



Plano Office Space for Lease

920 18th St., Plano , TX 75074



Area Traffic Retailers



DUDE, SWEET CHOCOLATE

Bank of America



Urbanrio cantina & grill



Located at the Hard Corner of 18th and I Avenue

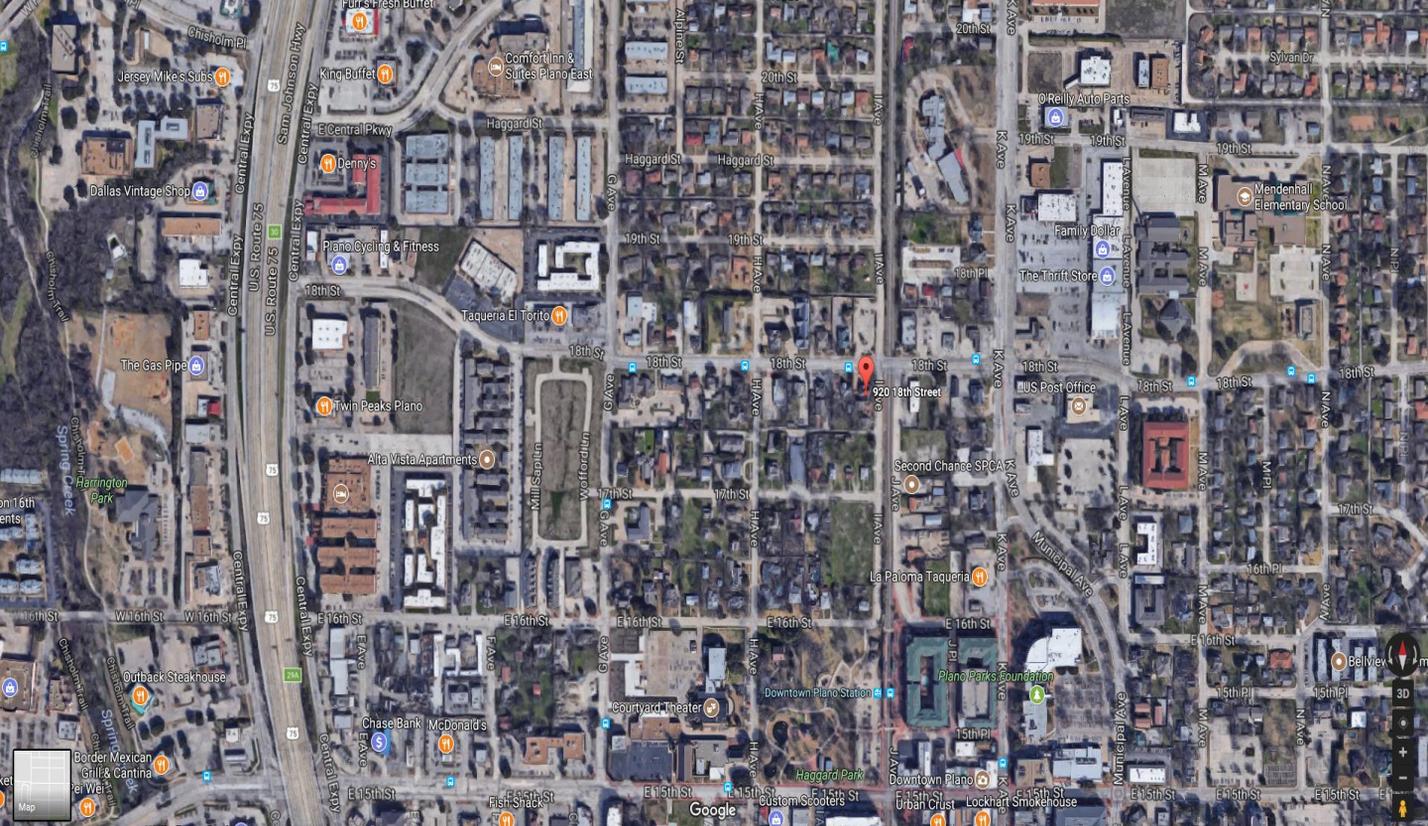
Concept | COMMERCIAL REALTY

Jimmy Pham 469.583.0104

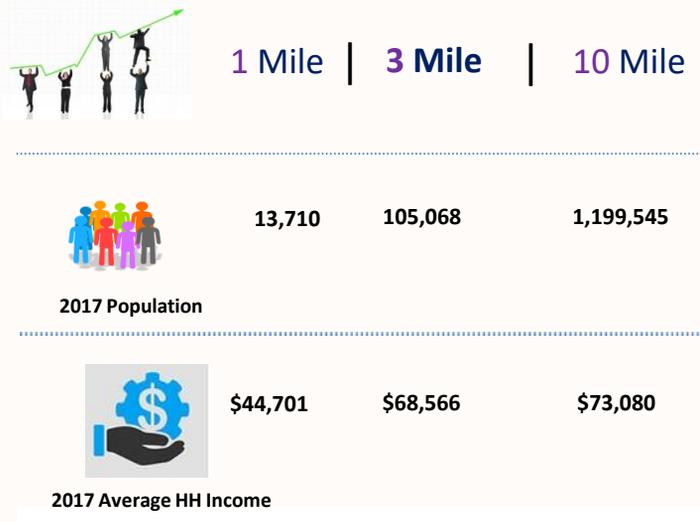
Exciting opportunity to lease office space in an area that is in the process of being redeveloped and revitalized. This area is underserved with Office Space. Near DART Light Rail and a plethora of restaurants, get in while you can. Bring your Clients! CALL FOR ADDITIONAL INFO!

