

# OFFICE CONDO FOR LEASE/SALE

FOR LEASE: \$2500/MO + UTILITIES

FOR SALE: \$334/SF

+/- 1125 SF

9300 John Hickman, Ste 1301 Frisco, TX 75034



Kanam Commercial  
100 North Central Expy #913  
Richardson, TX 75080  
[www.kanamcommercial.com](http://www.kanamcommercial.com)

Contact:  
Swathi Sarpatwari  
972-704-6984  
[swathi@kanamcommercial.com](mailto:swathi@kanamcommercial.com)

Broker:  
Ketan Parikh  
972-333-7559  
[ketan@kanamcommercial.com](mailto:ketan@kanamcommercial.com)

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## GENERAL INFORMATION

RENT:	\$2500/mo + Utilities (Negotiable Lease Term & Rate)
LOCATION:	9300 John Hickman, #1301 Frisco, TX 75034
OCCUPANCY:	AVAILABLE NOW
BUILDING AREA:	1,125 Square Feet
YEAR BUILT:	2016

## DESCRIPTION

This office condo is situated on the north side of the 6.4-acre Frisco Highlands Office Condo Park. Built in the year 2016, Frisco Highland office park have great visibility from Ohio Dr. with a traffic count of over 9,000 vehicles per day and high foot traffic with neighboring tenants. Strategically located in the heart of Frisco, TX, one of the fastest growing cities in the entire country, and in proximity to Dallas North Tollway & the "5 Billion Dollar Mile".

## ZONING

The C-1 – Commercial-1 District is intended predominately for heavy retail, and light intensity wholesale and commercial uses of a service but excluding any type of warehousing or the outside storage of building, construction or other materials. The nature of uses in this District have operating characteristics and traffic service requirements generally compatible with typical office, retail, shopping, and some residential environments.



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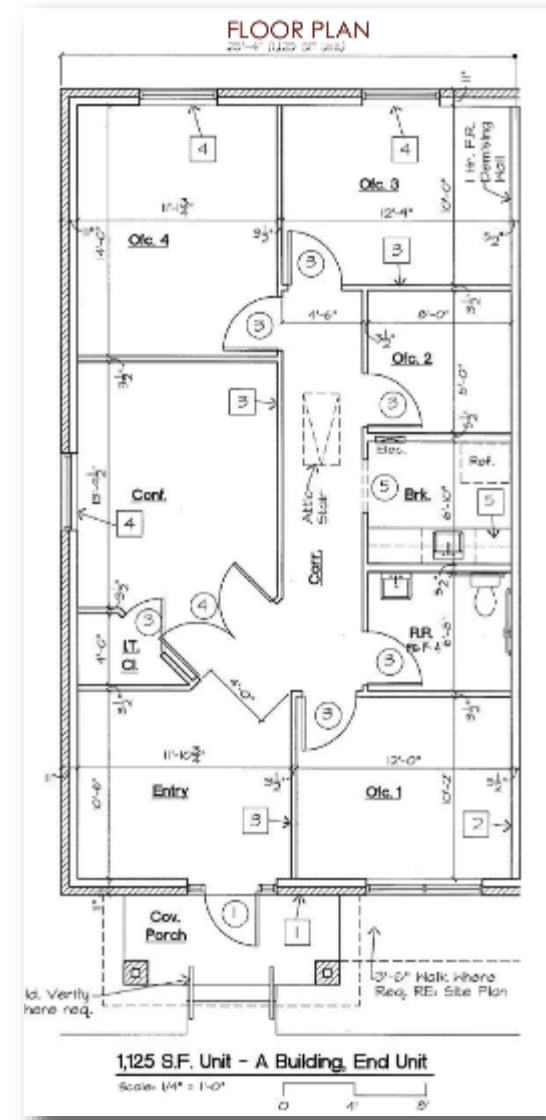
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## HIGHLIGHTS

- Fully finished upscale professional office space available for immediate occupancy.
- The office condo has 4 private office rooms, one conference room/ additional office room, lounge area/breakroom, and a reception area.
- Office condo is built with hardwood floors for easy maintenance.
- Conveniently nestled in between Preston Rd., Ohio Dr and John Hickman Pkwy.
- Easy access to Dallas North Tollway and Highway 121.
- Proximity to a plethora of restaurants and retail centers such as Ford Center at the Star, Legacy West, Shops at Legacy and Stonebriar Center.
- Services growing communities of Frisco, Plano, McKinney and The Colony.
- Corner unit with privacy.
- Fully built-out with no tenant finish out needed.
- Surrounded by upscale residential neighborhoods.
- Building signage available.
- Excellent visibility & easy access from Ohio Dr.



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Texas Real Estate  
Commission  
Department

# Information About Brokerage Services

11-2-2015

*Texas law requires all real estate license holders 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>KANAM COMMERCIAL GROUP</b>	<b>9008312</b>	<b>ANKPARIKH@SBCGLOBAL.NET</b>	<b>(972) 333-7559</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<b>KETAN PARIKH</b>	<b>0452326</b>	<b>ANKPARIKH@SBCGLOBAL.NET</b>	<b>(972) 333-7559</b>
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<b>SWATHI SARPATWARI</b>	<b>688103</b>	<b>SWATHI@KANAMCOMMERCIAL.COM</b>	<b>(972) 704-6964</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)