



705 K AVENUE, PLANO, TX 75074



CLOSE TO:  
CITYLINE  
PGB TURNPIKE  
NORTH CENTRAL



NEARBY DINING:  
CITYLINE  
DOWNTOWN PLANO  
SHOPS AT EASTSIDE



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**PROPERTY DESCRIPTION**

- High-profile building with direct frontage on K Avenue
- In a busy location with easy access to both George Bush Turnpike & Central Expressway
- 1 mile south of Historic Downtown Plano and North of CityLine in Richardson
- To be leased separately or contiguously
- 54 parking spaces

**OFFERING SUMMARY**

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	1,560 - 3,120 SF
Building Size:	14,040 SF

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,909	96,010	406,198
Total Population	5,113	255,901	1,071,997
Average HH Income	\$67,463	\$86,104	\$90,718



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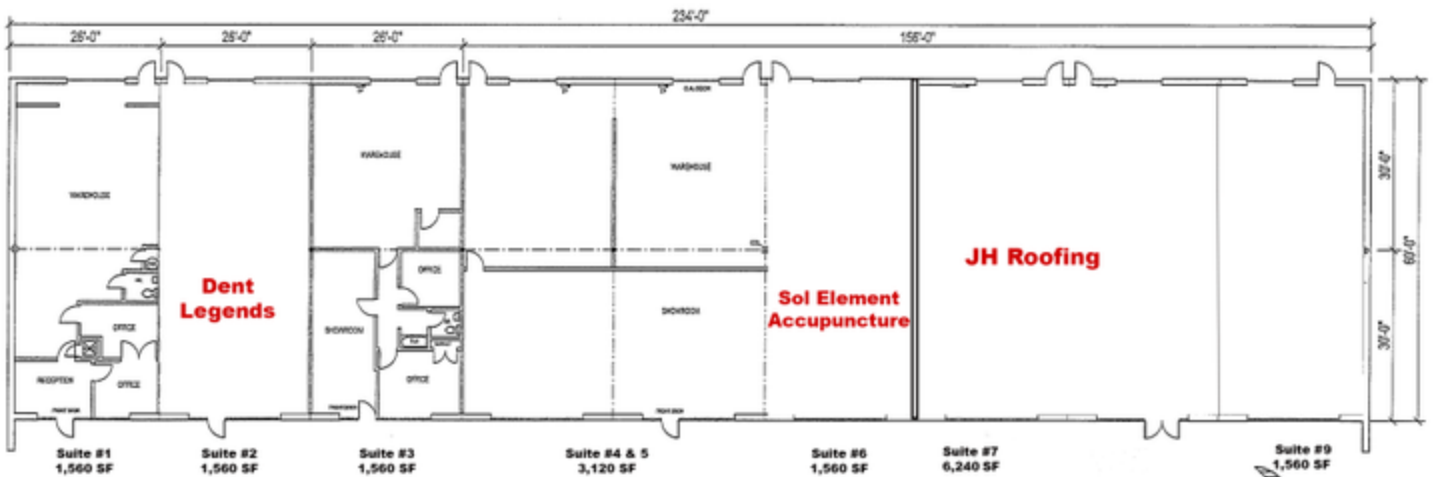


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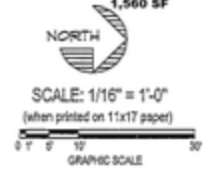


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BUILDING PLAN - 14,040 S.F.  
 705 AVENUE K  
 PLANO, TEXAS  
 REV1B - 2/6/18



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Michaels DSW BED BATH & BEYOND  
 petco OLD NAVY BARNES & NOBLE  
 SPAGHETTI HOUSE OUTBACK ON THE BORDER  
 PIZZA HUT

DOLLAR TREE Cinn's  
 HOBBY LOBBY FLOOR DECOR  
 BIG LOTS! Fred's Cane's  
 la Madeleine Payless

OfficeMax  
 WORLD MARKET ASHLEY J&K  
 WELLS FARGO

Office DEPOT  
 SOUPER SALAD IHOP  
 A1's  
 GENESIS GRILL Jason's Deli

**SITE**

sears  
 JCPenney  
 Collin Creek Mall  
 Marshalls  
 Total Wine  
 JO-ANN ULTA  
 JAPAN HOUSE

Golfsmith  
 EL FENIX  
 L&W

HERITAGE CREEKSIDE  
 RODDO GOAT  
 JAPAN HOUSE  
 PGA TOUR SUPERSTORE

Plano Pkwy

Fry's  
 GOOD FERNANDO'S  
 TRICKY FISH edoko

159,692 VPD (18)

154,243 VPD (18)

265,999 VPD (18)

Alexan  
 Regional Headquarters  
 STATE FARM INSURANCE

Raytheon

TRICKY FISH FERNANDO'S red mango SUBWAY  
 JASPERS edoko

SMASHBURGER  
 MODERN market LUNA GRILL TACO DINER  
 PEI WEI PIADA SUPER CHIX

Alma Dr

K Ave

Jupiter Rd

Renner Rd

Renner Rd

Alma Dr

Plano Rd

Jupiter Rd

75

Methodist HEALTH SYSTEM

PGBT TOLL





## 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.

### 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date