

Times Square at Craig Ranch

Space Available

SIGNAGE AVAILABLE OVER SPACE

TWO MOVE IN READY OFFICE SPEC
SUITES AVAILABLE



7951 COLLIN MCKINNEY PKWY | MCKINNEY, TEXAS 75070

BUILDING FACTS

- 76,294 SF Office Space
- Built in 2009
- 270 Garage Covered Spaces
- Street-Side Parking
- 313 Rental Residences

BUILDING AMENITIES

- Located in the Master Planned Community of Craig Ranch
- Nearby Amenities Include: Cooper Fitness Center, Michael Johnson Performance Center, Dr. Pepper Stars Center
- Adjacent to TPC Craig Ranch, Home of the PGA Tour Event AT&T Byron Nelson
- On-site Amenities: The Bodega, Round Table Pizza
- Adjacent to Veterans Memorial Park

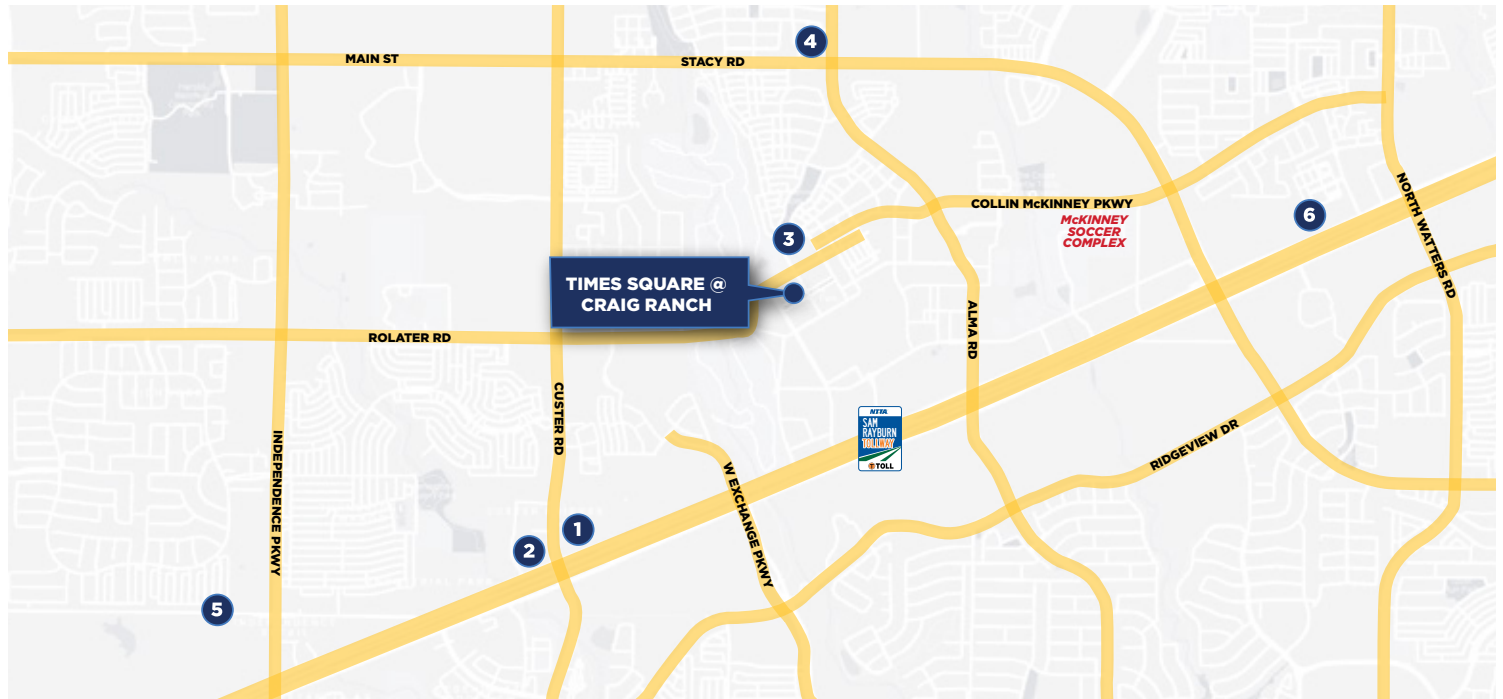


Parking Garage



Shell Space

Times Square at Craig Ranch



- 1** Durkin's Pizza, On The Border, Wingstop, Chilis, Which Wich, Einstein Bros Bagels, Dickey's Barbecue Pit, Marble Slab Creamery, Wendy's, Target, Chick Fil A, Taco Bell, Whataburger, Sonic, CVS Pharmacy, Tokyo Joe's, GNC, Lowe's, Staples, Famous Footwear, Wells Fargo, Bank of America, WaveWash Car Wash, Moviehouse & Eatery, ROSS, T-Mobile, PetSmart
- 2** Starbucks, McDonald's, Raising Cane's, Subway, Chipotle, Firenza Pizza, AT&T Store, Smallcakes Cupcakery & Creamery, Walmart, UPS, Sirius Day Spa, The Donut Tree
- 3** Craig Ranch Fitness & Spa
- 4** The Grind Burger Bar & Tap Room, Tai Sushi House
- 5** Palio's Pizza, King & Cardinal
- 6** Papa Lopez, Shiawase Japanese Restaurant



For more information, contact:

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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.

11-2-2015



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.

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.

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.

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Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
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Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Trevor Franke	444817	trevor.franke@jll.com	214-438-6174
Sales Agent/Associate's Name	License No.	Email	Phone

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Date



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Sales Agent/Associate's Name	License No.	Email	Phone

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