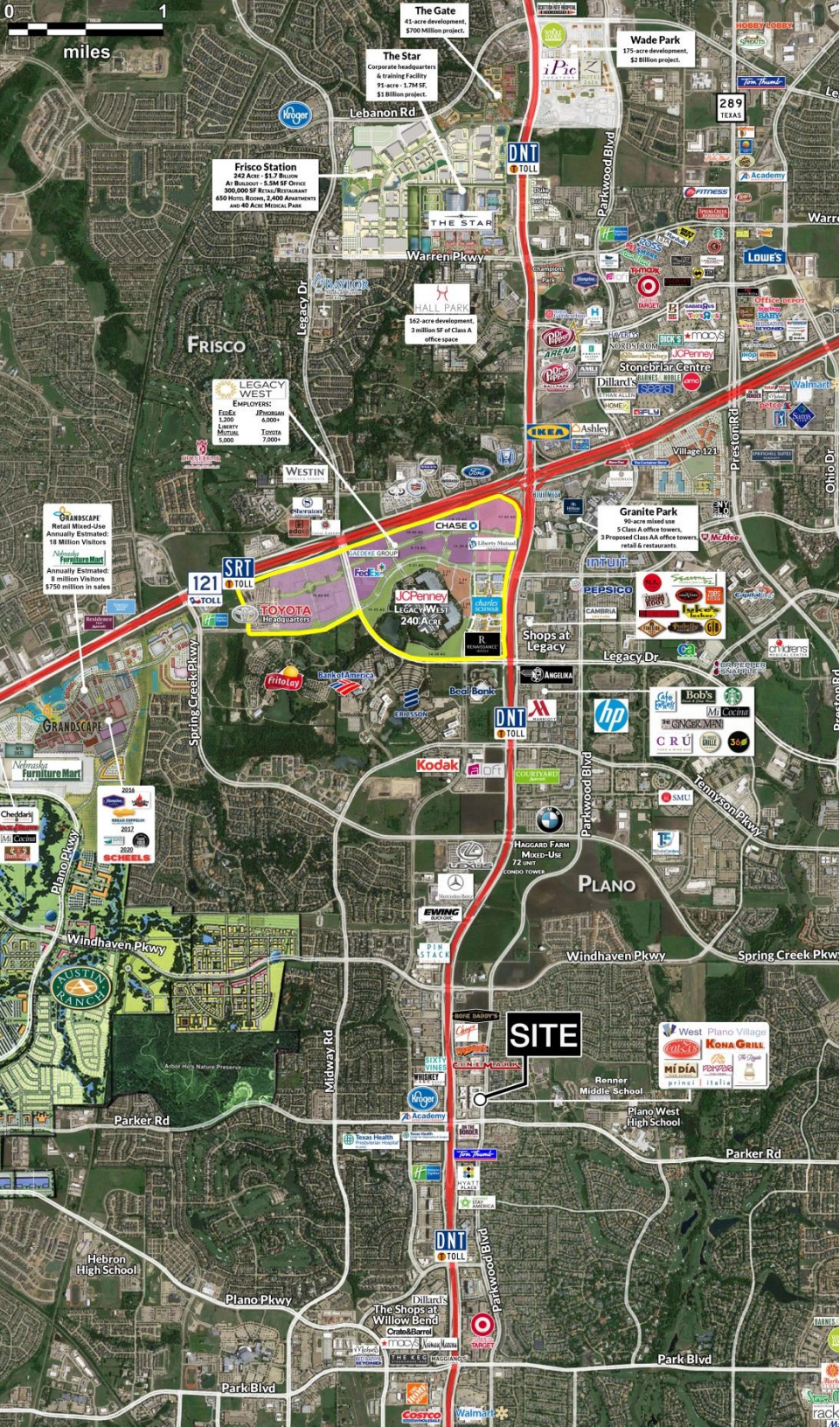
WEST PLANO VILLAGE

# West Plano Village

3300 - 3310 N. Dallas Parkway  
Plano, Texas

weitzman™



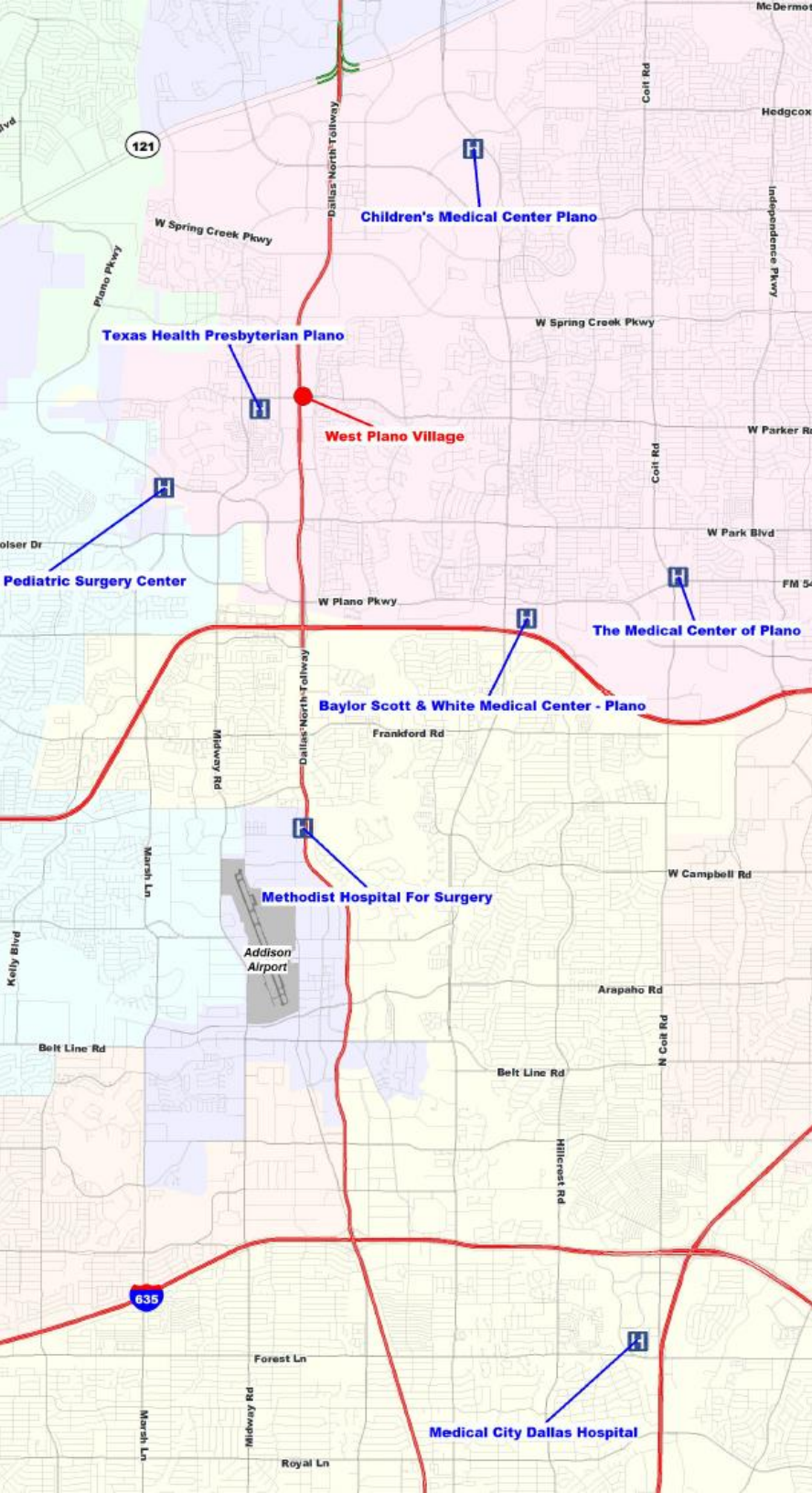


# PLATINUM CORRIDOR

The "Platinum Corridor" is one of the premier submarkets in the Dallas-Fort Worth metropolitan area. The corridor is home to luxurious residential areas, upscale retail, dining and first class office and retail developments. The corridor is defined as beginning just north of the LBJ Freeway moving north along the Dallas North Tollway to State Highway 121, incorporating the cities of Dallas, Farmers Branch, Addison, Plano and Frisco.

