For Lease



Building Information

- Suite 120 - 1,339 sf & Suite 200 – 2,235 sf
- Ideally suited for general office use or medically oriented business
- Tenant Controlled Utilities & HVAC
- Located next to Baylor Hospital Carrollton
- Access to SH 121
- 7.3:1000 Parking Density (surface/covered)
- Monument Signage Available
- Building Signage Available
- Rental Rate $24 + NNN
- NNN's $10.87 psf
- Multiple communications providers

TIME WARNER CABLE Business Class

at&t

For Information Contact:

Michael Huge, CCIM
Mike@HugeREA.com
(972) 333-4151

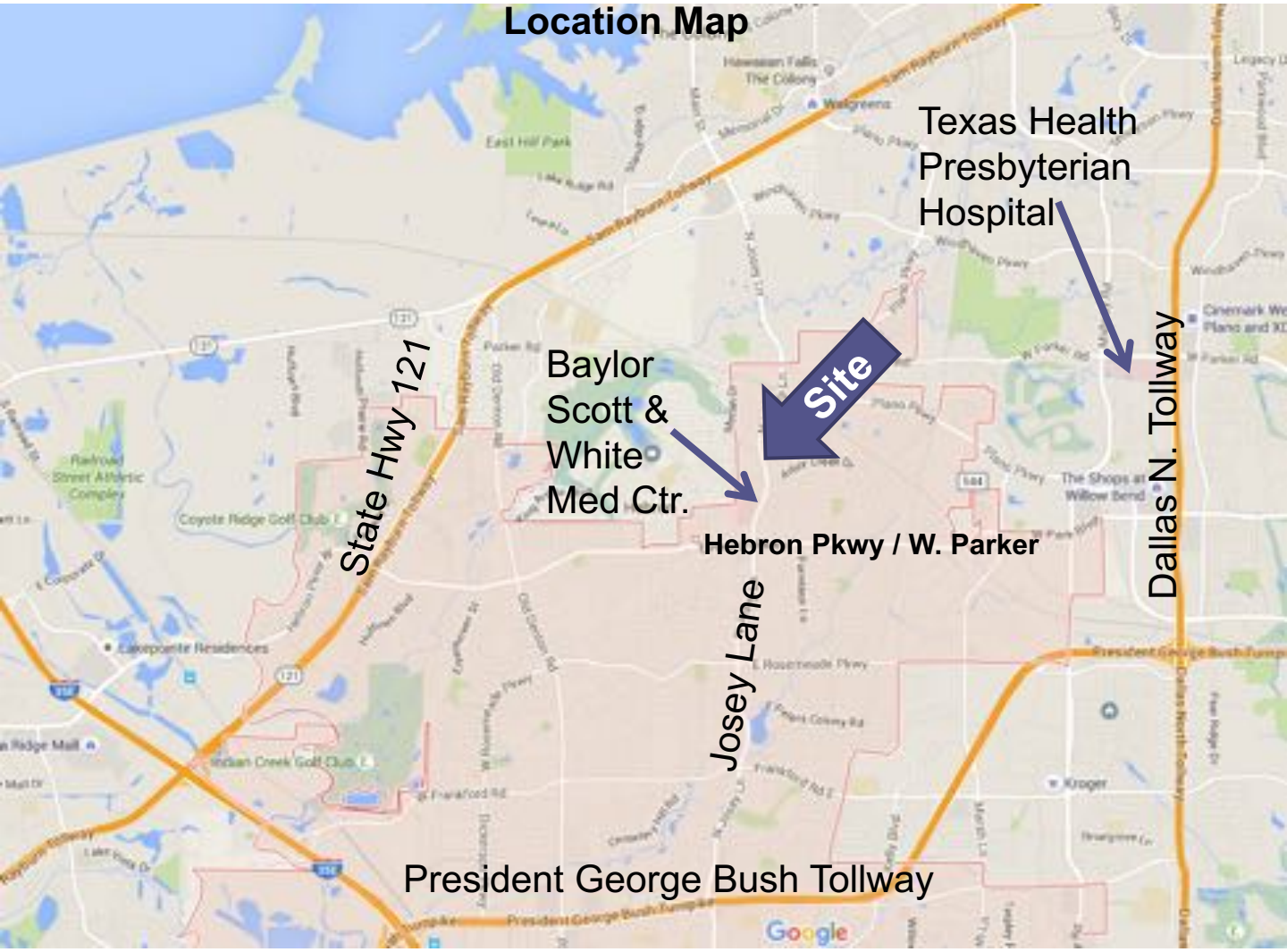
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Golden Trail Professional Park
1813-1821 Golden Trail Court
Carrollton, TX 75010

