

FOR LEASE



Windmill Hill Office Park

170 S Preston Rd.
Prosper, TX 75078



MedCore

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OVERVIEW

WINDMILL HILL OFFICE PARK



FOR LEASE



BUILDING SIZE
7,956 SF



AVAILABLE SF
1,914 SF



CONSTRUCTION
BUILT IN 2022



PROPERTY OVERVIEW

Windmill Hill Office Park features state-of-the art medical/general office space in buildings ranging from 5,000-10,000 SF. Featuring exceptional quality and design, this is 1,914 of shell space available for lease on the south side of building 170, a building which totals 7,956 square feet. Windmill Hill Office Park presents a fantastic opportunity for locating your practice in a brandnew medical office in the highly desired market of Prosper, Texas. Windmill Office Park offers generous amenities including clean, modern finishes, abundant parking for patients, building signage, and close proximity to some of the fastest growing markets in the country.



FEATURES

- Building signage opportunities
- Abundant parking for patients & staff
- Preston Road address
- Call for pricing
- The space offers 4 entrances/exits

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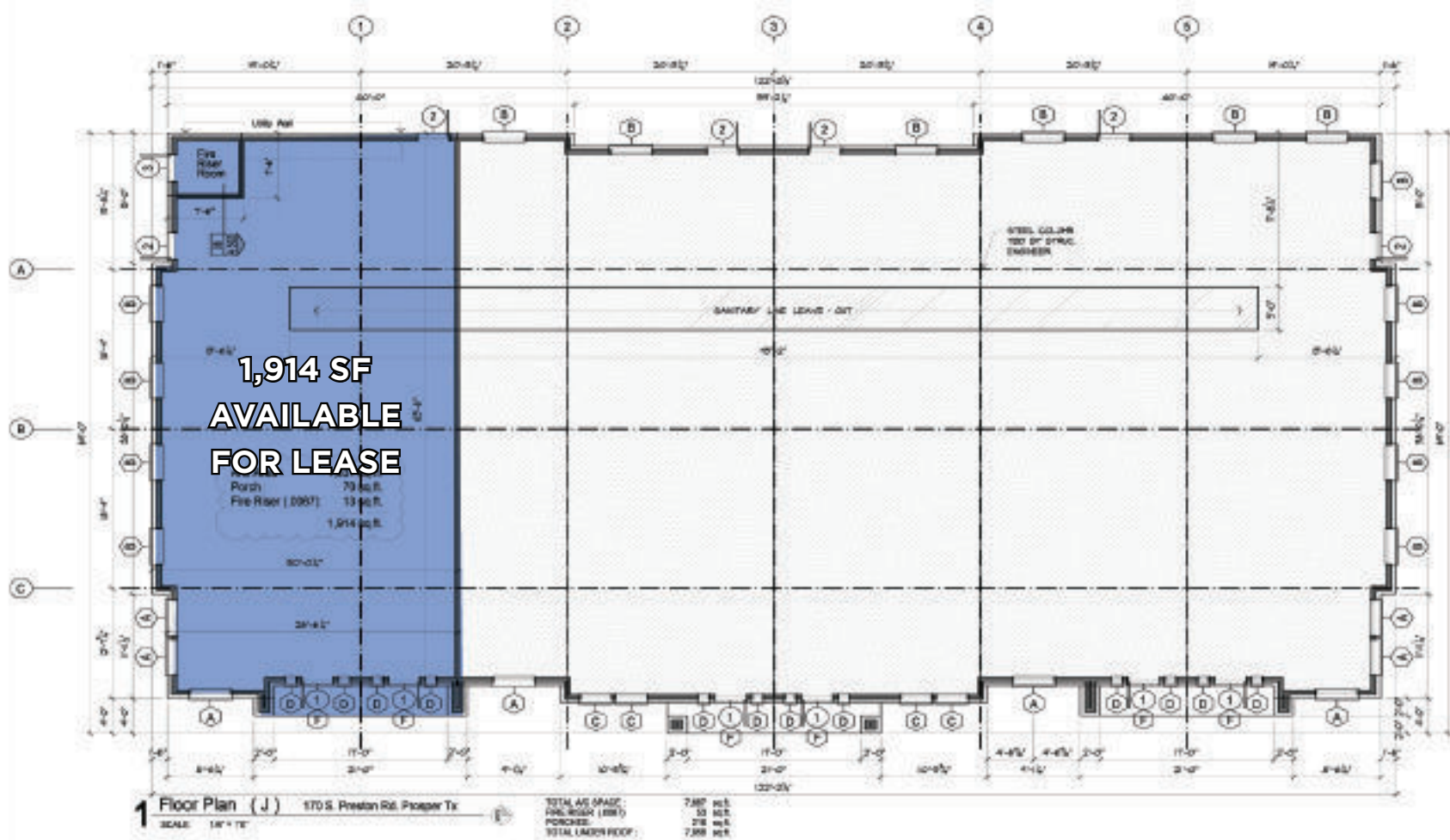
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FLOOR PLAN

