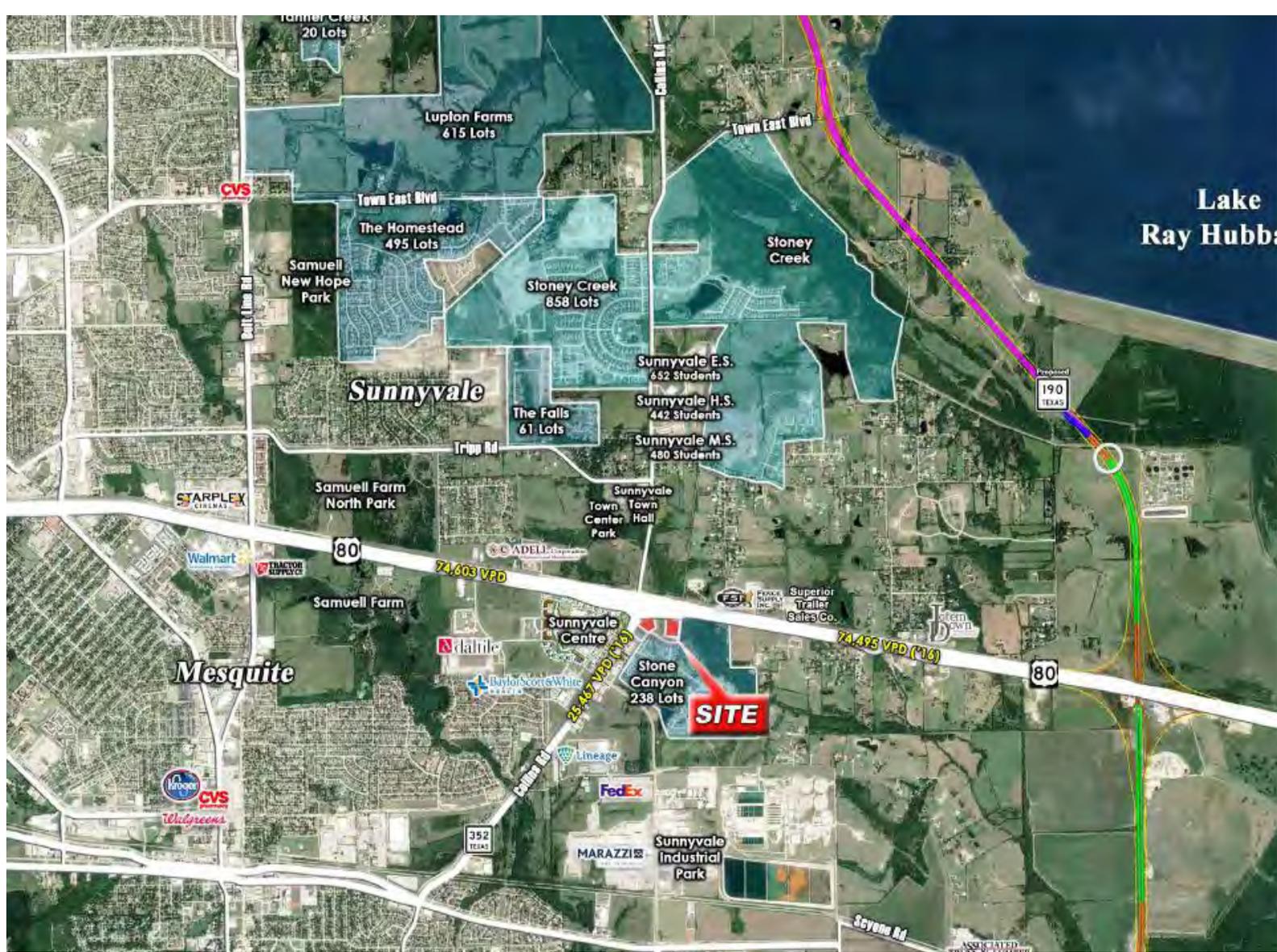


22,326 SF MEDICAL OFFICE BUILDING IN SUNNYVALE, TX

# SUNNYVALE MEDICAL CENTER

Highway 80 & South Collins, Sunnyvale, TX



**BUILDING SIZE**  
22,326 SF / 1-STORY

**LEASE**

**AVAILABLE SF**  
1,500 - 10,219 SF



**DELIVERY**  
2019

## PROPERTY OVERVIEW

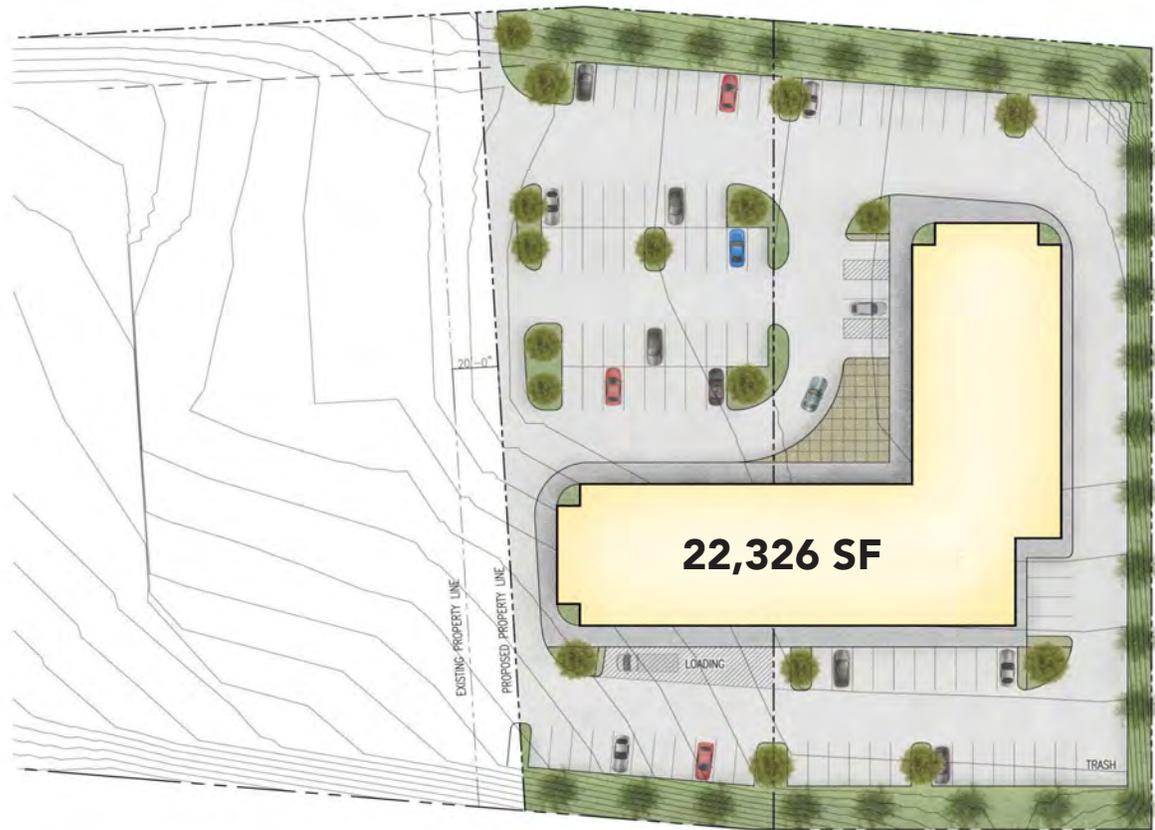
This state-of-the-art facility will be home to several medical disciplines across the continuum of care to service the community of Sunnyvale, TX. Situated along S. Collins Road and Hwy 80 the convenient location provides easy access to East Dallas and the surrounding areas. This facility will provide primary and specialty care to the growing Sunnyvale market and surrounding areas.

Sunnyvale, Texas is located less than 15 miles from downtown Dallas. This thriving, upscale community borders the larger suburbs of Mesquite and Garland where dining, shopping and entertainment are only minutes away. Very close in proximity is the beautiful waters of Lake Ray Hubbard and expansive lands of Kaufman county.

## HIGHLIGHTS:

- Great access and visibility off Highway 80
- Crown building signage available to full floor tenant
- Generous TI allowance
- Building and pylon signage available
- Ideally located to draw from Sunnyvale, Mesquite, Garland, & Forney

# SITE PLANS



FOR MORE INFORMATION CONTACT:

**KYLE A. LIBBY**

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(214) 228.0300

# Information About Brokerage Services

## 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.

**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 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.

**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.

## 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.

KYLE LIBBY/MEDCORE PARTNERS	482468	Kyle@MedCorePartners.com	(214) 443-8300
Licensed Broker/Broker Firm Name	License No.	Email	Phone

Buyer, Seller, Landlord or Tenant Initials	Date
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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 (<http://www.trec.texas.gov>)

