

FOR SALE / LEASE RENNER PROFESSIONAL PLAZA

3205 Talon Dr. Richardson, TX 75082



PROPERTY DESCRIPTION

Welcome to the epitome of versatile office space! This 5,003 SF office property in Richardson, Texas, is a remarkable opportunity for businesses seeking a dynamic and adaptable workspace and is available for sale or for lease. Location is key, and this property is strategically positioned within the Renner Professional Plaza. Richardson is renowned for its thriving business community and skilled workforce. With easy access to major highways, your organization will benefit from enhanced accessibility for clients and employees throughout the Dallas-Fort Worth metroplex. As you step into the property, a bright, open reception area welcomes you. The reception area is aesthetically pleasing and highly functional, making it the ideal space to greet clients and visitors, manage incoming calls, and ensure a warm and inviting atmosphere. The highlight of this property lies in its private offices and expansive multi-purpose workspace areas. These spaces offer versatility, accommodating a variety of work styles and functions, and are ideal for team meetings, brainstorming sessions, client presentations, or any other collaborative activities essential to your business. The combination of functional design, versatile workspaces, and a prime location within the established Renner Professional Plaza make it an ideal choice for a multitude of business types. Whether you're a startup seeking room to grow or an established corporation looking to expand, this property offers the perfect canvas for your business. Contact us today to schedule a tour of this remarkable property. Buyer to verify all information.

OFFERING SUMMARY

Sale Price:	\$1,750,000
Lease Rate:	\$26.00 SF/yr + \$6.65 SF/yr (NNN)
Available SF:	5,003 SF
Lot Size:	279,306 SF
Building Size:	5,003 SF
Zoning:	IM-2 (City of Richardson)
APN:	R-9136-000-0070-1

Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087

Jose Duarte, CCIM
972 885 8180



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PROPERTY HIGHLIGHTS

- Approx. 5,003 square feet with collaborative work spaces, kitchen, private offices, fire sprinklers, on-site surface parking, and monument signage available
- Convenient, accessible location east of PGBT and US-75, on the north side of Renner Road, across from Methodist Richardson Medical Center.
- Zoning IM-2, City of Richardson
- Ideal for office, lab, call center, R&D, and many other business uses
- Ample parking on-site
- Available for sale \$1,750,000
- Available for lease \$26 PSF/yr + NNN expenses estimated at \$6.65 PSF/Yr
- Property website:
<https://buildout.com/website/3205talondr>
- Buyer to verify all information. Appointment required for tours.



