

# LEASE

## CUSTER COMMONS OFFICE PARK

465 West President George Bush Highway Ste. 102 | Richardson, TX 75080



### PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity for a first-floor office suite at 465 West President George Bush Highway in Richardson, TX. This impressive suite features a welcoming reception area, three private offices, and two versatile conference room areas that can also be utilized as offices. Additionally, the suite includes a spacious collaborative work area and a dedicated workroom, offering a flexible layout to accommodate diverse business needs. With its modern design and convenient location, this suite presents a prime opportunity for businesses seeking a professional and functional workspace. Elevate your business operations in this thoughtfully designed property, perfectly suited for productivity and growth.

### PROPERTY HIGHLIGHTS

- Approximately 1,913 SF for lease
- Immediate occupancy
- Electricity and water included
- Reception area, 3 private offices, 2 conference rooms, workroom, and collaborative space with professional finishes
- Convenient, accessible location
- Property website: <https://buildout.com/website/465pgbthwy>

### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,913 SF
Lot Size:	2.638 Acres
Building Size:	22,373 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	173	971	6,126
Total Population	323	2,002	13,817
Average HH Income	\$106,880	\$127,665	\$125,507

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

Jose Duarte, CCIM  
972 885 8180

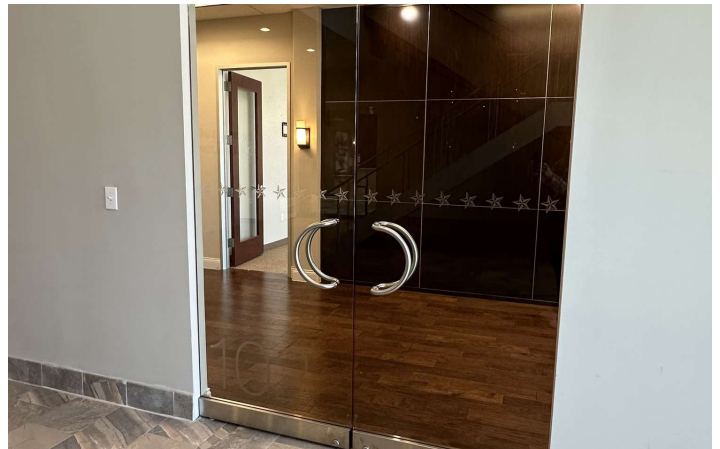
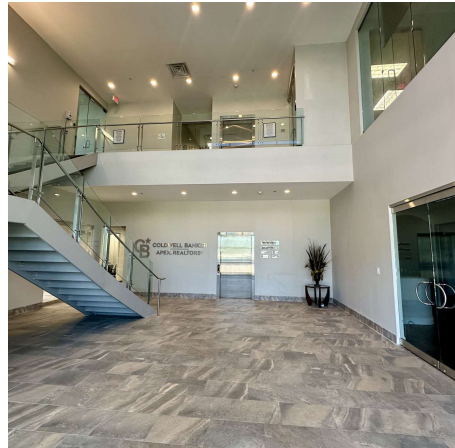


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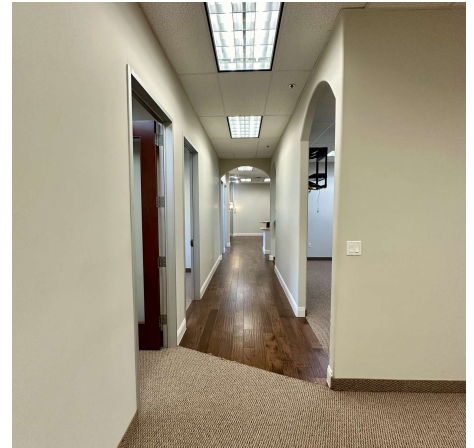
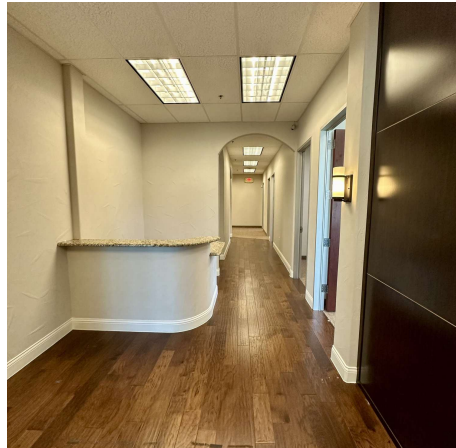


