

IN RESPONSE TO COVID-19 CRISIS, WE WILL DO OUR PART TO ASSIST. JUNE-AUGUST 2020:

Leases: Defer 50% rent for 12 months; Allow TA budget to be applied to rent

Purchases: Seller will contribute toward closing costs

Lease/Purchase: \$1000 credit for every Prosper Resident employed by tenant/buyer (\$500 for sister city residents)

LINC.

COMMERCIAL REALTY


BUILDING A


BUILDING B

COVID Response Property Offerings

- Dedicated entrances. No lobbies, rest rooms or elevators shared with other tenants
- Discounted Virus Aware Janitorial Services
- Transparent entry doors to allow visualization of incoming and outgoing guests
- Recommended interior design experts to help address COVID concerns for your business
- COVID Mitigation options available now rather than retrofitting later: no touch doors, Anti-microbial counters/HW, UV lighting, and Virus/Bacteria free HVAC
- June 2020 Availability to start Interior work

PROSPER GARDENS OFFICE PARK

2200 & 2250 PROSPER TRAIL, PROSPER, TX 75078

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

BASE RENT: \$27 - \$29 SF | NNN: \$9.00 SF

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

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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BUILDING B

- 9,000 TOTAL CONTIG. SF (BUILDING A&B)
- TI ALLOWANCE
- LOCATED IN AFFLUENT RESIDENTIAL AREA
- FOUR EXTERIOR BUILDING SIGNS & ONE MONUMENT SIGN PER BUILDING
- COIT RD WIDENED TO 6 LANES
- HIGH-GROWTH AREA
- SOCIAL DISTANCE - FRIENDLY DESIGN
- ALL UNITS HAVE TRAFFIC EXPOSURE TO PROSPER TRAIL



BUILDING A

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	3,044	26,089	87,404
2024 EST. POPULATION	3,565	30,589	101,456
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

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

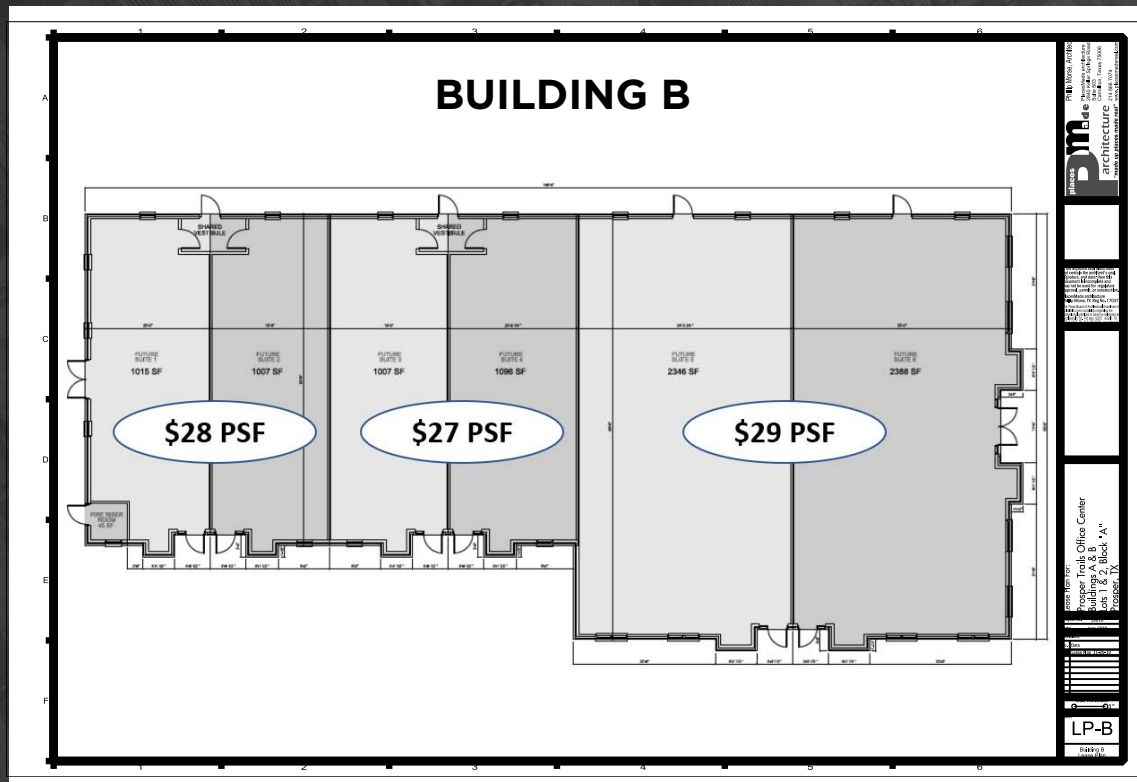
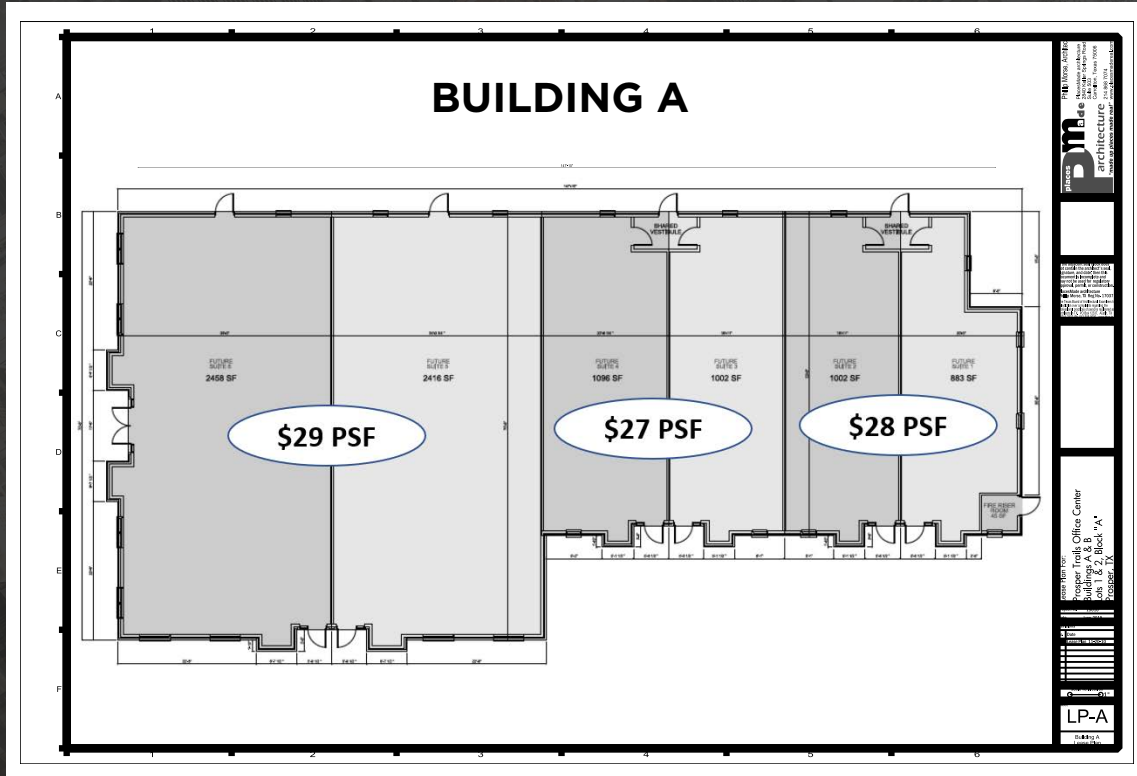
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FINAL STAGES OF CONSTRUCTION!



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