WINDMILL HILL OFFICE PARK



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DEMOGRAPHICS

WINDMILL HILL OFFICE PARK

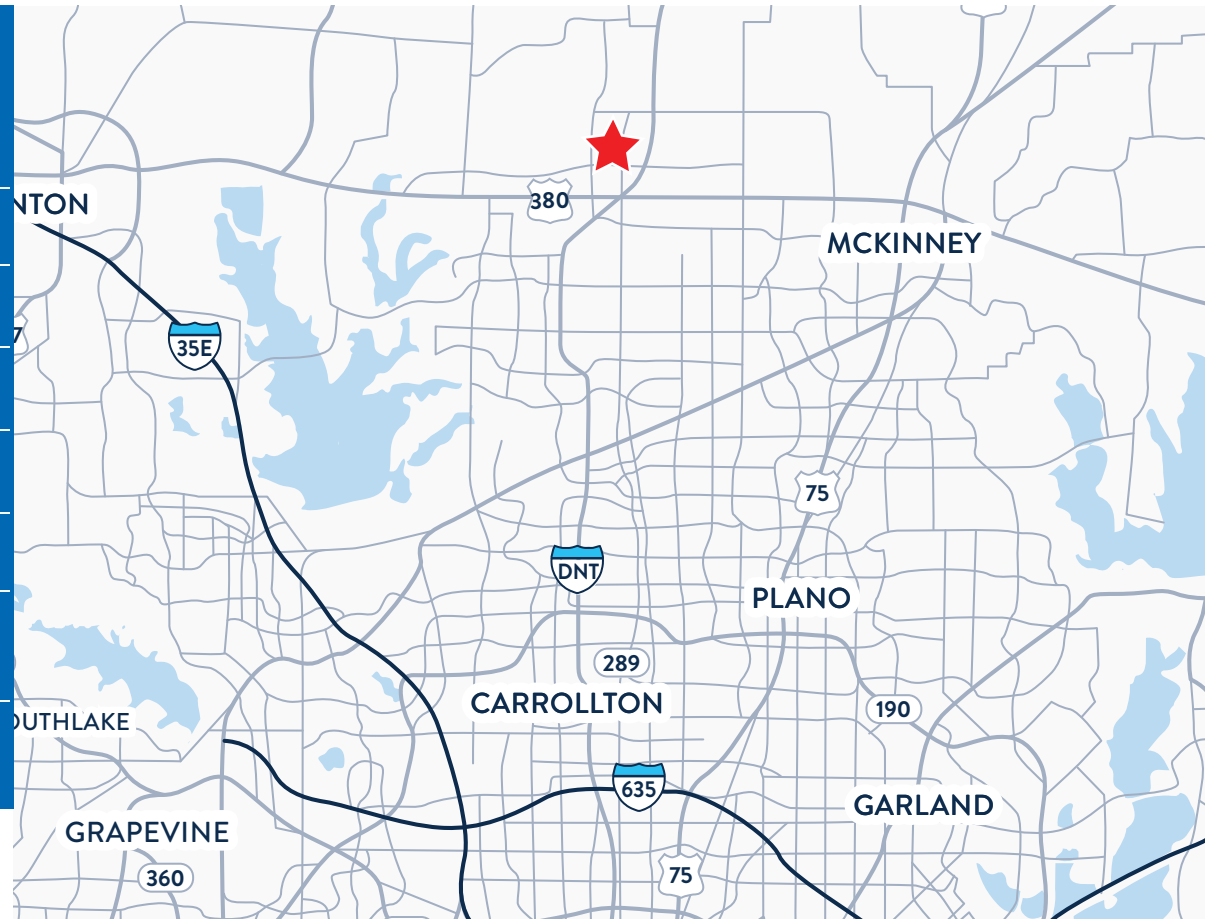


FOR LEASE



DEMOGRAPHICS

	1 MI	3 MI
Population	8,090	47,314
Households	2,309	14,379
Median Age	35.2	35.4
Median HH Income	\$163,582	\$156,849
Population Growth 2021-2026	2.54%	3.35%
Household Growth 2021-2026	2.70%	3.38%



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For More Information!



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Approved by the Texas Real Estate Commission for Voluntary Use

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

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.

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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