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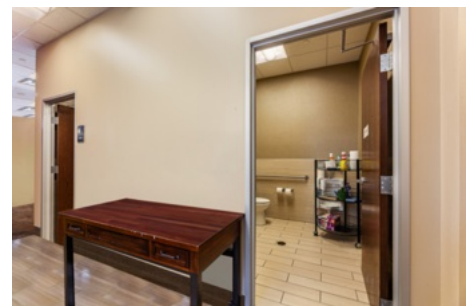
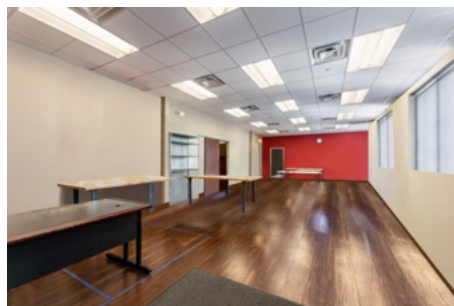
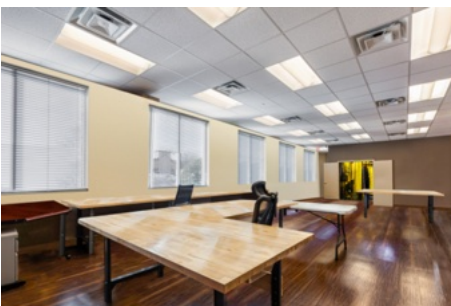
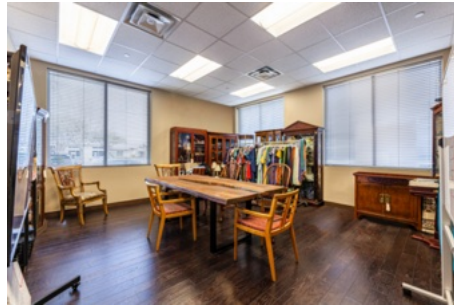
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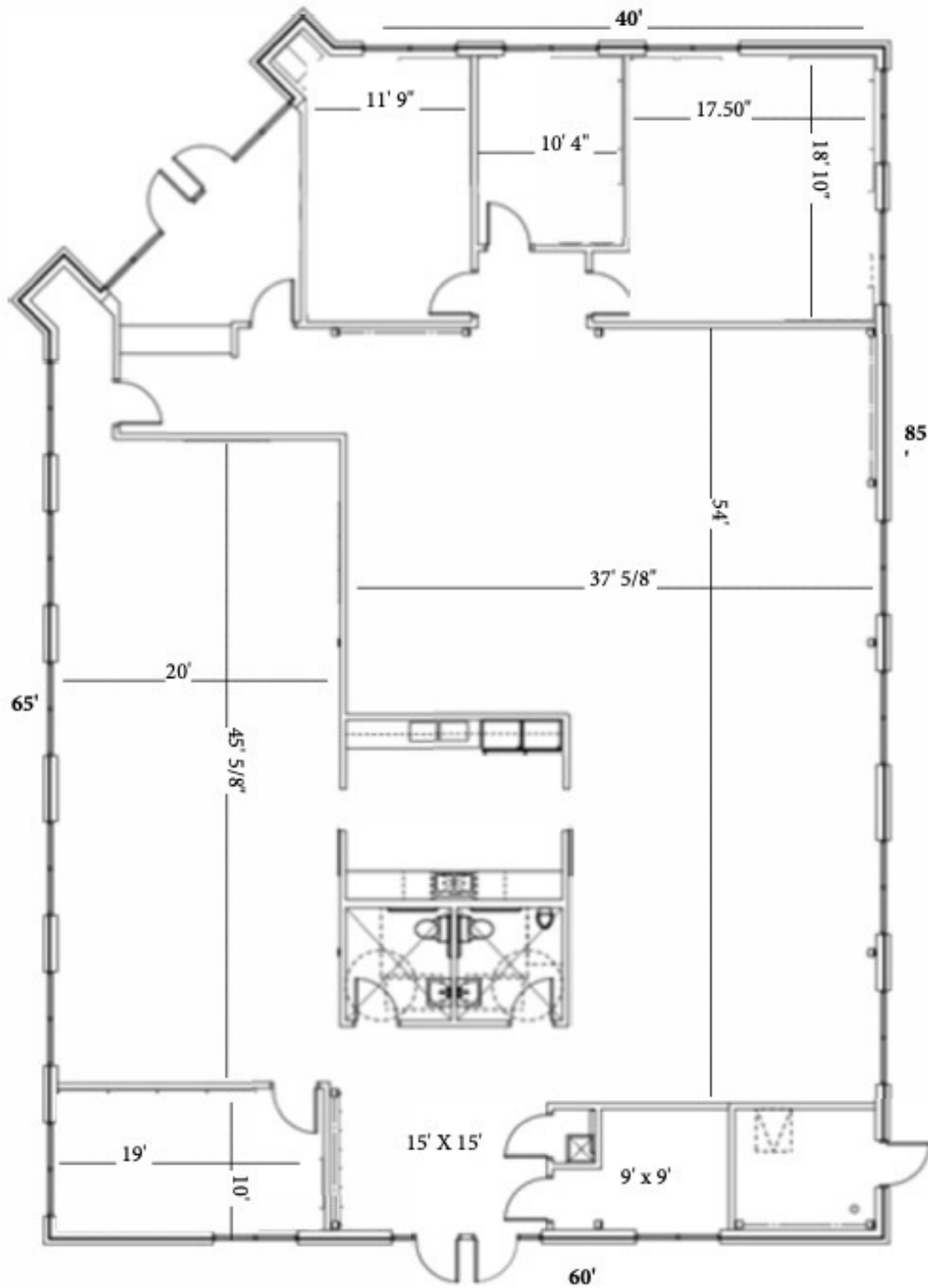


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(Not to Scale)



Floorplan

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RENNER PROFESSIONAL PLAZA

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LOCATION OVERVIEW

Located in Renner Professional Plaza, east of PGBT, on the north side of Renner Road, across from Methodist Richardson Medical Center.

