



● FOR LEASE | OFFICE CONDO

1630 W Prosper Trail, Suite 1410

Prosper, TX 75078

1,187

SQ FT

3

PRIVATE OFFICES

1

CONFERENCE ROOM

1

BREAK ROOM

1

PRIVATE RESTROOM

1

LOBBY

PROPERTY FEATURES

- ✓ 1,187 SF Office Condo
- ✓ Spacious lobby / reception area
- ✓ 3 large private offices
- ✓ Conference room (14-4" x 10-8")
- ✓ Break room with cabinetry & sink
- ✓ Private in-suite restroom
- ✓ Luxury vinyl plank flooring throughout
- ✓ Crown molding & recessed lighting
- ✓ Roller shades on all windows
- ✓ Ample natural light
- ✓ Close to extra surface parking
- ✓ ADA-compliant reserved parking

AVAILABILITY

Available May 1, 2026

Call for lease rate & terms

ABOUT THIS PROPERTY

This turnkey office condo is situated in a premier professional park in one of DFW's fastest-growing communities. Suite 1410 is move-in ready with high-end finishes throughout — crown molding, recessed lighting, luxury vinyl plank flooring, and roller shades. Ideally positioned for professional services, medical, legal, or financial practices. Minutes from DNT and Hwy 380 with excellent visibility and easy access.

Sankar Shanmugasundaram

972-974-2402

Beam Real Estate LLC | 14455 Webb Chapel Rd, Farmers Branch, TX 75234

INTERIOR PHOTO GALLERY

LOBBY / ENTRANCE



Welcoming lobby with floor-to-ceiling glass entry, hardwood flooring, and crown molding.

PRIVATE OFFICE



Spacious private office with corner windows, roller shades, and luxury vinyl plank flooring.

HALLWAY / COMMON AREA



Interior hallway leading to offices, conference room, restroom, and break room. Fire safety equipped.

Move-In Ready

Fully finished & turnkey

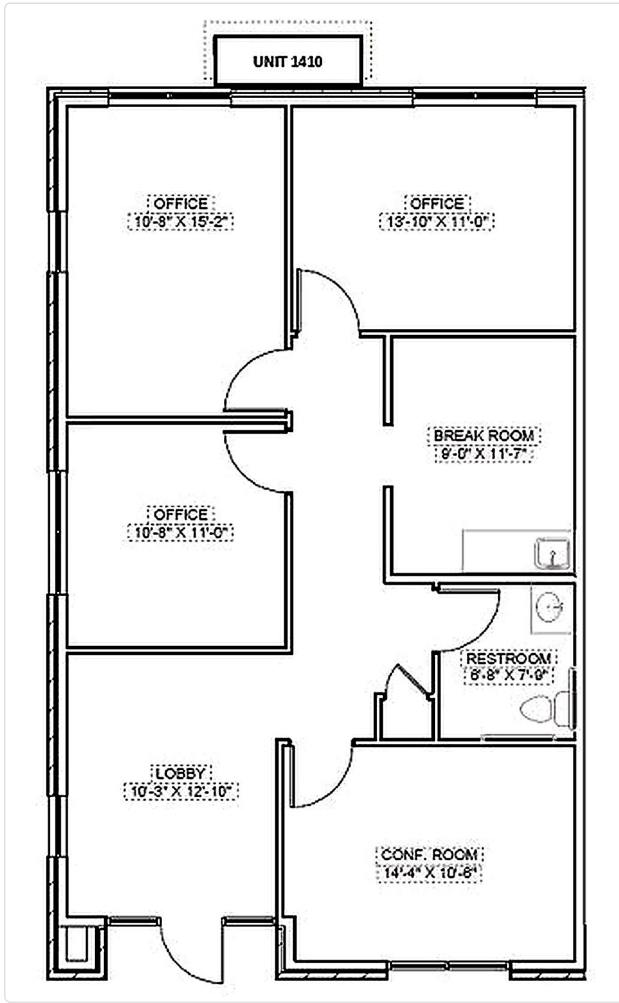
Premium Finishes

LVP flooring • Crown molding

Natural Light

Corner windows • Roller shades

FLOOR PLAN - UNIT 1410



UNIT DIMENSIONS

ROOM	DIMENSIONS
Lobby	10-3" x 12-10"
Office 1	10-8" x 15-2"
Office 2	13-10" x 11-0"
Office 3	10-8" x 11-0"
Conference Room	14-4" x 10-8"
Break Room	9-0" x 11-7"
Restroom	6-8" x 7-0"

LOCATION HIGHLIGHTS

- Minutes from Dallas North Tollway (DNT)
- Quick access to US Hwy 380
- Across from Prosper Future Arts District
- Adjacent to Star Trail master community
- Surrounded by rooftops & retail growth
- Professional office park setting
- Excellent visibility & signage opportunity
- Prosper ISD - one of DFW's fastest-growing communities

AREA MAP





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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