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Location Map



Located near Baylor, Scott & White Medical Center in Carrollton, TX, within close proximity to Texas Health Presbyterian Hospital and access to President George Bush Tollway, State Highway 121 and Dallas N. Tollway

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FACT SHEET

- Suite 120 is 1,339 rentable square feet per BOMA currently built out to accommodate lab draws.
- Suite 200 is 2,235 sf and is built out as a pediatrician office with 5 exam rooms, 2 doctors offices, storage room, reception, waiting area, lab, patient and staff private restrooms.
- Single Story wood frame construction with Spanish tile roof
- Tenant controlled HVAC and utilities
- Surface Parking is provided at a ratio of 5 per 1,000 square feet leased and can accommodate office and medical uses.
- Covered Parking is provided at a ratio of 2:1000 sf leased
- Overall Parking ratio 7.3:1000 sf
- Signage
  - Monument facing traffic on Golden Trail Court
  - Building Signage is available
- Ceiling Height – up to approximately 12 feet can be achieved
- Sprinklered building for life safety
- ADA Compliant, TAS Compliant
- Easy access to President George Bush Toll road (190); approximately 2 miles west of State Highway 75 and 5 miles East of the Dallas North Tollway.
- Communications Providers: AT&T, Time Warner Cable,

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Covered Parking



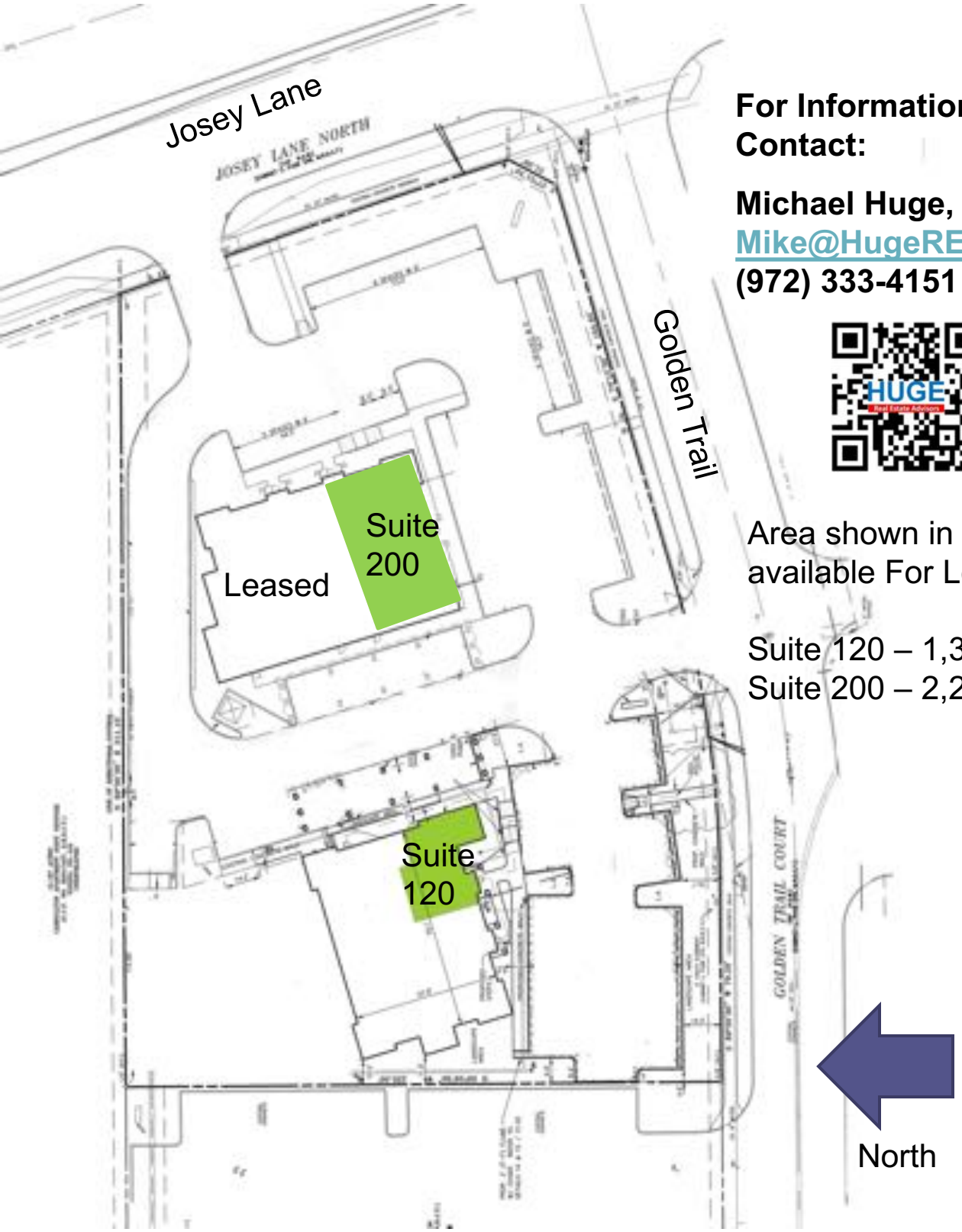
Beautifuly
Landscaped
Professional Setting



