

LINC.

COMMERCIAL REALTY



BUILDING A



BUILDING B

PROSPER GARDENS OFFICE PARK

2200 & 2250 PROSPER TRAIL, PROSPER, TX 75078

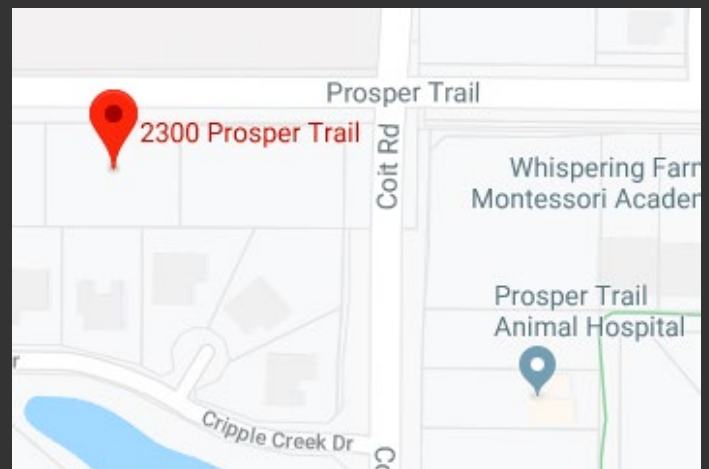
AVAILABLE FOR LEASE, SALE, & LEASE TO OWN MEDICAL/OFFICE SUITES

BASE RENT: \$27 - \$29 SF

NNN: \$8.50 SF

**SALE: \$295 SF (SHELL CONDITION)
OR BUILDOUT LEASE-TO-OWN**

- 9,000 TOTAL CONTIG. SF (BUILDING A&B)
- LOCATED IN AFFLUENT RESIDENTIAL AREA
- HIGH-GROWTH AREA
- BRAND NEW CONSTRUCTION
- TI ALLOWANCE
- PROSPER TRL RD BEING WIDENED 4 LANES
- COIT RD BE WIDENED TO 6 LANES



For more information or to schedule a tour,
please contact:

Najdi Rafaty

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O: 214.267.9860

M: 310.735.7980

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
• TOTAL POPULATION	3,044	26,089	87,404
• 2024 EST. POPULATION	3,565	30,589	101,456
• TOTAL BUSINESSES	63	730	1,472
• AVG. HOUSEHOLD INCOME:	\$188,377	\$151,107	\$143,142
• TOTAL CONSUMER SPENDING:	\$45.19 M	\$331.61 M	\$1.1 B
• HOUSEHOLDS:	1,035	8,686	28,444
• MEDIAN AGE	39.9	35.9	35.1
• AVERAGE HOUSING UNIT VALUE:	\$545,908	\$473,918	\$401,421