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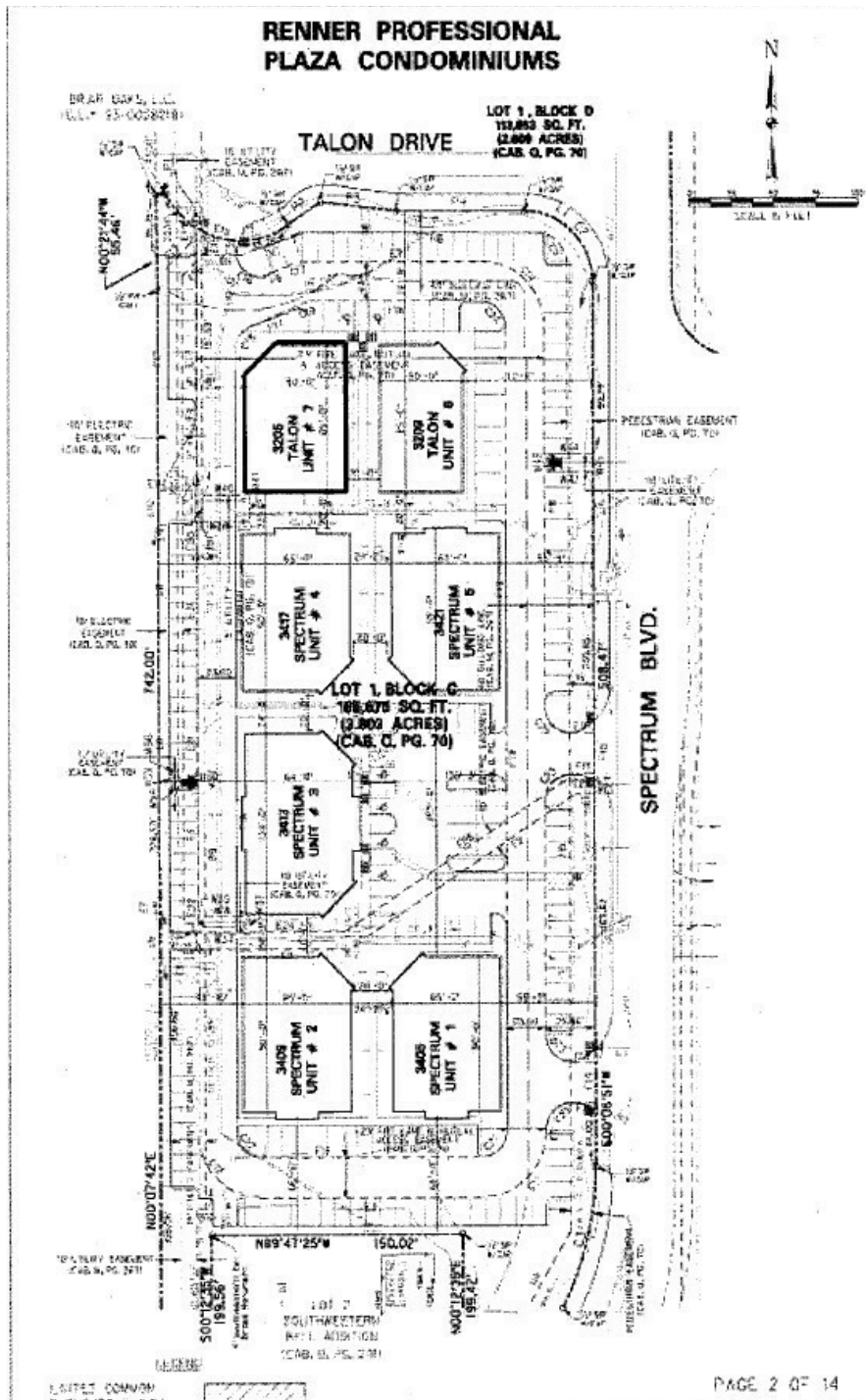


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(Not to Scale)



Site Plan for Renner Professional Plaza (Subject Property is #7)

