



NOW LEASING - MEDICAL OFFICE BUILDING

# Allen Medical Plaza

1120 Raintree Circle  
Allen, Texas 75013

[MEDCOREPARTNERS.COM](http://MEDCOREPARTNERS.COM)





## Property Overview

**Allen Medical Plaza** is a state-of-the-art, two story medical office building optimally located on the campus of Texas Health Presbyterian Hospital of Allen. Featuring exceptional design and quality, this 48,000 square foot facility is anchored by an ambulatory surgery center joint ventured by Spine Team Texas and Texas Health Resources.

Allen Medical Plaza presents a fantastic opportunity to grow your practice in a brand new medical office building. Suites are in shell condition allowing tenants the chance to customize their space.



BUILDING SIZE

**44,761 SF /  
2 STORY**



AVAILABLE SF

**1,500-  
6,788 SF**



CONSTRUCTION

**COMPLETED  
IN 2018**



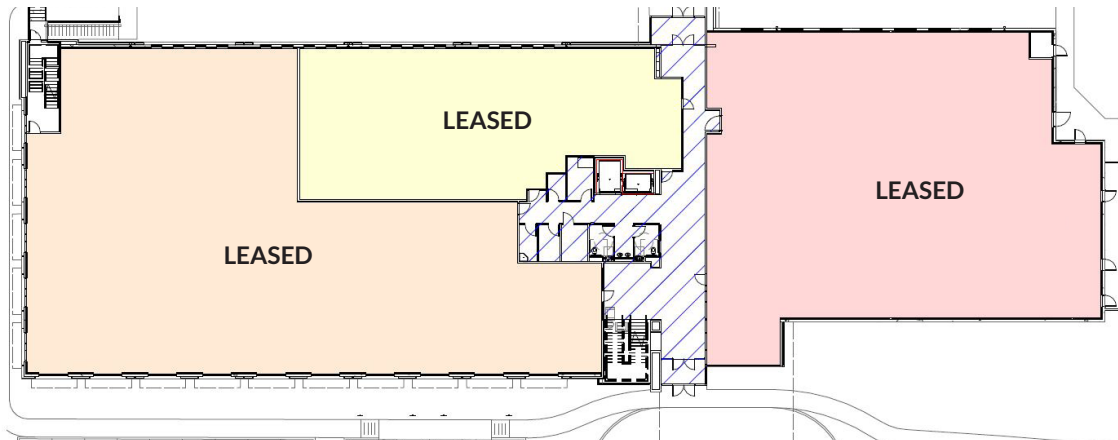
PARKING SPACES

**4 / 1,000  
RSF**

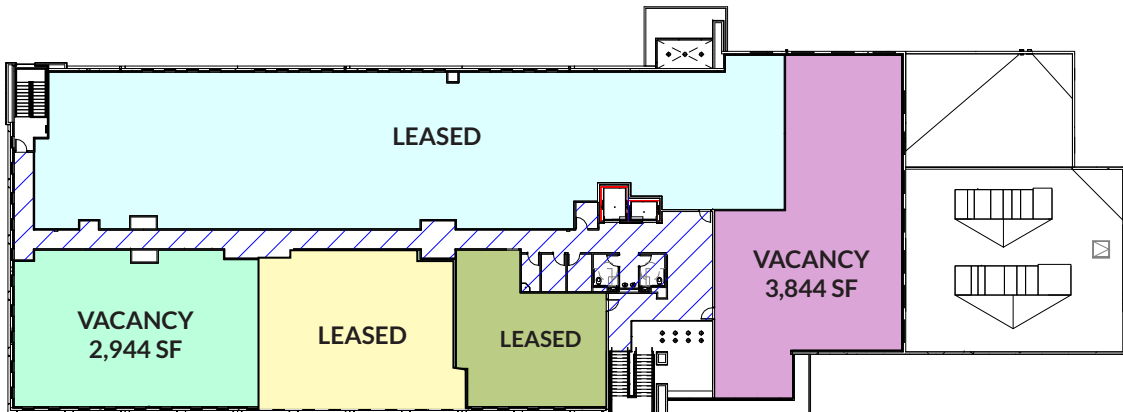
# Amenities

- On campus at Texas Health Presbyterian Hospital of Allen
- Great access to the growing markets of Allen, McKinney, Plano and others
- Excellent visibility and convenience
- Abundant parking for patients
- Generous TI allowance
- Exceptional design and quality
- Clean, modern finishes

