

PAIGE PLAZA OFFICE BUILDING

6600 PAIGE RD • THE COLONY, TEXAS 75056

FOR LEASE



ALL SPACES MOVE-IN READY!

Excellent Space for any Small to Medium Office Tenant!

This unique office property is located in what is considered a fast growing Dallas suburb with strong sense of family and commerce-oriented vision; The Colony, Texas. Just minutes from Hwy 121, this office plaza is in the heart of Northeast DFW with excellent accessibility to surrounding thoroughfares as well as Plano, Denton, Lewisville and Dallas. This property features an abundant supply of growing businesses and amenities within a one-mile radius as well as a recent strong increase in residential growth.

PROPERTY DETAILS

- ADDRESS:** PAIGE PLAZA | 6600 PAIGE RD
THE COLONY, TX 75056
- BUILDING SIZE:** ±20,851 SF Office Building
- AVAILABLE:** One (1) 2,000 SF Medical Office Suite &
One (1) 1,200 SF Office Suite
- YEAR BUILT:** Built in 1985 | Recently Renovated
- FEATURES:**
- Multiple Executive Offices
 - Two Event Spaces Available:
 - Event Center 2,900 SF
 - Meeting Suite 1,200 SF
 - 24-Hour Building Access
 - Covered Parking Available
 - On-Site Property Management
- LEASE RATES:** **\$22.00/SF Full Service for 2,000 SF Medical Office Suite**

****All Other Spaces Negotiable – Please Call for Pricing***

****Contact Listing Agent Jim Turano for Additional Property Details & Pricing Information***



HENRY S. MILLER BROKERAGE, LLC
Since 1914

AUSTIN EL PASO DALLAS-FORT WORTH HOUSTON SAN ANTONIO

5001 Spring Valley Rd, Suite 1100W • Dallas, Texas 75244
p 972.419.4000 • f 972.419.4099 • www.henrysmiller.com

**FOR DETAILS
CONTACT:**

JIM TURANO, CCIM
Office/Industrial Division, Dallas

p 972.386.1424 Direct
e jturano@henrysmiller.com

The above information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.

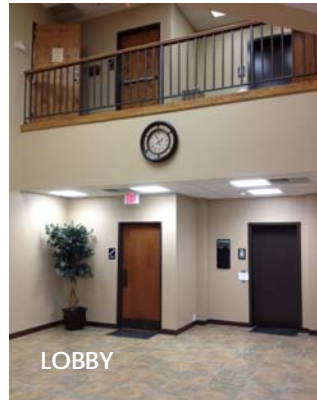
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WAITING AREA



LOBBY



RECEPTION

OFFICE
SPACE



EVENT
SPACE

EVENT CENTER



MEETING SUITE

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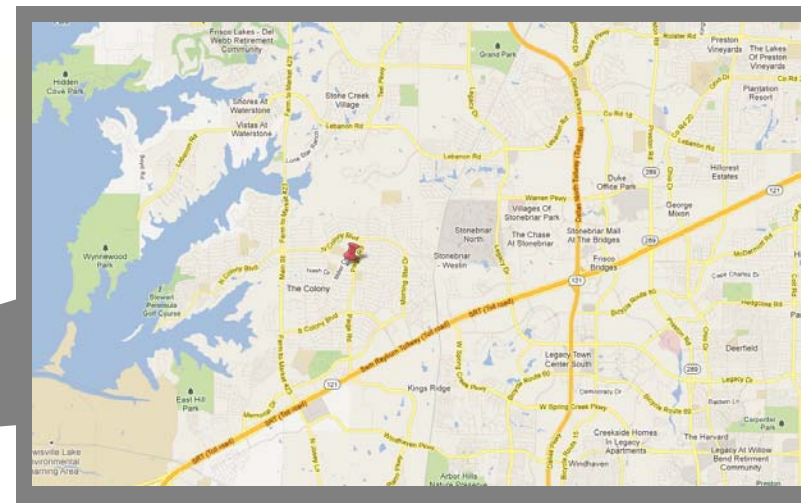
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LOCATION

6600 Paige Rd is located in The Colony, TX (Denton County) with close access to Hwy 121 and within close proximity of surrounding thoroughfares Dallas North Tollway, I-35 and Hwy 190 as well as Plano, Denton, Lewisville and Dallas. There are numerous businesses and amenities within a one-mile radius as well as a recent surge in residential growth.

