OFFICE FOR LEASE

GREENVILLE BUSINESS CENTER

888 S. Greenville Ave., Richardson, TX 75081





OFFERING SUMMARY

NUMBER OF UNITS:	10
AVAILABLE SF:	948 - 7,500 SF
LEASE RATE:	$14.00 - 16.00 SF/yr (NN; NNN)
LOT SIZE:	4.91 Acres
BUILDING SIZE:	21,663
ZONING:	Commecial
MARKET:	Dallas/Ft Worth
SUBMARKET:	Richardson

PROPERTY OVERVIEW

Prime location at the corner of Centennial BLVD & Greenville Ave
Floor to ceiling windows
Close to Dart light rail Station

LOCATION OVERVIEW

Super clean office space and good for any kind of business, located in Greenville Business Center. Great location near Texas Instruments Campus, easily access to Central Expressway, LBJ and George Bush Highway. Space comes with four offices, a conference room, and a kitchen area. Hard corner of Centennial Blvd and Greenville Ave. And a diversified commercial and residential area

Property Information:
-Over 65000 SF of offices and flex spaces with Ample parking
-Floor to ceiling windows
-Close to Dart light rail Station
-Near a few of Richardson's widely known IT/ Telecommunication companies
-Dallas love field Airport 14ml away
-Dallas/ Fort Worth International Airport 23ml away
-Spring Valley transit stop .6ml away

PROPERTY HIGHLIGHTS

AVAILABLE SPACES	LEASE RATE	SIZE (SF)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES

KW COMMERCIAL
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MARAM SHAWISH
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Each Office Independently Owned and Operated kwcommercial.com

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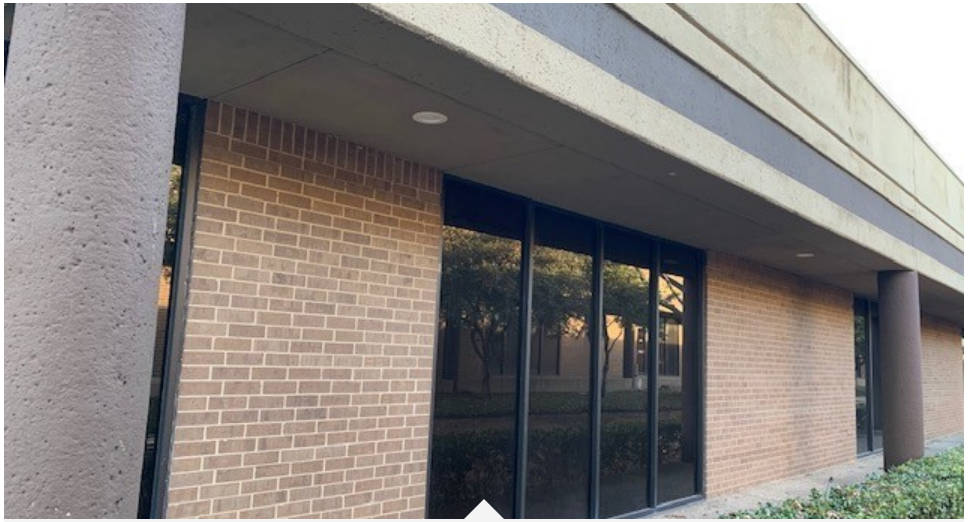
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Building Name	Greenville Business Center
Property Type	Office
Property Subtype	Office Building
Building Size	21,663 SF
Lot Size	4.91 Acres
Building Class	B
Year Built	1981
Number of Floors	1
Parking Spaces	230
Free Standing	No