PROPERTY FEATURES

- ✓ Available Office Space: 4,960 SF or divisible to 171 sqft
- ✓ Two minutes from Downton Plano and Dart
- ✓ Three Minutes from 75/Central Expressway
- ✓ Building Expense (Gas, Electric, Water and Internet) paid by Landlord.



DEMOGRAPHICS



PROPERTY HIGHLIGHTS

- Building Size: 4,960 sqft
- Dense population
- Area is experiencing a Re-Growth

Property Overview

The Office is located at the hard corner of 18th Ave & I Ave, amongst a **population of 13,710, 105,068 and 1,199,545 consumers** within a 1, 2, 10 mile radius respectively. This Office is at the heart of redevelopment for this Plano market, with such redevelopment efforts initiated by Developers and the potential expansion of the Dart Rail Line further North, makes the area a prime destination.

The uniqueness of Downtown Plano alone helps set this site apart. A vibrant community of Mixed Use Urban Living, performing arts, galleries, event venues in addition to the local restaurant brings a flavor of Downtown Dallas to Downtown Plano. Mix in the historical architecture, the Plano Station Dart Rail and Haggard Park (see demographics).

The Office space is similarly unique. Built in the early 1900's this office space cannot be duplicated in today's more modern office buildings. With both a first and second floor there is opportunity to have that creative workspace that you just can't get in a traditional office environment. Spaces are divisible to approximately 171 sqft and can go up to 4,506 sqft., in addition to this creative work space and dependent on term and rate, the Landlord may be willing to pay for Gas, Electricity, Water and Internet. If you have a client that does PC Repair, Photography, Bakery, Attorney, Real Estate, or Photography this will be a great fit!

