

For Lease



**Golden Trail Profession Park
1813-1821 Golden Trail
Carrollton, TX 75010**

Building Information

- Suite 120 - 1,339 sf & Suite 200 – 2,235 sf
- Ideally suited for general office use or medically oriented business
- Tenant Controlled Utilities & HVAC
- Located next to Baylor Hospital Carrollton
- Access to SH 121
- 7.3:1000 Parking Density (surface/covered)
- Monument Signage Available
- Building Signage Available
- Rental Rate \$24 + NNN
- NNN's \$10.87 psf
- Multiple communications providers

**For Information
Contact:**

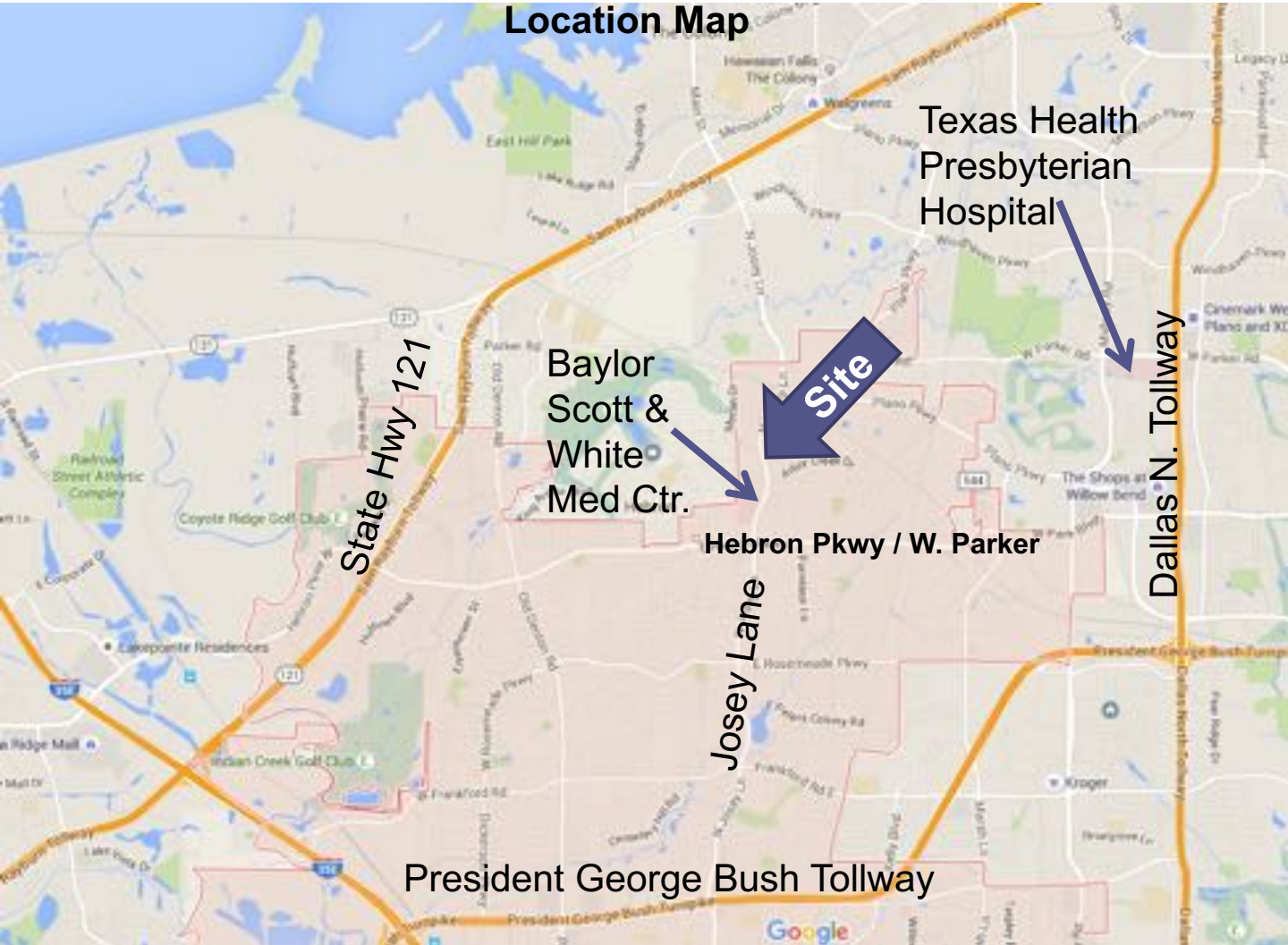
Michael Huges, CCIM
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(972) 333-4151



