

Hays Office Park

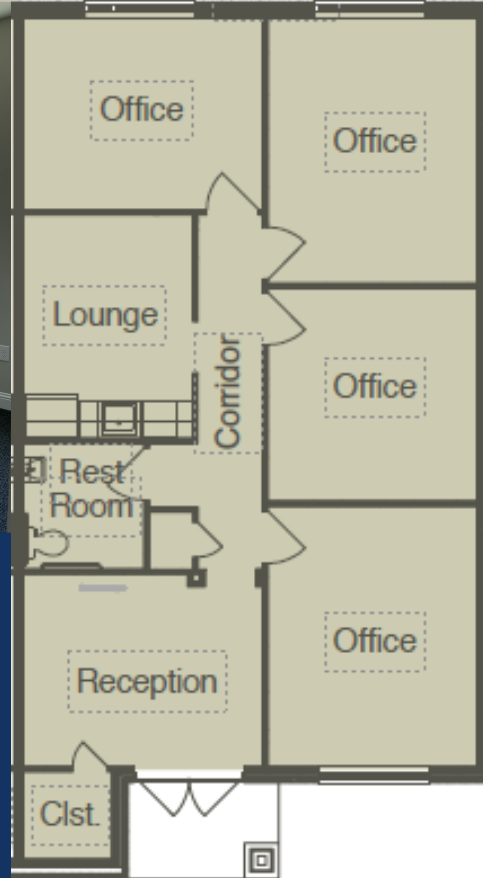
291 South Preston Rd Unit 820, Prosper Tx 75078

*OFFICE SUITE AVAILABLE FOR LEASE
DECEMBER 2026!*



SHB Development

COMMERCIAL REAL ESTATE DEVELOPMENT • SALES • LEASING



**1200 SQUARE FOOT OFFICE CONDOMINIUM FOR LEASE BEGINNING
DECEMBER 2026!**

Located off Preston Road and is part of Prosper Town Center. Fully built out with a reception area, four private offices, kitchen/break room and restroom. Perfect for any professional service business. Contact Samantha today at 214-973-9111 or samantha@shb-inc.com to schedule a tour!

Samantha Rollins

Sales Manager

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Website: www.shbdevelopment.com



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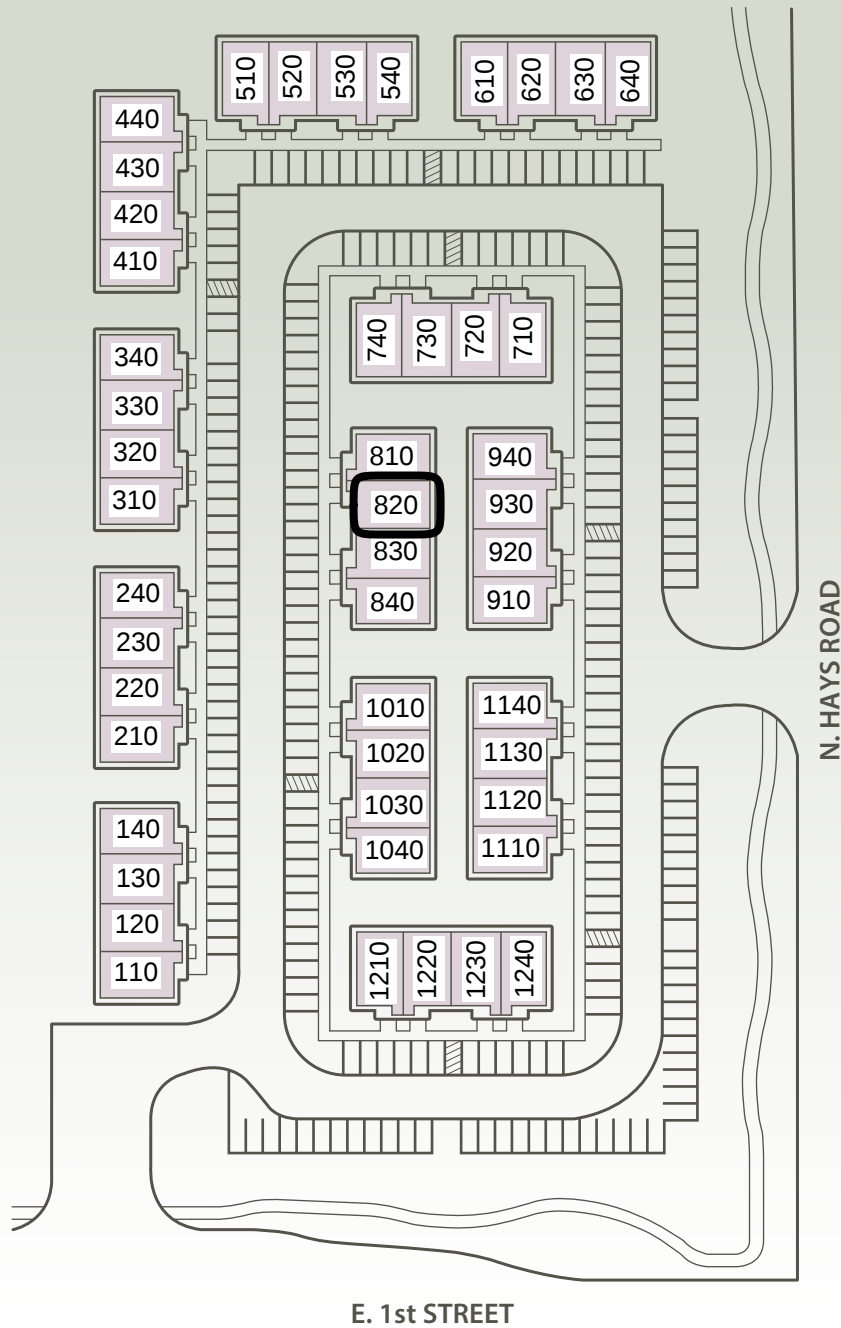
AT PROSPER TOWN CENTER