- PERFECT LOCATION FOR PEDIATRIC OFFICES
- CHILDRENS HEALTH TO DEVELOP NEARBY 72 AC CAMPUS

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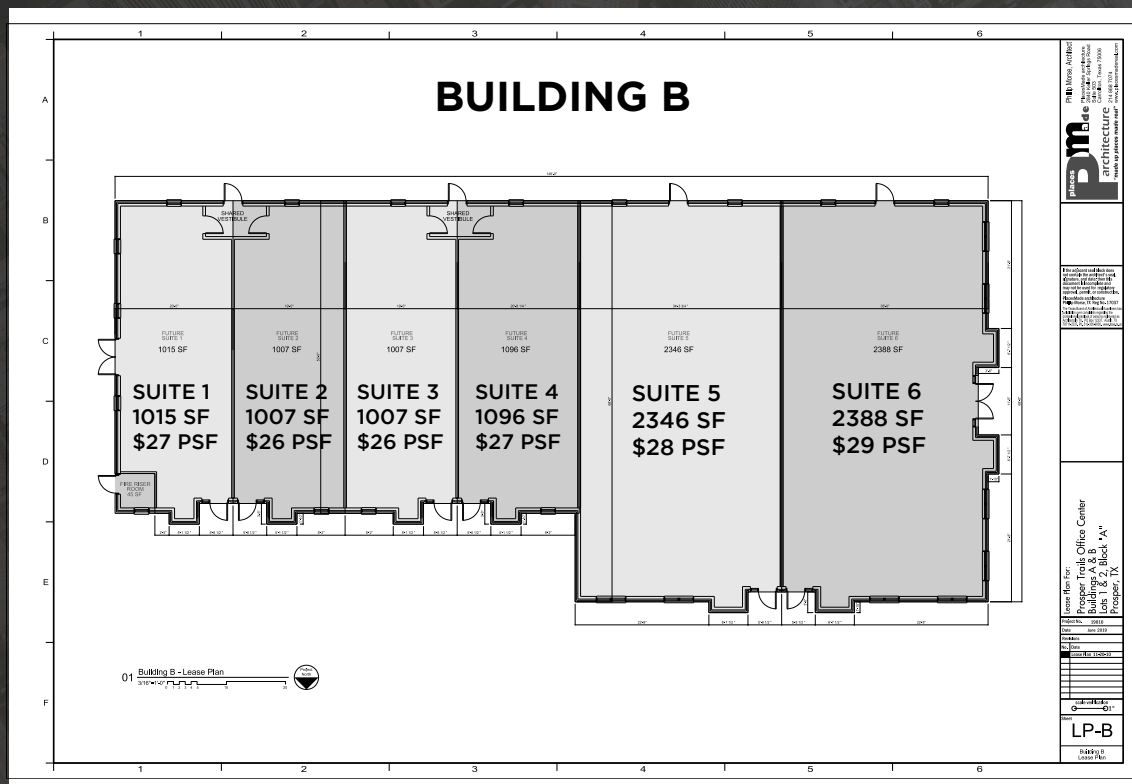
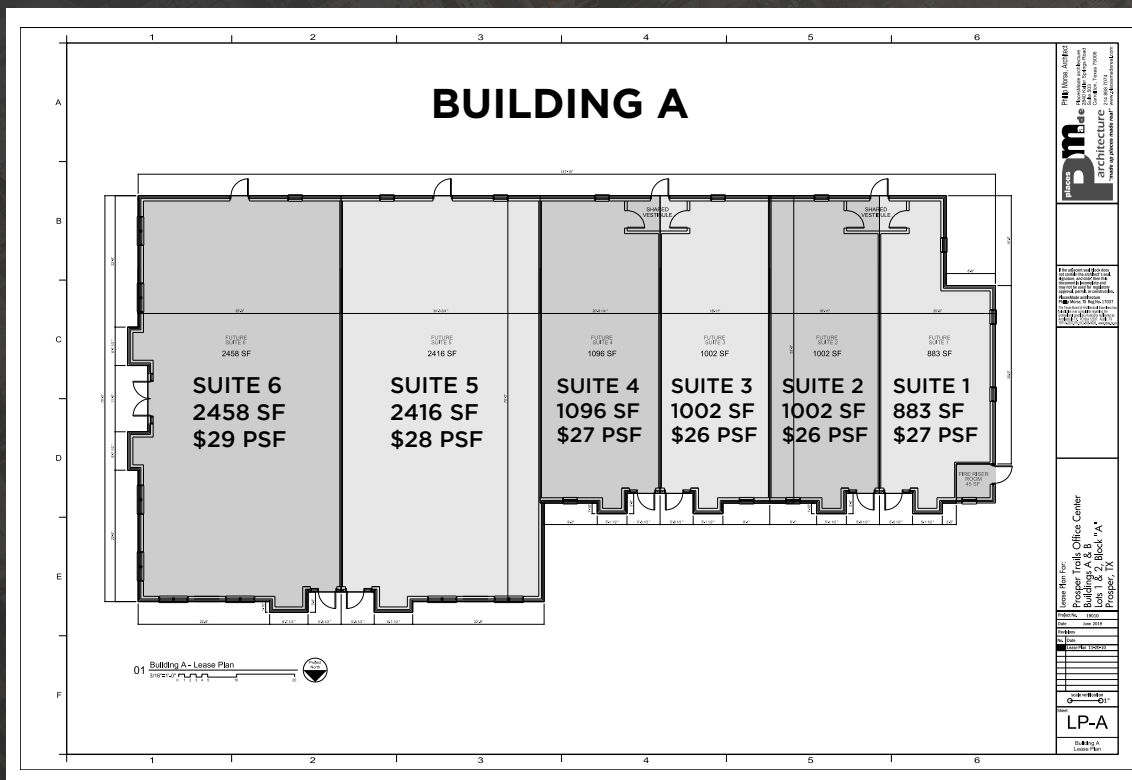
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**Now Under Construction!
Foundation Complete**



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