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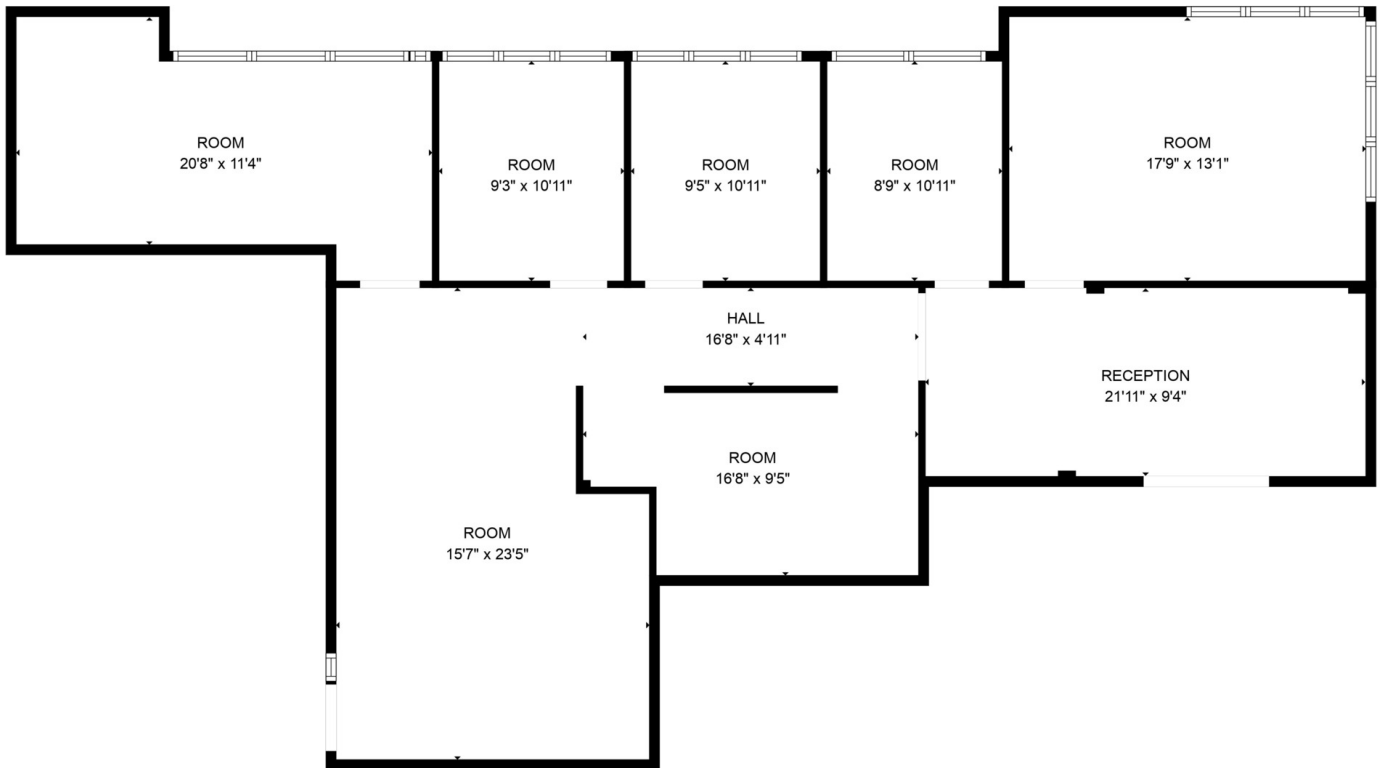
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(Not to Scale)



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Measurements shown are approximate and subject to confirmation.