Golden Trail Professional Park
1813-1821 Golden Trail Court
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Location Map



Located near Baylor, Scott & White Medical Center in Carrollton, TX, within close proximity to Texas Health Presbyterian Hospital and access to President George Bush Tollway, State Highway 121 and Dallas N. Tollway



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FACT SHEET

- Suite 120 is 1,339 rentable square feet per BOMA currently built out to accommodate lab draws.
- Suite 200 is 2,235 sf and is built out as a pediatrician office with 5 exam rooms, 2 doctors offices, storage room, reception, waiting area, lab, patient and staff private restrooms.
- Single Story wood frame construction with Spanish tile roof
- Tenant controlled HVAC and utilities
- Surface Parking is provided at a ratio of 5 per 1,000 square feet leased and can accommodate office and medical uses.
- Overall Parking ratio 7.3:1000 sf
- Covered parking is also available on a prorated basis
- Signage
 - Monument facing traffic on Golden Trail Court
 - Building Signage is available
- Ceiling Height – up to approximately 12 feet can be achieved
- Sprinklered building for life safety
- ADA Compliant, TAS Compliant
- Easy access to President George Bush Toll road (190); approximately 2 miles west of State Highway 75 and 5 miles East of the Dallas North Tollway.
- Primary Communications Providers: Frontier, Spectrum



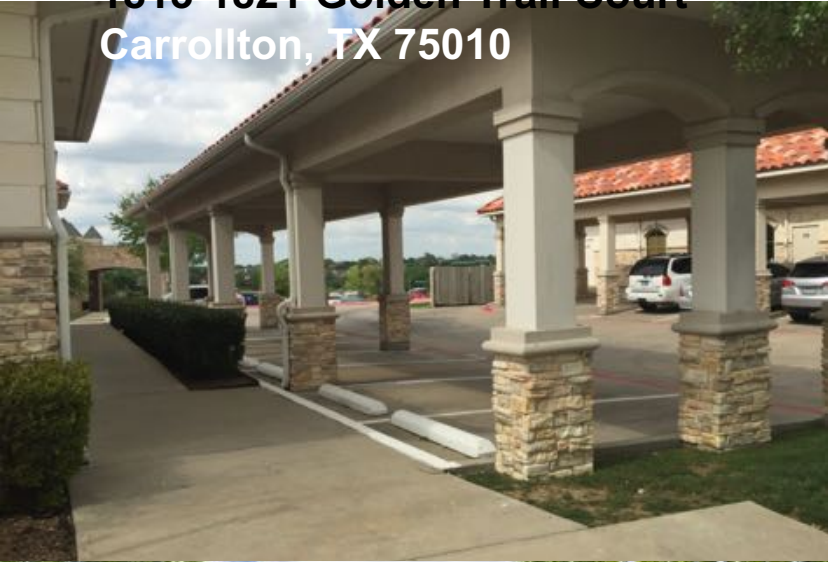
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Covered Parking