Weitzman is the trade name of Weitzman Management Corporation, a regional realty corporation.

# ECONOMIC IMPACT- DFW HEALTH CARE INDUSTRY



Health care touches the lives of nearly everyone in the Dallas-Fort Worth region at some point and what happens in the health care sector is felt throughout our regional economy. These effects are captured by measuring the linkages among the various sectors within the economy.

The health care industry in D-FW is expected to continue to grow as our population expands and as baby boomers age. As a result, the overall economic impact of the D-FW health care industry will likely continue to increase in the coming years.

\$52

Billion in total value added to the regional economy annually by the D-FW health care industry

601K

Jobs supported by the health care industry in D-FW

15%

of the D-FW Economy



# PROPERTY HIGHLIGHTS

West Plano Village is a 130,000 square foot mixed-use development containing 54,000 square feet of class "A" medical and office space with ample surface and covered parking

Ideally located at the Northeast corner of the Dallas North Tollway and Parker Road. West Plano Village has convenient access, excellent visibility and is in close proximity to major medical campuses, affluent neighborhoods, upscale restaurants and major shopping destinations.

## ECONOMICS

7 & 10 Year

Rental Rate

\$27.00 RSR + NNN's + E

\$40.00 TI RSF

\$12.07 NNN's (2017 est.)