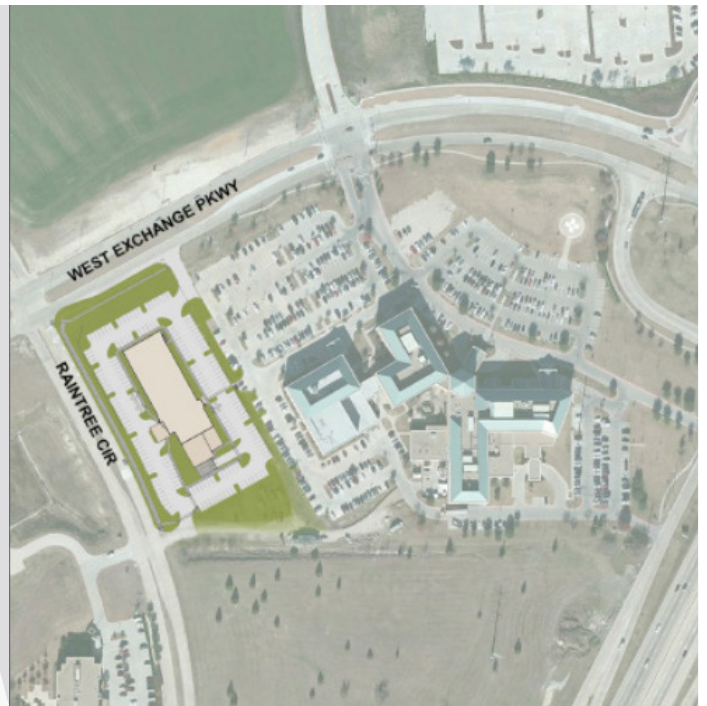
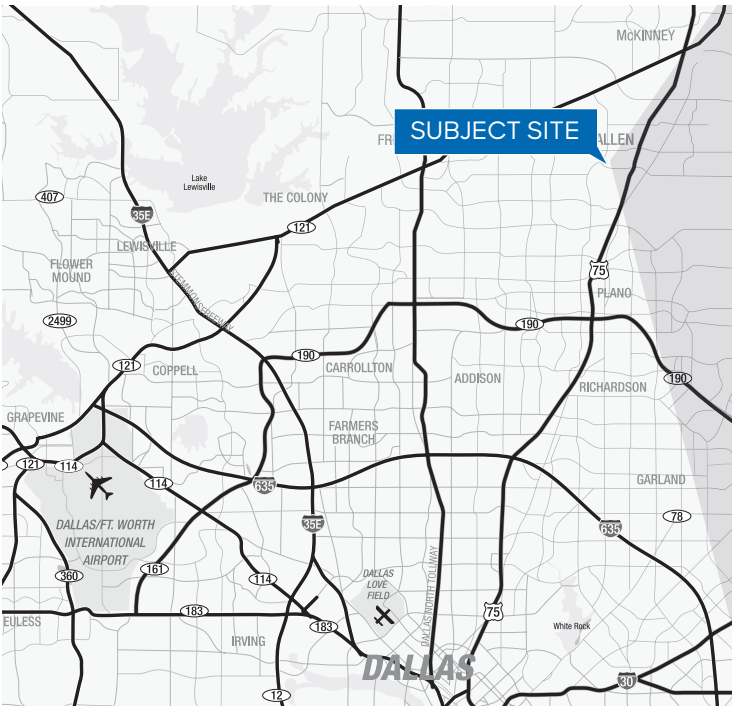
FLOOR 1



FLOOR 2







## For more information, contact:

**Kyle A. Libby** — Partner

kyle@medcorepartners.com  
214.228.0300

**Michael P. Collins** — Senior Vice President

mcollins@medcorepartners.com  
214.244.2278

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.

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



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>)