Monument and
Building Signage
Available for Tenant

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Area shown in green is available For Lease.

Suite 120 – 1,339 sf
Suite 200 – 2,235 sf

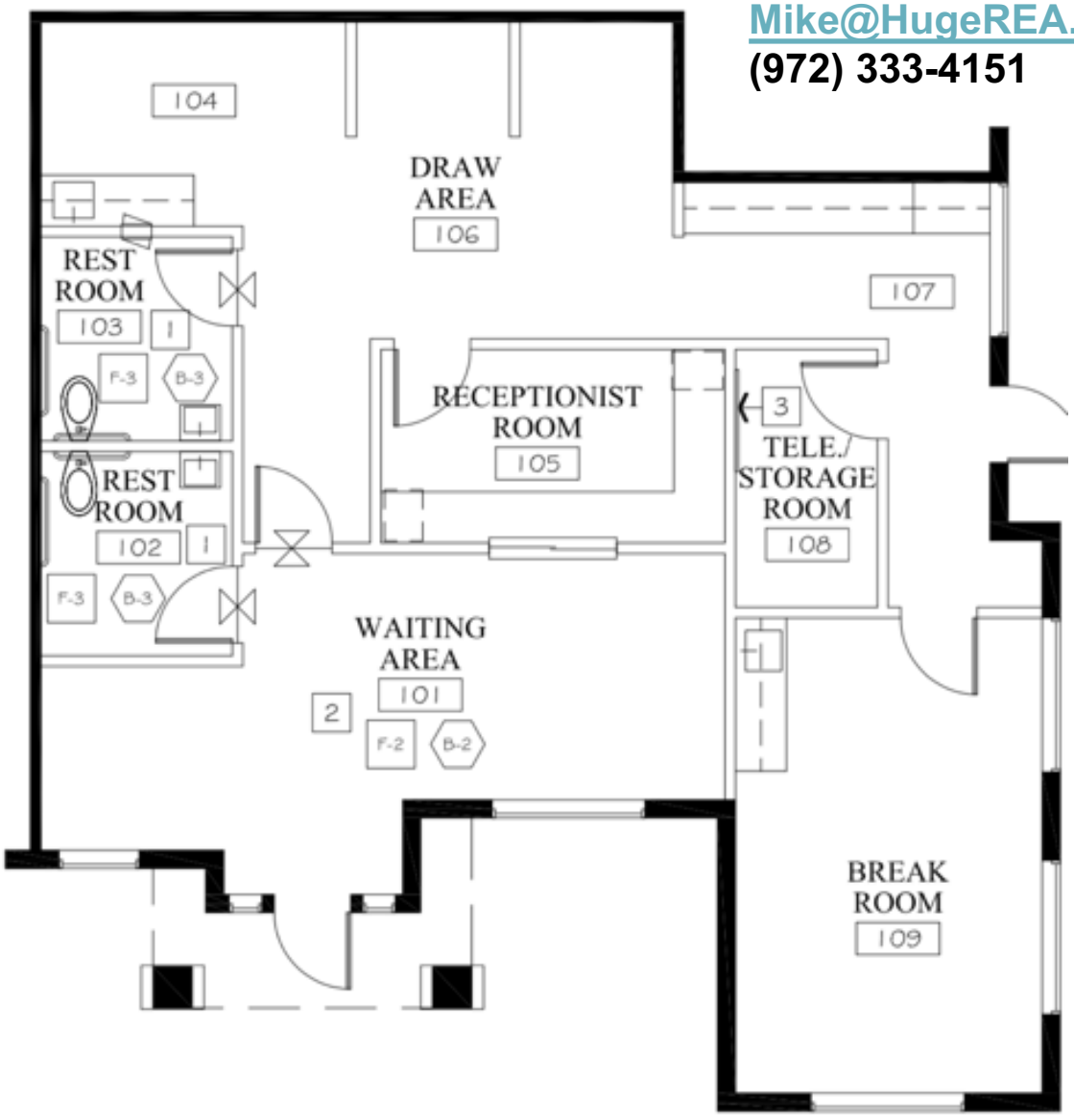
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Suite 120
1,339 rsf