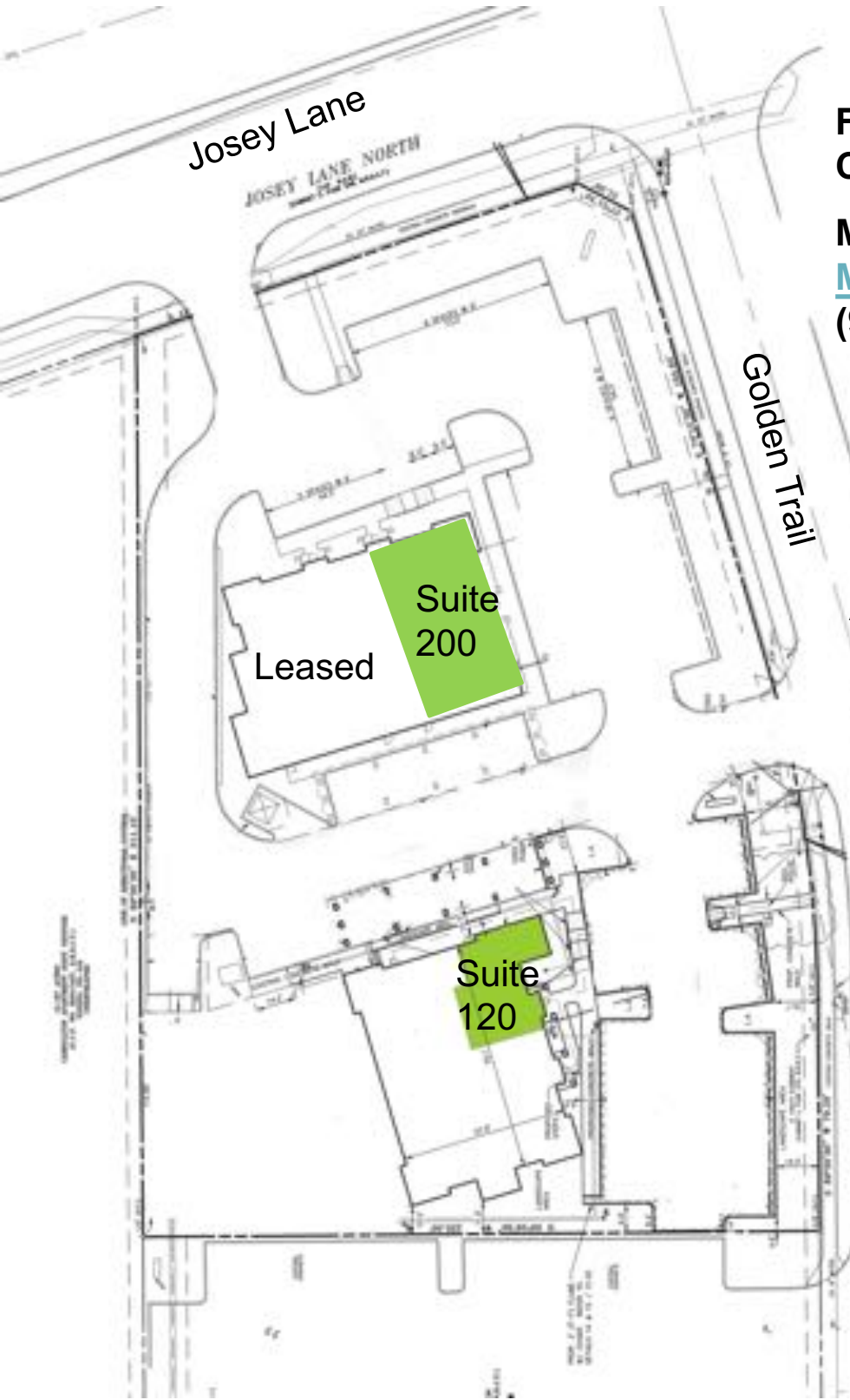
Beautifully
Landscaped
Professional Setting



Monument and
Building Signage
Available for Tenant



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Area shown in green is
available For Lease.