EXHIBIT B

First Floor

SQUARE FOOTAGE IS APPROXIMATE

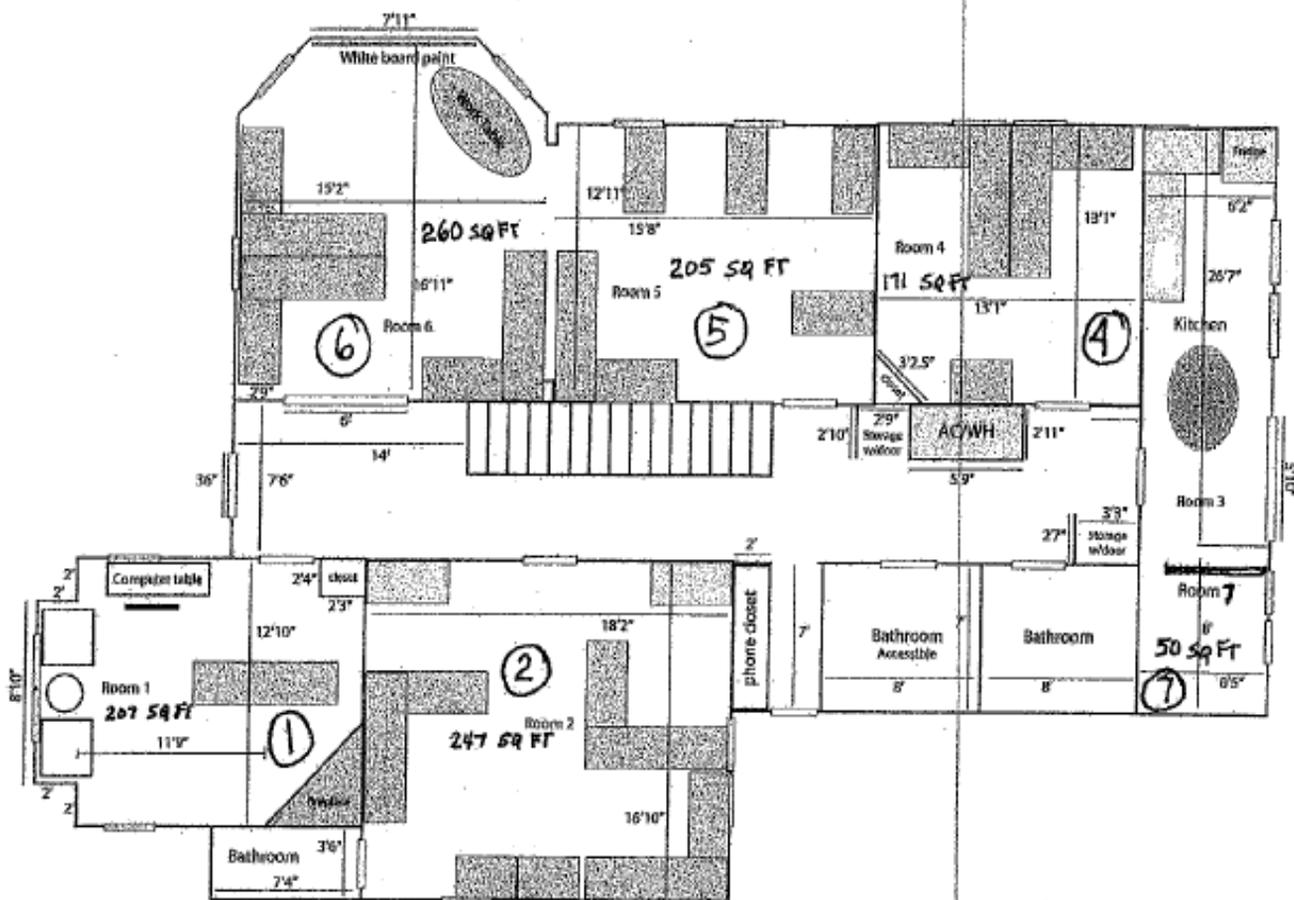
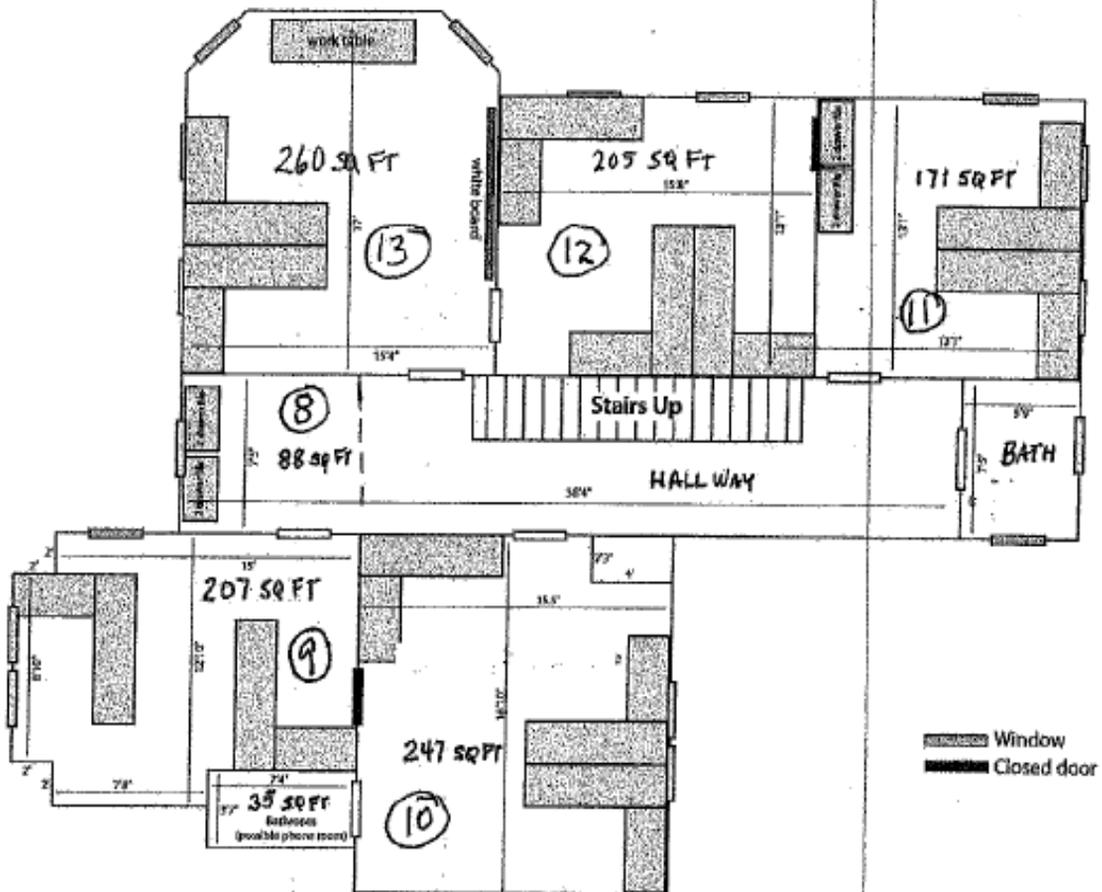


EXHIBIT B
Second Floor





Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Jimmy Pham</u>	<u>554931</u>	<u>jimmy@northbrookrealtygroup.com</u>	<u>(214)644-0646</u>
Designated Broker of Firm	License No.	Email	Phone
_____ 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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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