## PARKING

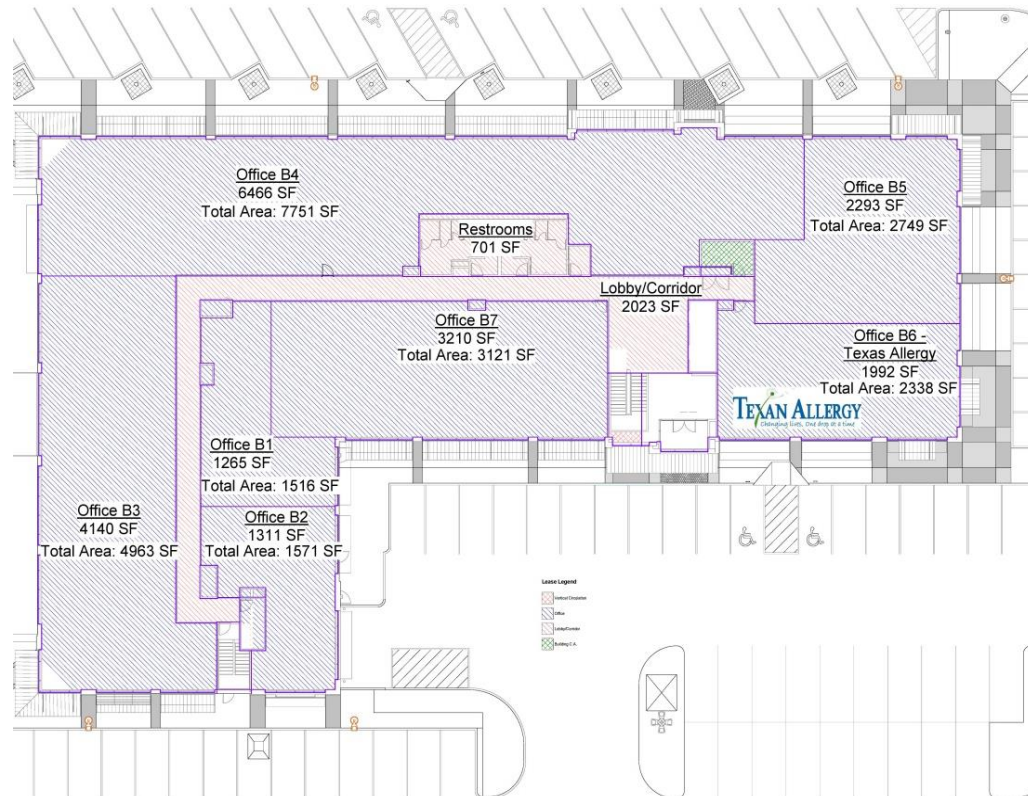
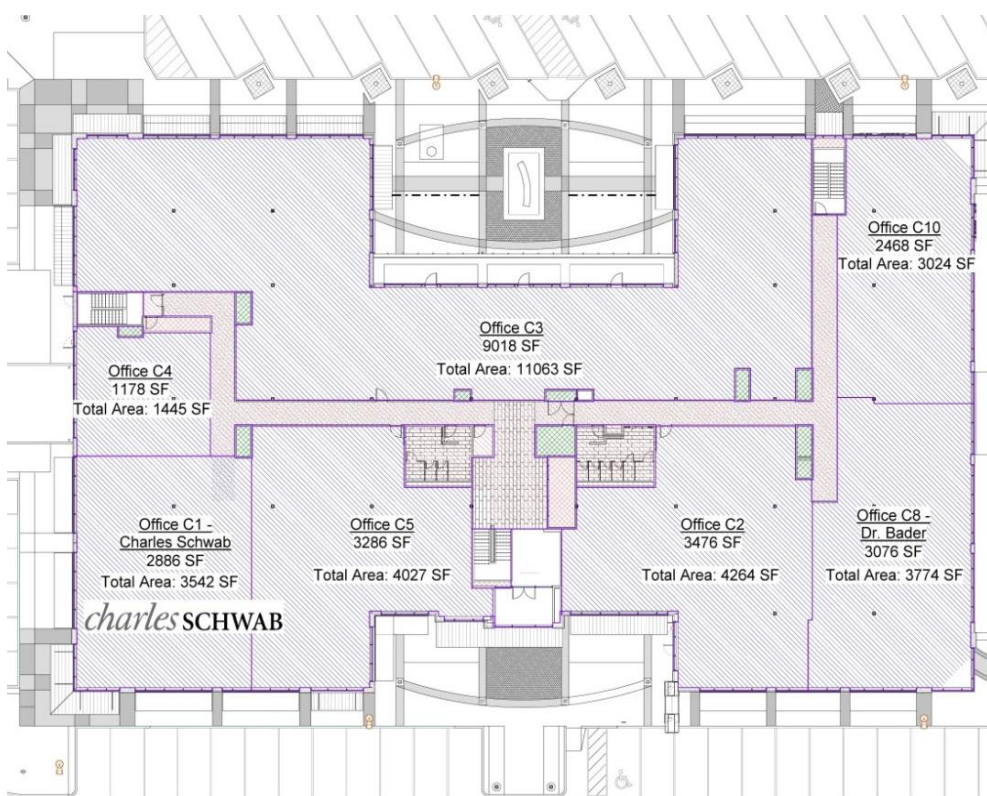
665 Surface Spaces

64 Reserved Office (Garage)

304 Shared Customer Spaces

Total 1,033 Spaces

## OFFICE/MEDICAL SPACE READY FOR OCCUPANCY



# SHELL SUMMARY

West Plano Village is offering Class "A" office and medical space in a "Grey Dark Shell" condition described as follows:

- All common area restrooms, lobbies and corridors completed
- Exposed concrete floors
- Exposed roof deck
- Power grid overhead ready for tap/connection
- HVAC trunk ducts ready for tap/connection
- Vent pipe stubs ready for connection
- Space for power service in 2nd floor electrical room
- Alarm system ready for tap/connection
- Sprinkler system w/heads turned up ready for modification

INTERIOR



# AMENITIES – LIVING





AMENITIES – FINE DINING



weitzman™

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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 on 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.

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Date