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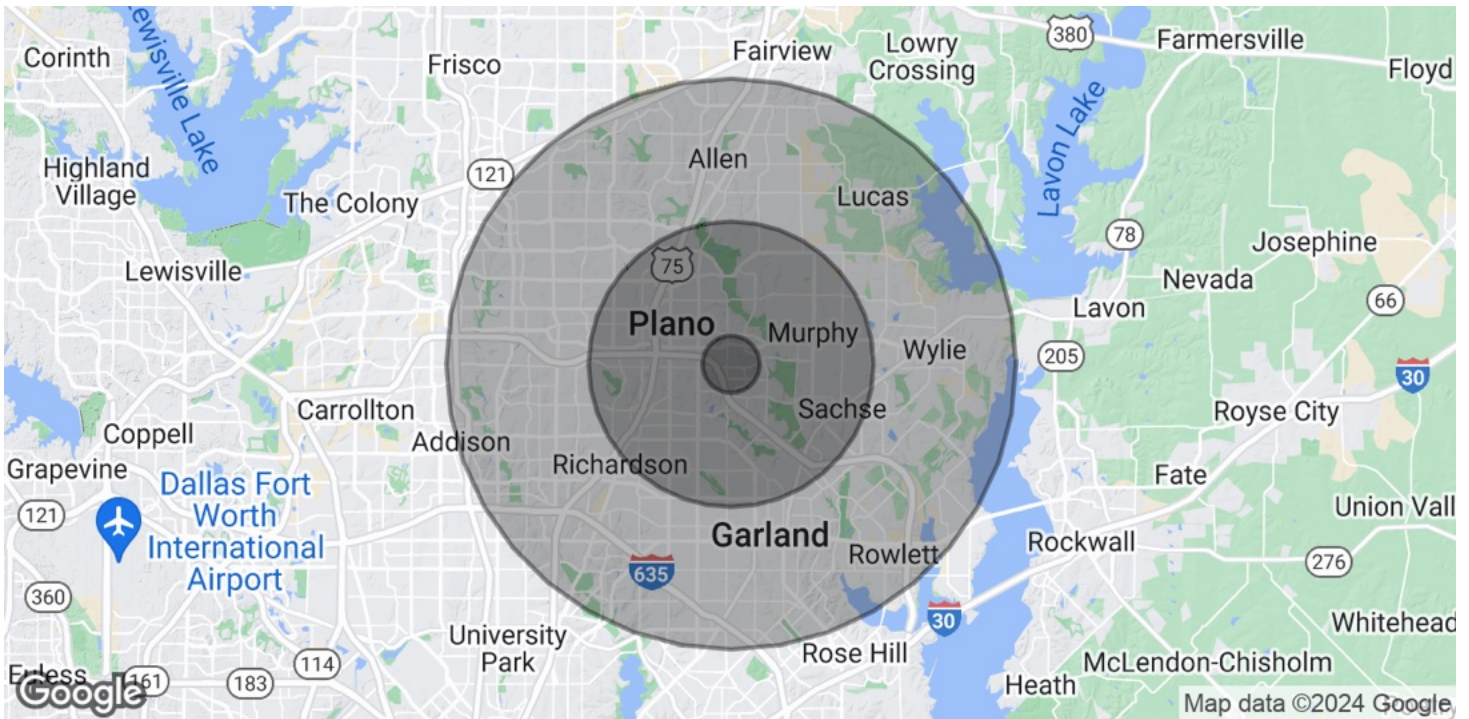
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,025	266,335	1,123,830
Average Age	37.4	38.7	37.6
Average Age (Male)	34.1	37.7	36.7
Average Age (Female)	40.9	39.9	38.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,481	96,566	436,665
# of Persons per HH	2.6	2.8	2.6
Average HH Income	\$126,875	\$102,547	\$102,465
Average House Value	\$311,704	\$252,102	\$263,293

* Demographic data derived from 2020 ACS - US Census

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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 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.

Coldwell Banker Apex Realtors	590914		(972)783-1919
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	323729	lori@cbapex.com	(972)783-1919
Designated Broker of Firm	License No.	Email	Phone
Grace Braswell	437683	grace@cbapex.com	(972)727-3377
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Angela Harwell	681213	a.harwell@orioncrg.com	(214)578-0087
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

IABS 1-0 Date