

Avon @ Legacy Commerce Park

4645 Avon Lane Frisco, TX, 75033

Professional, Medical and Dental Office Space



Professional office leasing made simple.

- We have over three decades of experience working with small business owners, physicians and dentists, so we understand your needs and will work closely with you to ensure you get the office space that works for you
- Everything is 100% transparent with no surprises or hidden costs
- Our simple lease documents save you legal fees
- We base our relationships on trust - in many cases, no personal guarantees are needed
- We offer options to expand when you're ready
- Flexible leases are available to help you minimize your risk
- Existing space can often be ready within a week
- Building new space doesn't mean worrying about construction hassles - we handle the entire buildout so you can focus on your business

Clear and simple pricing.

\$ 21.50	2018 Professional Base Rate
+ 6.00	NNN Expenses
+ 2.00	Premium Location
+ 1.00	End Unit

\$ 30.50 Total Annual per Square Foot

Included in your lease rate

- Turnkey standard interior buildout
- Private Entrance (24-hour access)
- High-efficiency, individually controlled HVAC 24/7
- Convenient, FREE parking
- Exterior signage

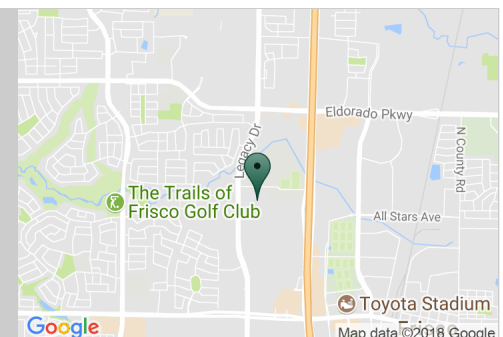
Included in NNN expenses

- All taxes
- Water
- Property Insurance
- Common Area Maintenance (CAM)
 - Lawn maintenance & landscaping
 - Garbage removal
 - Service and repair of heating and air conditioning units
 - All interior and exterior maintenance and repairs

This office park is located close to rapidly growing communities and new developments, just 1.5 miles from the North Dallas Tollway for easy access to downtown Dallas and local airports

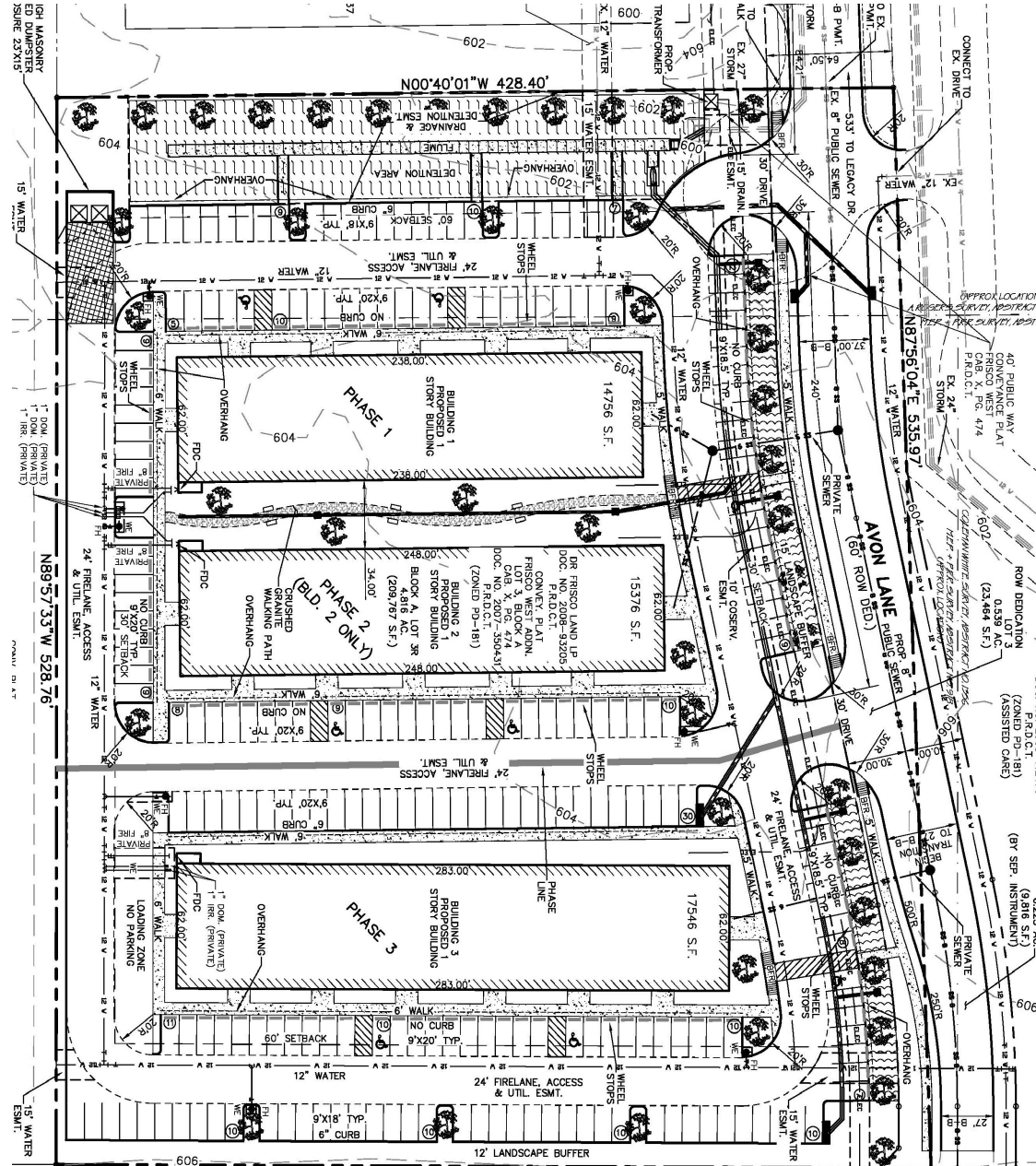
- Shopping and dining within 2 miles
- One mile from Medical City Frisco Hospital