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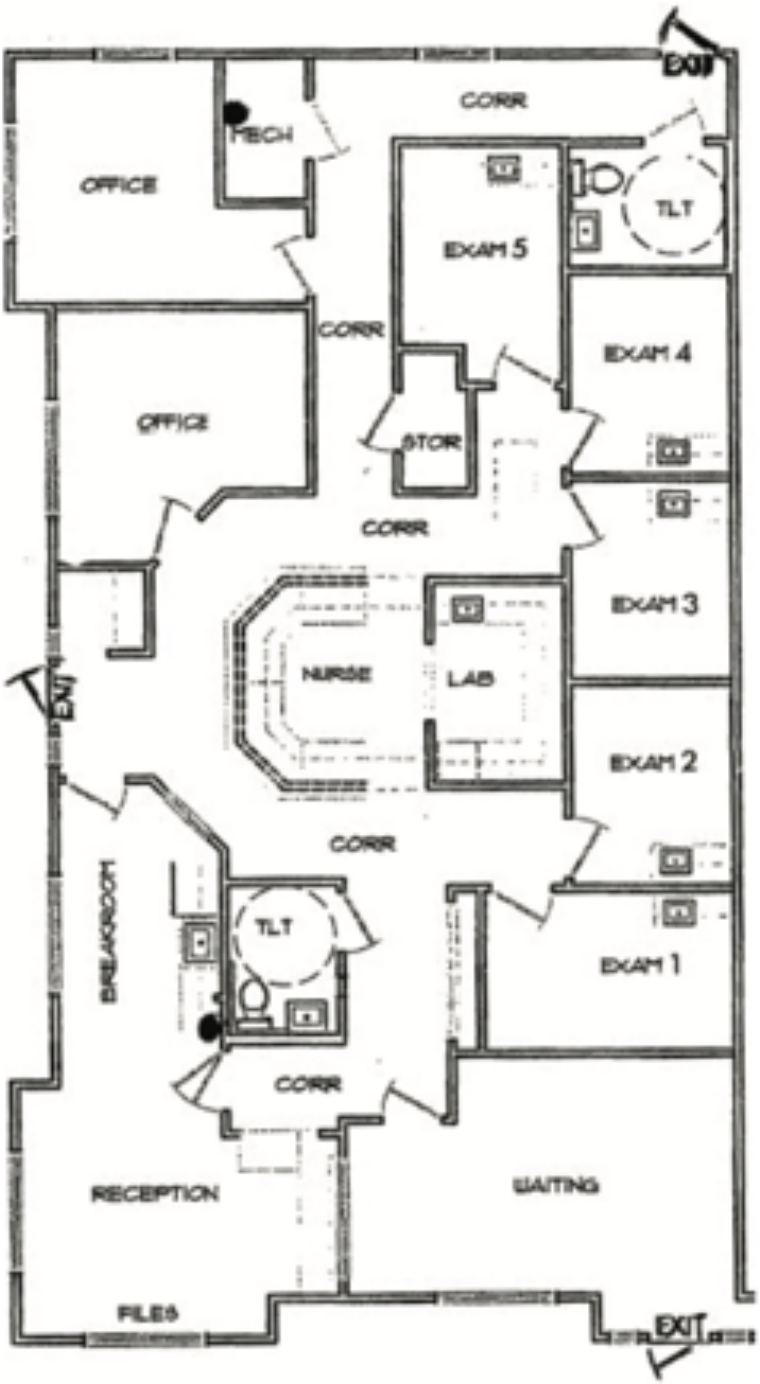


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FLOOR PLAN

SUITE 200 | 2,235 SF



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North Texas Commercial Association of Realtors®

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers 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 tenant (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 cooperating 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 cooperating by accepting an offer of cooperation from the listing broker. A cooperating may work in a different real estate office. A listing broker or cooperating 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 an 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.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not automatically establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Michael Huge d/b/a/ Huge Real Estate Advisors
Real Estate Broker Company | Buyer, Seller, Tenant or Landlord | Date

Real Estate Licensee | Date | Buyer, Seller, Tenant or Landlord | Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P. O. Box 12188, Austin, Texas 78711-2188 or call 512-465-3960.

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