Suite 120 – 1,339 sf
Suite 200 – 2,235 sf



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Suite 120
1,339 rsf

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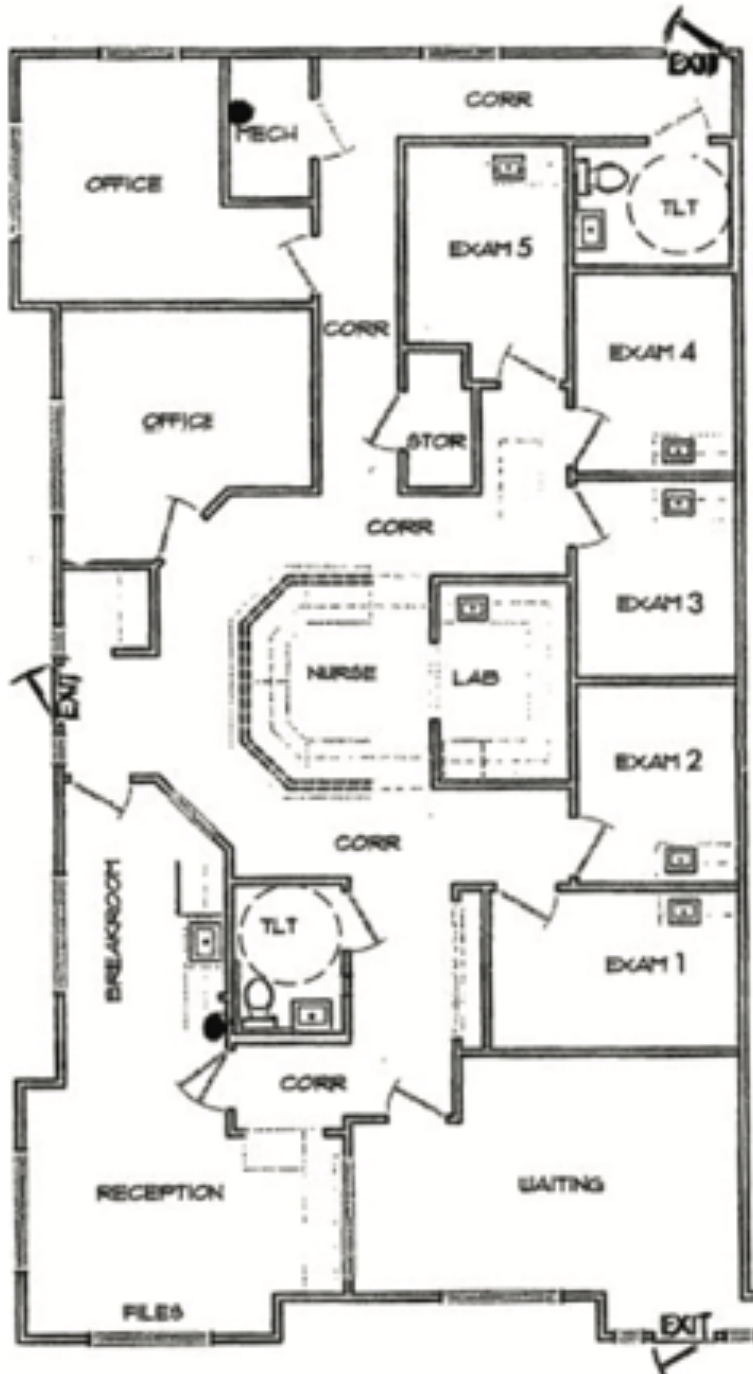


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FLOOR PLAN

SUITE 200 | 2,235 SF



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Huge Real Estate Advisors

NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

This form requires all real estate licensees to give the following information about brokerage services to prospective buyers, sellers, renters and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because the owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

This is not a contract.

The real estate licensee attests that you acknowledge receipt of this information about brokerage services for the licensee's records.

Michael Huge of/for Huge Real Estate Advisors

Real Estate Broker Company

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date

Buyer, Seller, Tenant or Landlord

Date

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