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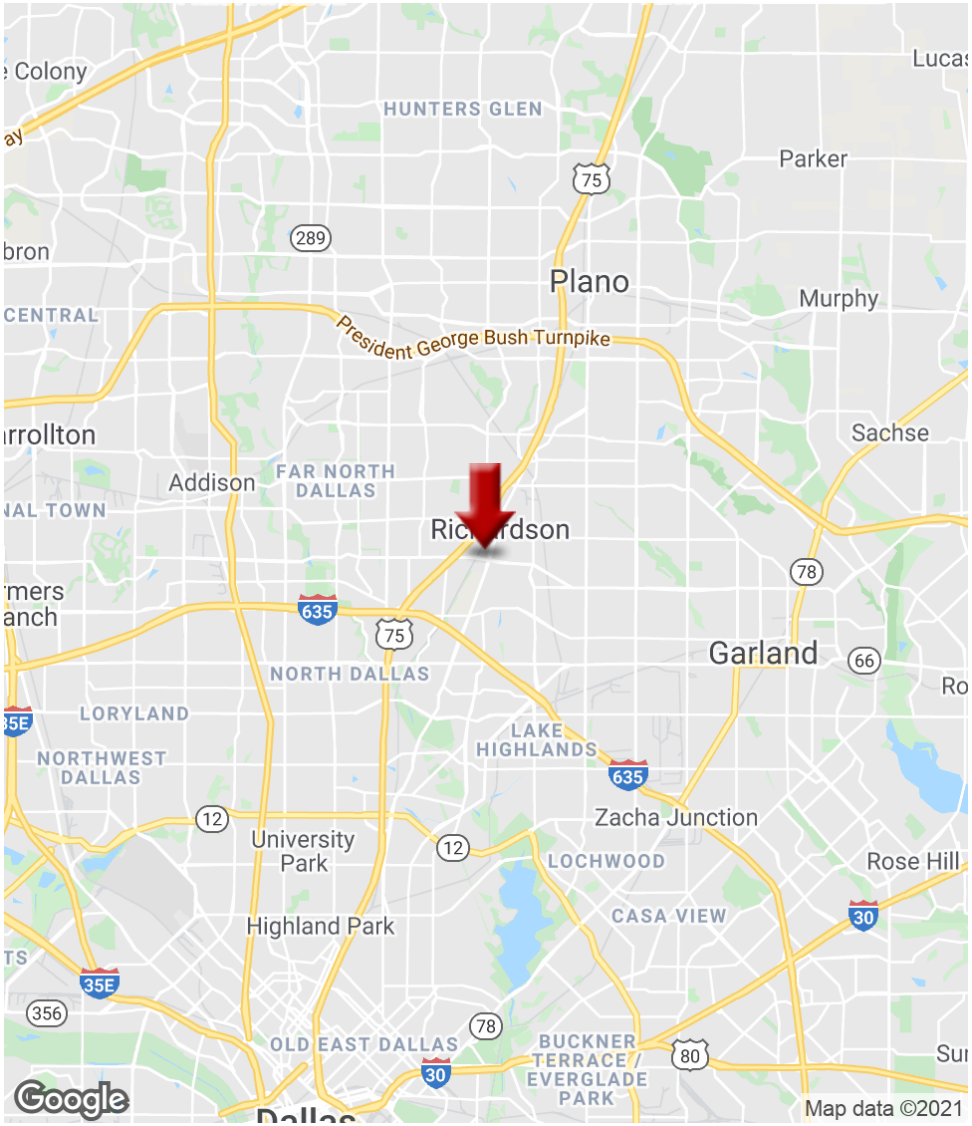
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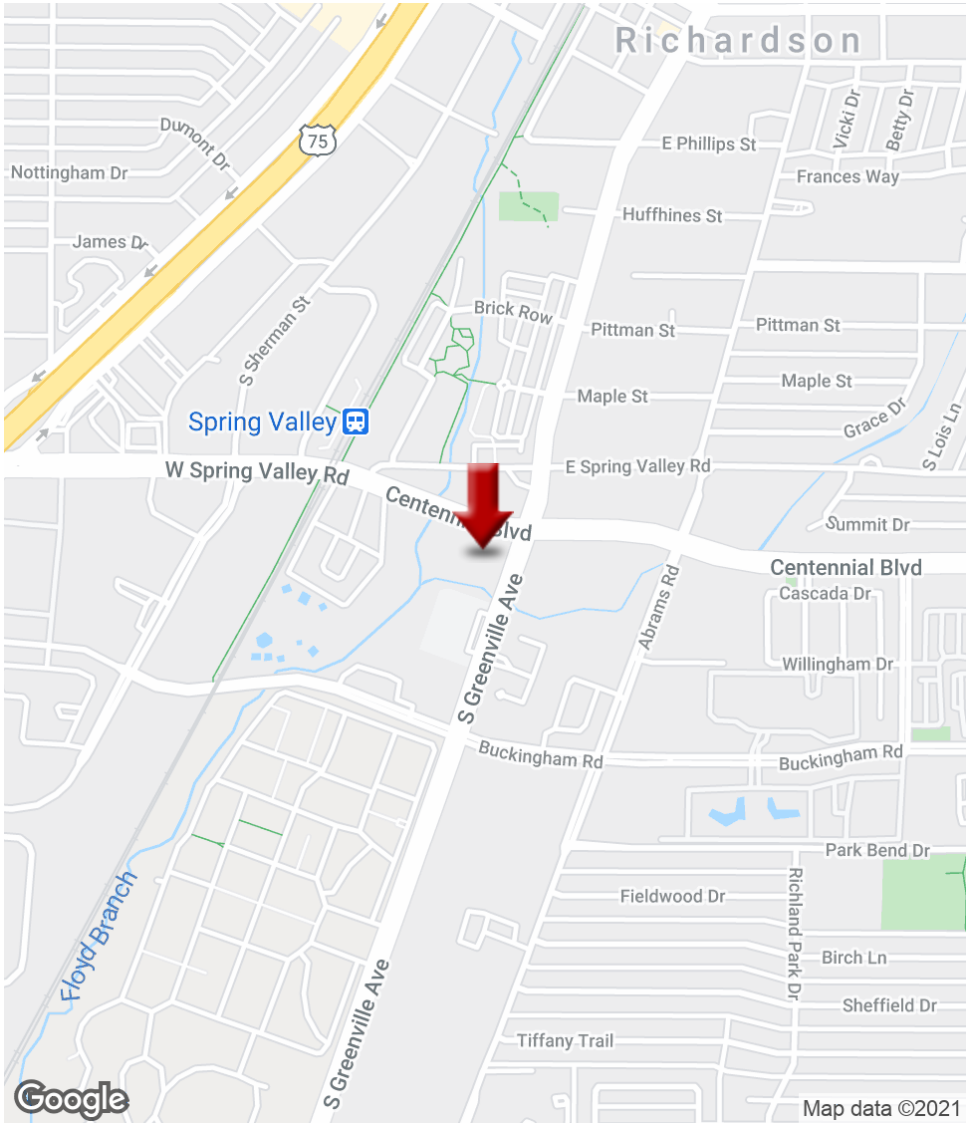
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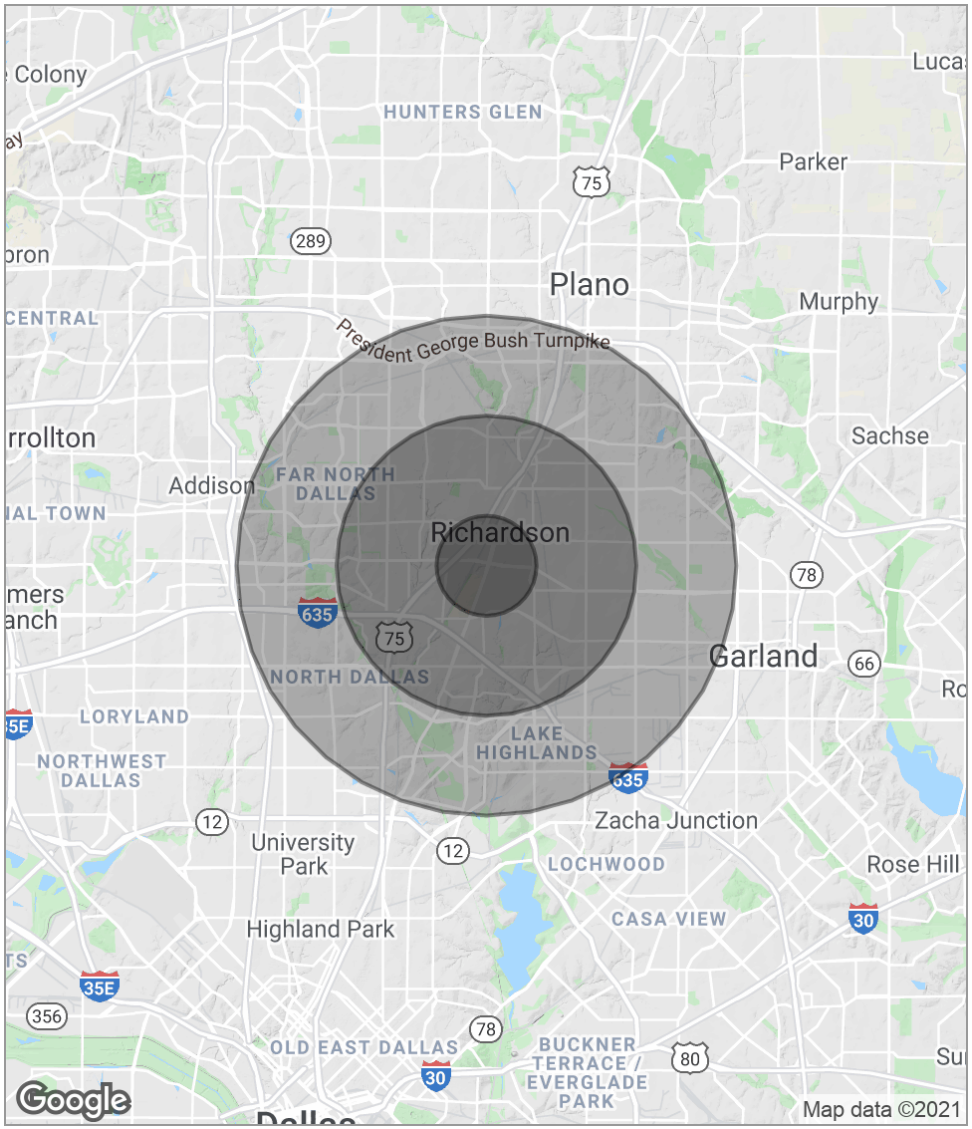
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,421	146,563	356,105
Median Age	36.1	33.3	35.2
Median Age (Male)	33.6	32.2	33.9
Median Age (Female)	37.4	34.2	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,574	57,509	139,990
# Of Persons Per HH	2.5	2.5	2.5
Average HH Income	$68,096	$63,583	$78,664
Average House Value	$156,011	$180,423	$239,290

** Demographic data derived from 2010 US Census*

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Confidentiality & Disclaimer

RICHARDSON, TX

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Central 75 in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

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.

Keller Williams Central Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0567902 License No.	klrw746@kw.com Email	469-467-7755 Phone
James Tan Designated Broker of Firm	0432986 License No.	jamesltan@yahoo.com Email	469-467-7755 Phone
Brittney Bryson Licensed Supervisor of Sales Agent/ Associate	0627152 License No.	bbryson@kw.com Email	469-467-7755 Phone
Maram Shawish Sales Agent/Associate's Name	0720452 License No.	mshawish@kwcommercial.com Email	214-799-9647 Phone

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Buyer/Tenant/Seller/Landlord Initials Date