DEMOGRAPHICS:

2011 Estimated Demographics	5 miles
Population	142,168
Est. Growth 2011-2016	15.50%
Est. Average Household Income	\$115,154
Est. Total Number of Businesses	4,905
Est. Total Consumer Spending	\$3.87 Million

TRAFFIC COUNTS:

Paige RD & Yager Dr:	±13,437 VPD
N Colony Blvd & Frontage Rd:	±10,877 VPD
Frontage Rd Squires Dr:	±3,271 VPD
John Yates & Roberts Dr:	±1,269 VPD
Miller Dr & Yager Dr:	±1,203 VPD

COMMUTING-DRIVE TIME:

- NE DFW location with close access to Hwy 121, Dallas N Tollway & I-35:
- 4.9 miles/9 min: To intersection of Hwy 121 & Dallas N Tollway
 - 42.4 miles/47 min: To Downtown Fort Worth
 - 28.9 miles/34 min: To Downtown Dallas
 - 18.8 miles/21 min: To DFW Airport

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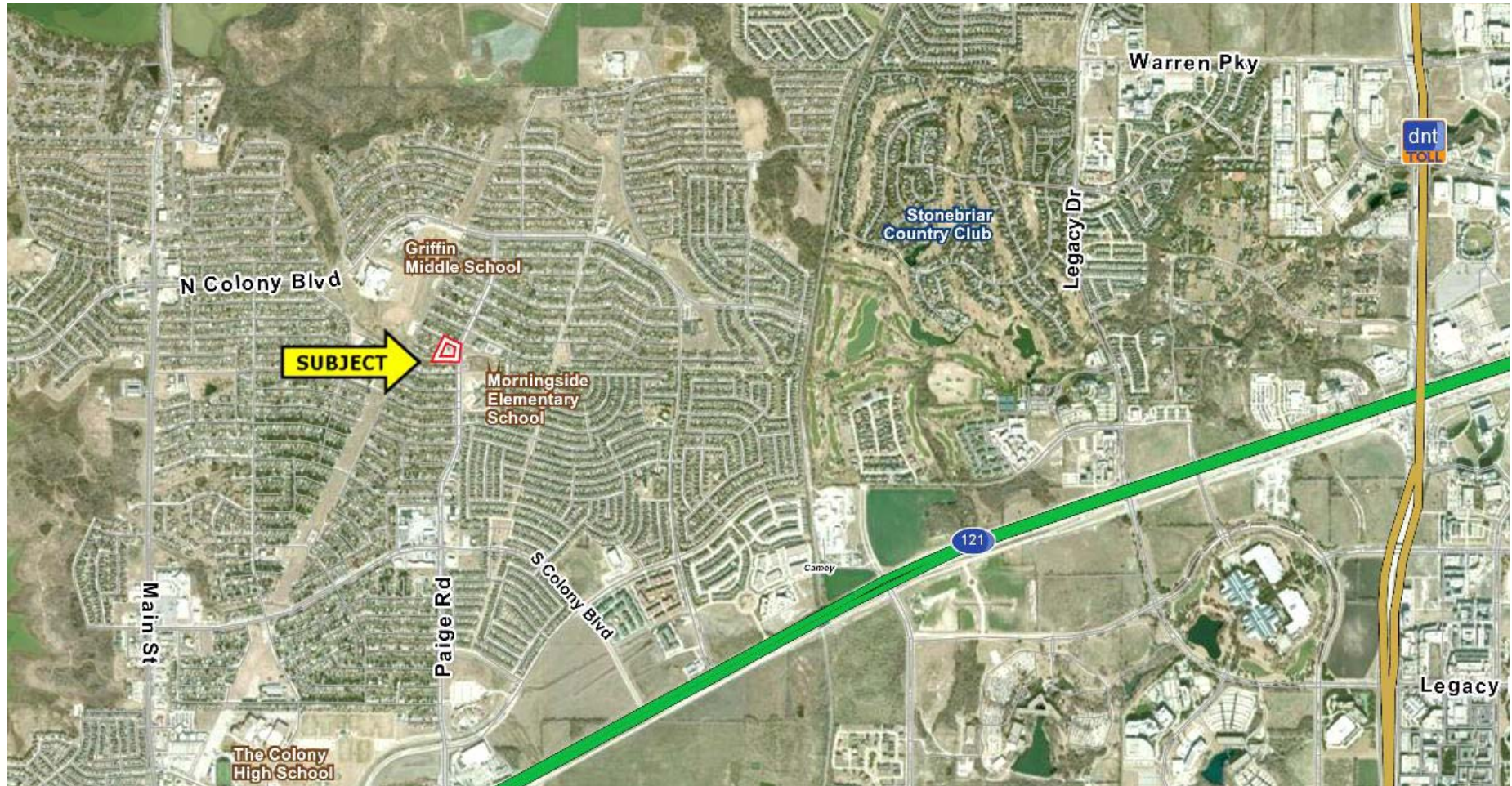
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AERIAL

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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.

NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

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 subagent 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 subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent 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 necessarily 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.

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

Buyer, Seller, Landlord or Tenant

Date