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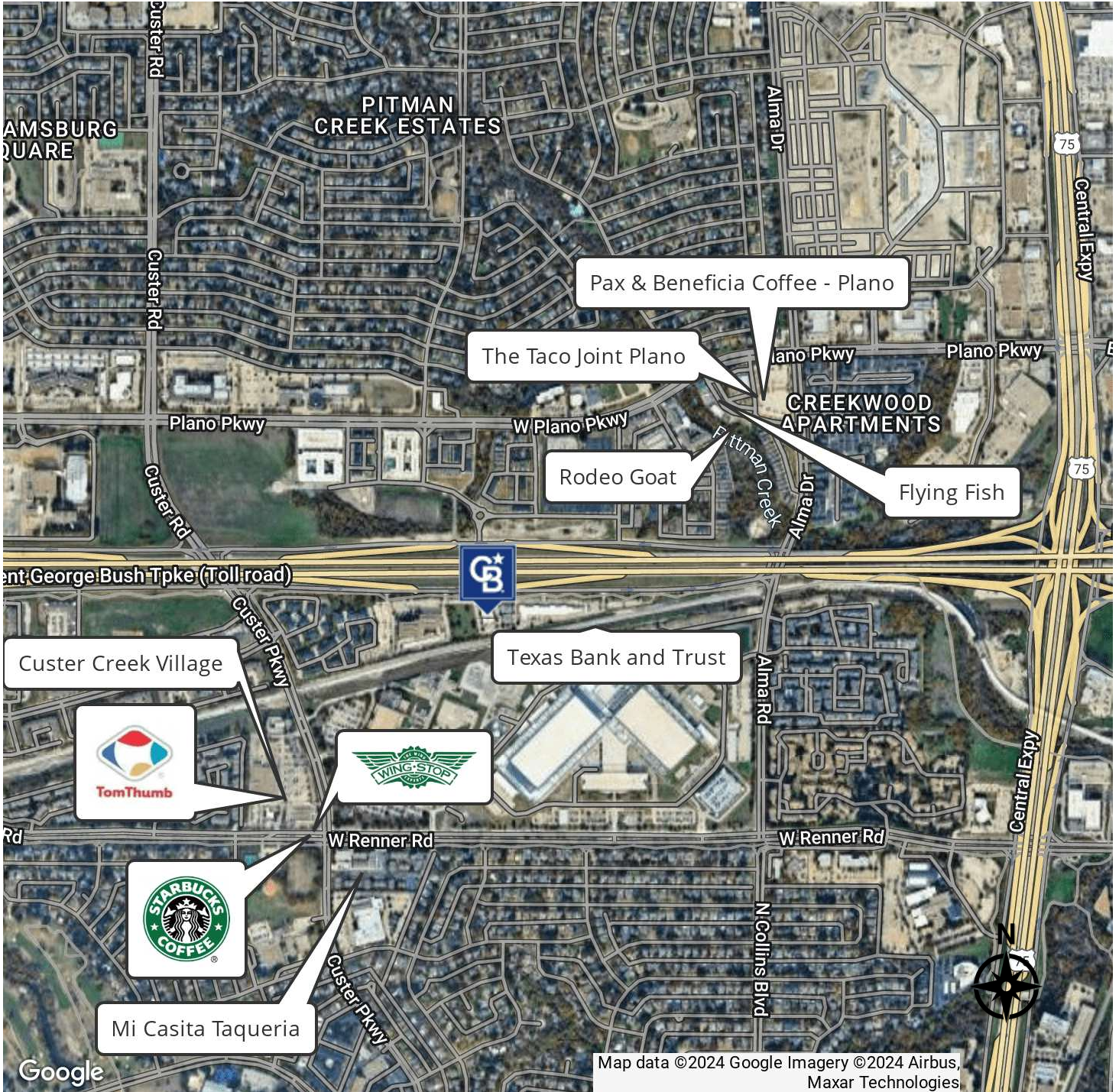
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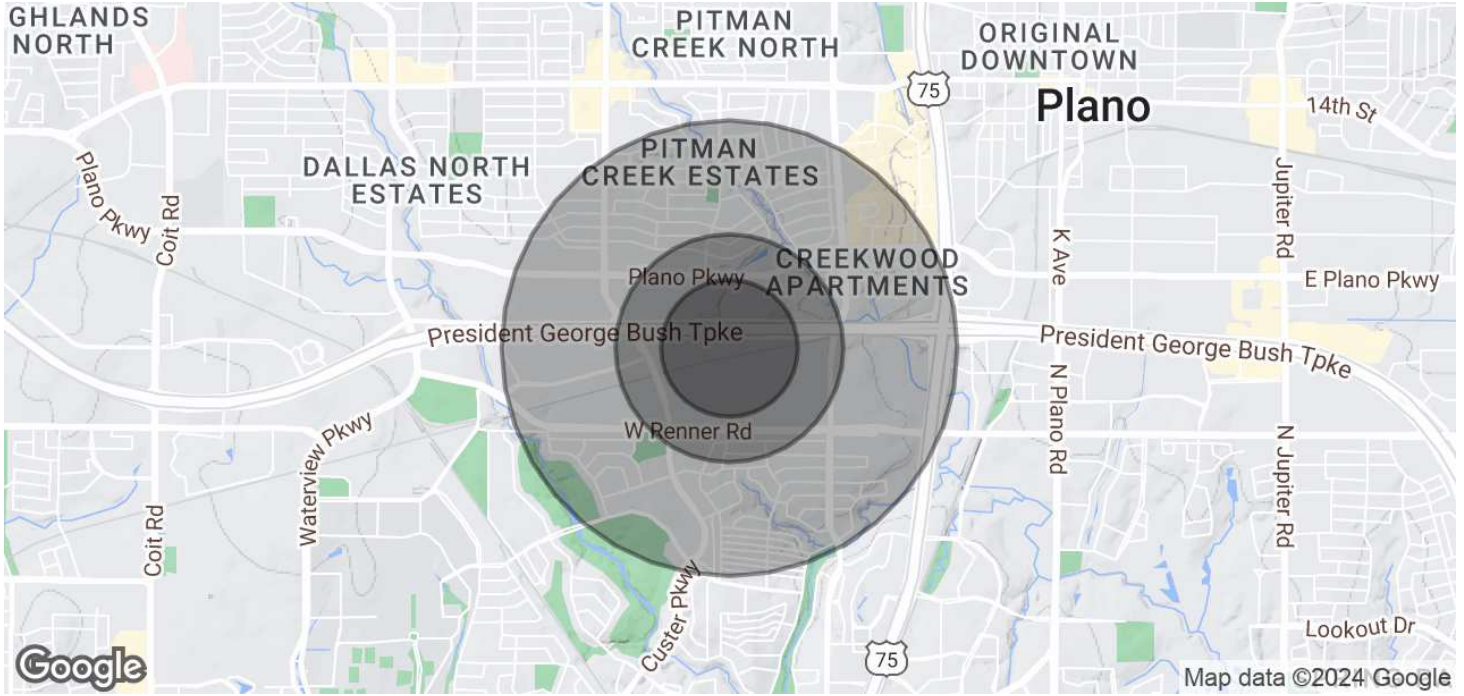
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### POPULATION

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Population	323	2,002	13,817
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	38	39	40

### HOUSEHOLDS & INCOME

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Households	173	971	6,126
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$106,880	\$127,665	\$125,507
Average House Value	\$613,237	\$456,803	\$438,826

Demographics data derived from AlphaMap

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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.

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

IABS 1-0 Date