Prosper, Texas



Prime Real Estate in Prosper, Texas

Site Plan





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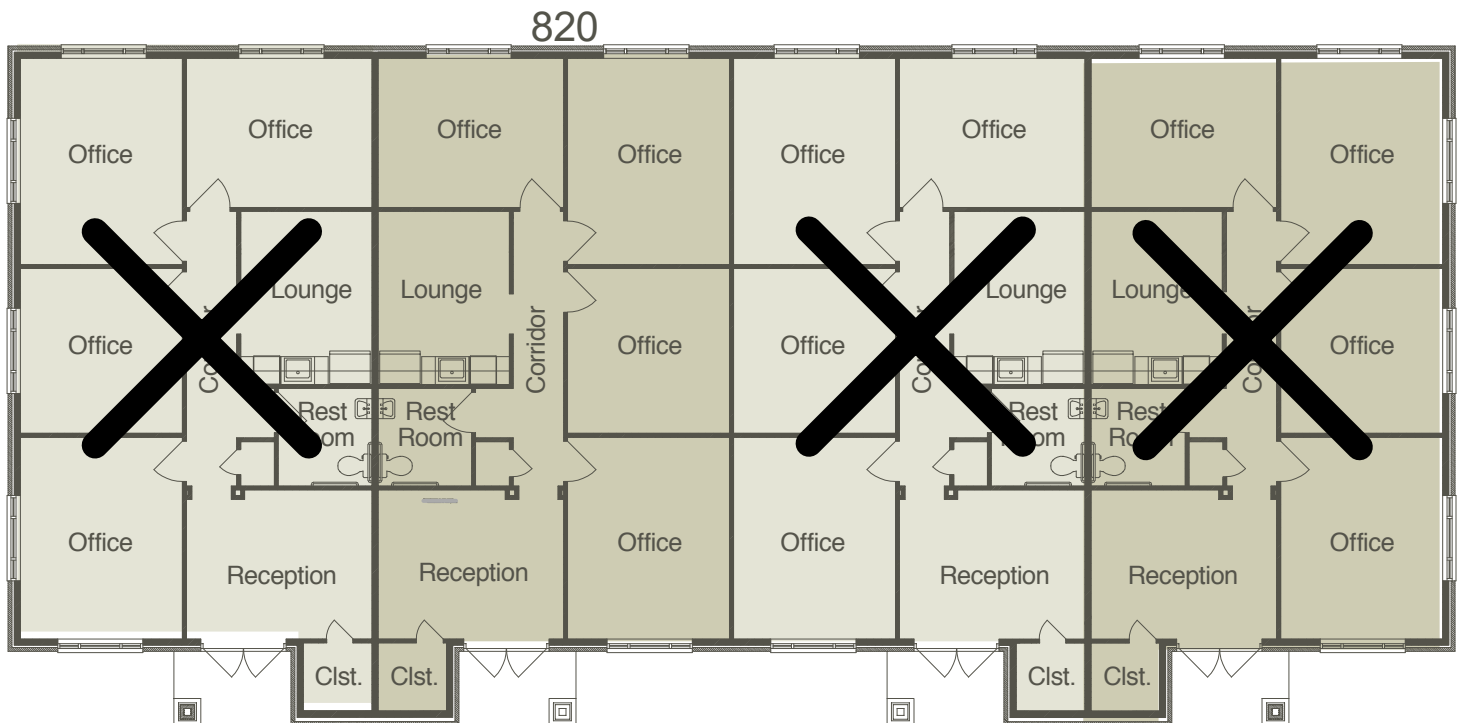
at Prosper Town Center



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EXHIBIT C

4-Unit Floor Plan



HAYS @ PRESTON TOWN CENTER
291 S PRESTON ROAD
PROSPER TX 75078

Included Features

Exterior Design Features:

- Combination stone and brick
- Covered individual entries with porch light
- Individual corporate identity sign

Landscaping and Irrigation:

- Professionally designed landscape throughout community
- Automatic irrigation system and maintenance-free landscaping through Community Association Management

Quality Construction Features:

- Professionally engineered foundation and framing
- Reception area with 11' double tray ceilings
- 10' ceiling height throughout

Energy Features:

- Double Pane low-E windows
- R21 Batt insulation exterior walls
- R11 Batt insulation interior walls
- R38 Blown fiberglass insulation in attic
- Poly-sealant and caulking for energy efficiency

Heating and Air System:

- 16 SEER high-efficiency Carrier HVAC system

Cabinets and Countertops:

- Quality Kitchen cabinetry
- 42" upper cabinets
- Granite slab countertops

Flooring:

- Quality commercial carpet in offices
- Ceramic tile in kitchen and restroom
- Luxury vinyl tile flooring in reception and hallway

Doors, Windows, Trim and Hardware:

- Commercial double doors at entry
- 8' raised-panel interior doors
- Elegant satin chrome lever hardware
- Energy efficient, double-paned 6' x 5' commercial grade windows
- 5" baseboard and designer casing
- Double step-down ceiling in reception area

Electrical:

- Elegant light fixture in reception area
- LED recessed can lights throughout
- Two conduits provided to each office for phone/computer and security

Plumbing:

- Stainless steel sink and chrome faucet in kitchen
- Sink, faucet and accessories package in restroom
- Elongated commode in restroom
- Ice-maker line to refrigerator

Subject to Change • Updated November 2022