FOR LEASE



3535 Firewheel Dr

Flower Mound, Texas 75028

2,400 SQFT Medical Office & Executive Office Suites

SIZE:
+/- 193-2,400 SF

PRICE:
EXECUTIVE OFFICE SUITES
$500-$750/month full service gross lease

2400 SQUARE FOOT MEDICAL OFFICE
$4000/month all-inclusive lease

AVAILABLE:
Immediately

PROPERTY SUMMARY

Executive Office Suites available in central Flower Mound, TX. Frontage on Firewheel Dr. just south of FM 1171. Tenants enjoy use of furnished and shared conference room and restrooms. Rent includes all expenses,utilities and weekly janitorial service.

Jim Hanking
Direct: (972)345-0609
Jim@SBPcommercial.com

Joe Bixby
Direct: (972)679-8677
Joe@SBPcommercia.com

Scott Brown Commercial
Office: (940)320-1200
1400 Dallas Drive
Denton, Texas 76205
www.SBPcommercial.com

SCOTT BROWN COMMERCIAL

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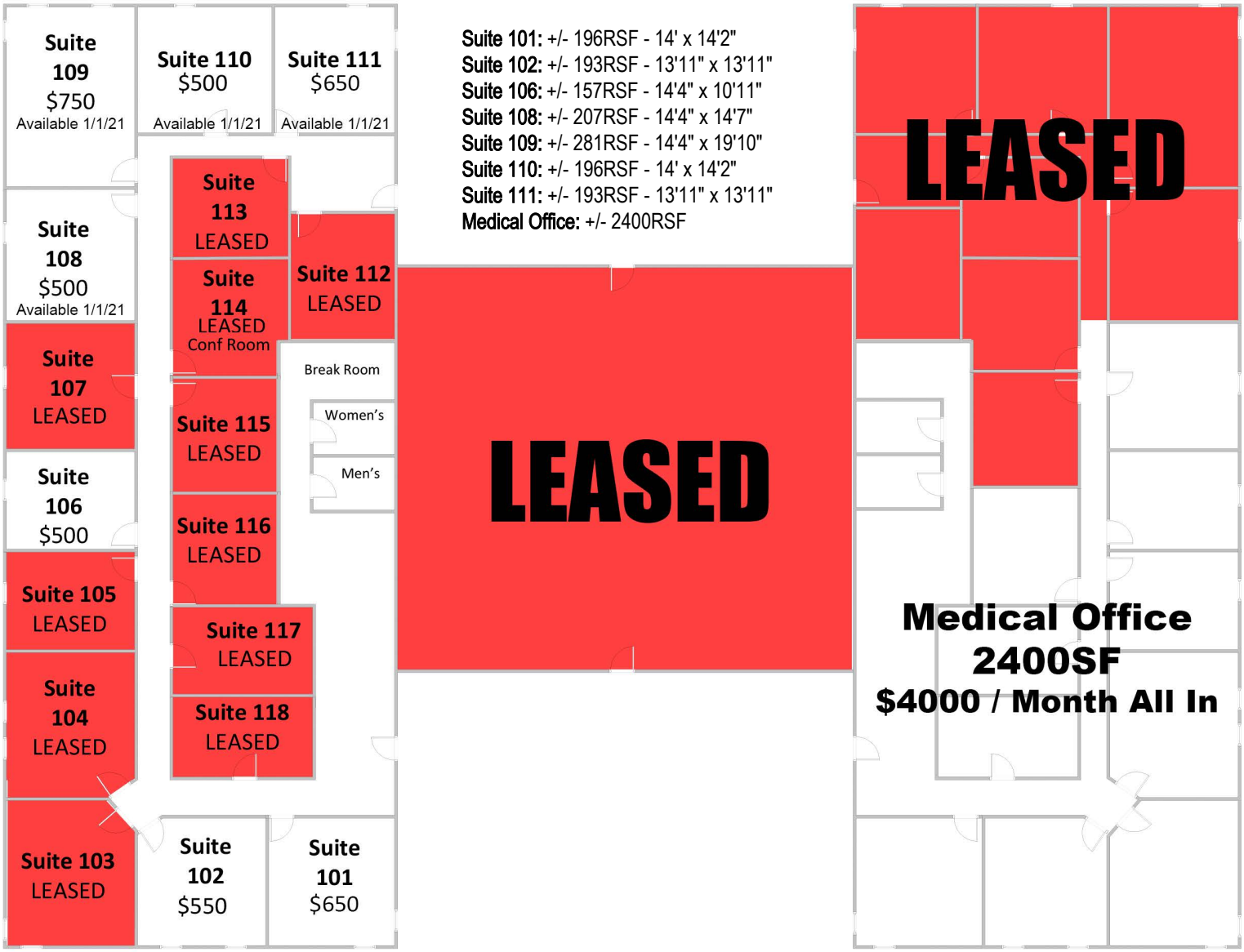
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Suite 101: +/- 196RSF - 14' x 14'2"
Suite 102: +/- 193RSF - 13'11" x 13'11"
Suite 106: +/- 157RSF - 14'4" x 10'11"
Suite 108: +/- 207RSF - 14'4" x 14'7"
Suite 109: +/- 281RSF - 14'4" x 19'10"
Suite 110: +/- 196RSF - 14' x 14'2"
Suite 111: +/- 193RSF - 13'11" x 13'11"
Medical Office: +/- 2400RSF

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SCOTT BROWN COMMERCIAL
SALES / LEASING / INVESTMENT / ASSET MANAGMENT
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

PROPERTY SUMMARY

PROPERTY: **Firewheel Office Park**

LOCATION: 3535 Firewheel Dr., Flower Mound, TX 75028

TYPE: **Medical Office and Executive Office Suites**

ZONING: Office/Medical Office

POTENTIAL USE: Medical Office/Professional Office

AVAILABLE SPACE: **Varies**

FRONTAGE/ ACCESS: Frontage on Firewheel Dr. south of FM 1171

UTILITIES: All Utilities on Site

LEASE RATE:

EXECUTIVE OFFICE SUITES – 6 month minimum
$ 500/month full service gross lease
$ 750/month full service gross lease

2400 SQUARE FOOT MEDICAL OFFICE – 3 year minimum
$4000/month all-inclusive lease

LISTED: Loop Net, CoStar, Xceligent, OfficeSpace.com, Many Web-sites

COMMENTS: Executive Office Suites and Medical Office available in central Flower Mound, TX. Frontage on Firewheel Dr. just south of FM 1171. Tenants enjoy use of furnished and shared conference room and restrooms. Rent includes all expenses, utilities and weekly janitorial service.

CONTACT:
Jim Hanking, Broker 972-345-0609 Jim@sbpcommercial.com
Joe Bixby, Broker 972-679-8677 Joe@SBPcommercial.com

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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.

Scott Brown Commercial	0475257	scott@scottbrownproperties.net	940-320-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Jim Hanking	543503	jim@sbpcommercial.com	972-345-0609
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____