Contact our Dallas Office for more information about Avon @ Legacy Commerce Park or other locations in your area.



SITE PLAN

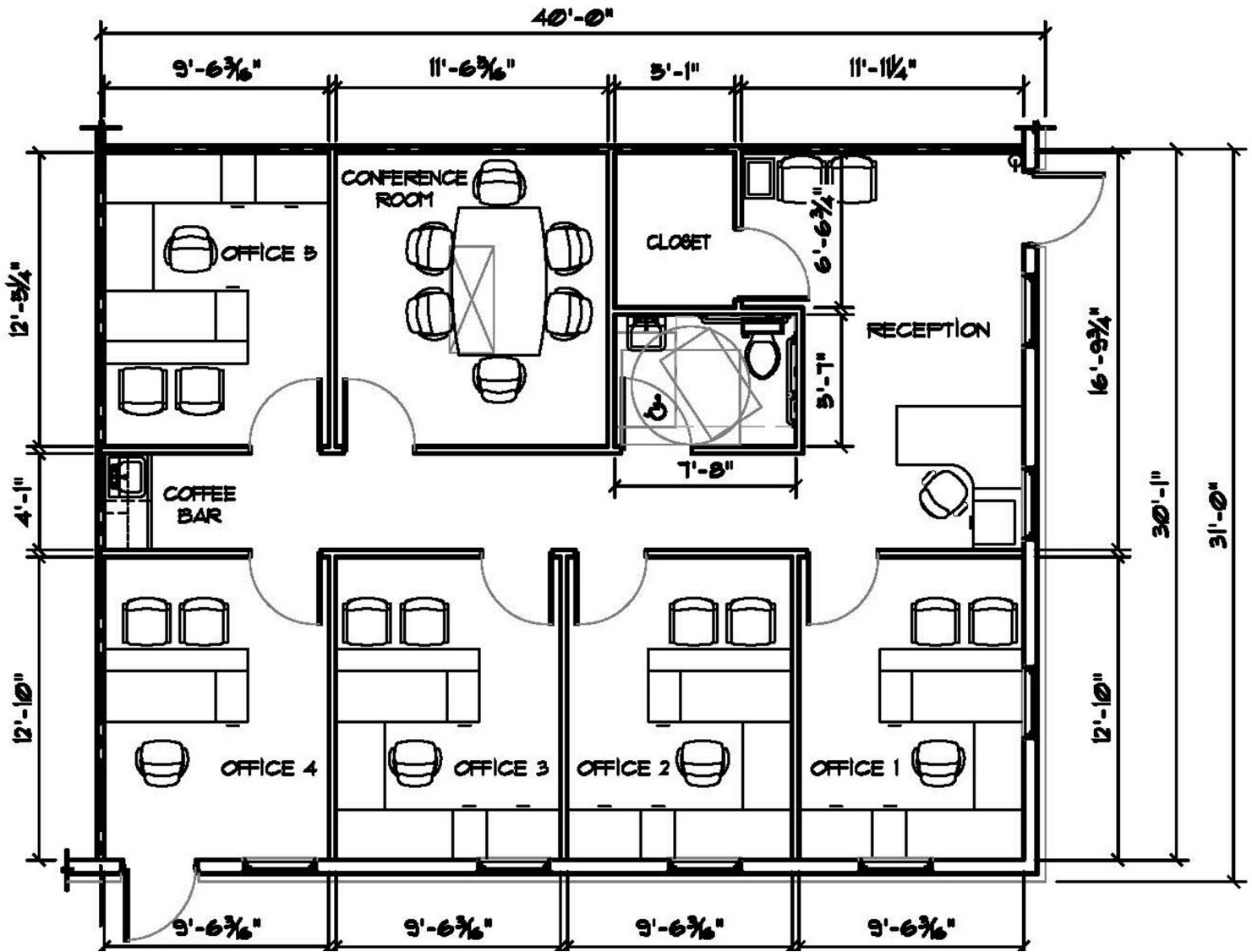
*=Location of Suite



Key

- Unit Location
- Parking

Professional ± 1,240 sqft.



Pricing

Rental Rate	\$30.50
Annual Rent (Year 1)	\$37,820.00
Monthly Rent (Year 1)	\$3,151.67
Annual Increase	\$0.75

Sample Rent Schedule

Dates	SqFt	Rate	Annual	Monthly
Year 1	± 1240	\$30.50	\$37,820.00	\$3,151.67
Year 2	± 1240	\$31.25	\$38,750.00	\$3,229.17
Year 3	± 1240	\$32.00	\$39,680.00	\$3,306.67

Lease rate Does Not Include

1. Elect
2. Phone
3. Internet
4. Janitorial

LEASE APPLICATION



Business Details

Company Name

Customer Tax ID State in which business is registered

Type of Business

Do you have a line of credit?
 Yes: Amount \$_____ No

Years in Business Annual Sales Volume No. of Employees

Ownership Structure
 Corp. Part. LLC Sole Proprietorship

Website Address

Do you have a written business plan?
 Yes No

Current Address

Previous Address

Complete if at current address less than 2 years

Address

Address

Address 2

Address 2

City, State, Zip

City, State, Zip

Years at Address

Years at Address

Contact Information

Please include the expected lease signer, at least one on site manager, and any other principals. Continue on back if necessary.

First and Last Name

First and Last Name

First and Last Name

Title

Title

Title

Address

Address

Address

Address 2

Address 2

Address 2

City, State, Zip

City, State, Zip

City, State, Zip

Phone

Phone

Phone

Email

Email

Email

Signer Principal On Site Mgr.

Signer Principal On Site Mgr.

Signer Principal On Site Mgr.

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LEASE APPLICATION



Vendor References

These should be companies with whom you have a financial relationship

Customer Name

Customer Name

Address

Address

City, State, Zip

City, State, Zip

Phone

Phone

Referral Rewards

Completing this section is required in order to qualify for our Referral Rewards program. Ask your leasing agent for details.

Were you referred to us by a North Forest customer or individual?

Yes No

If yes, who may we thank?

First and Last Name

Phone Number

Email

The undersigned does hereby make application for a credit account to North Forest Office Space and by doing so does authorize North Forest Office Space in connection with the establishment and maintenance of the account to investigate the creditworthiness and capacity to pay of the company named on this application. The undersigned warrants the answers on this application are true and accurate in every respect.

Applicant's Signature

Title

Date

Please attach a copy of Lease Signer's Driver's License