

±16,294 SF Premium Office Sublease Available

450 Freeport Parkway, Suite 1200  
Coppell, TX 75019

varispace  
COPPELL

For More  
Information

Christopher Schafer, ESQ  
Principal  
469.766.7881  
cschafer@cresa.com

Clint Manning  
Principal  
214.763.5801  
cmanning@cresa.com

cresa



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nanospace  
COPPELL

#### BUILDING INFORMATION

450 Freeport Parkway, Suite 1200  
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- Building Class: A+
- Three Stories
- Built in 2022
- 165,753 Total Square Feet
- 6 Stories on ±2.5 Acres
- On-site Management
- On-site Security
- On-site Dining
- On-site Fitness Center
- On-site Conference Facility
- On-site Tenant Lounge
- 4.5/1,000 Parking Ratio / Unreserved
- Outdoor Gathering Space with WiFi

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## SUBLEASE OFFICE INFORMATION

- ±16,294 SF Office Sublease
- Available: Immediately
- Space May NOT be Subdivided
- Rate: Withheld
- Term: Through April 30, 2028
- Parking: 4.5/1,000, 73 Spaces at No Cost
- Furniture/Equipment Included for Subtenant
- Class A Finishes
- Private Offices: 5
- Workstations: 68
- Conference Rooms: 2
- Informal Meeting Areas: 6
- Reception Area
- Break Room

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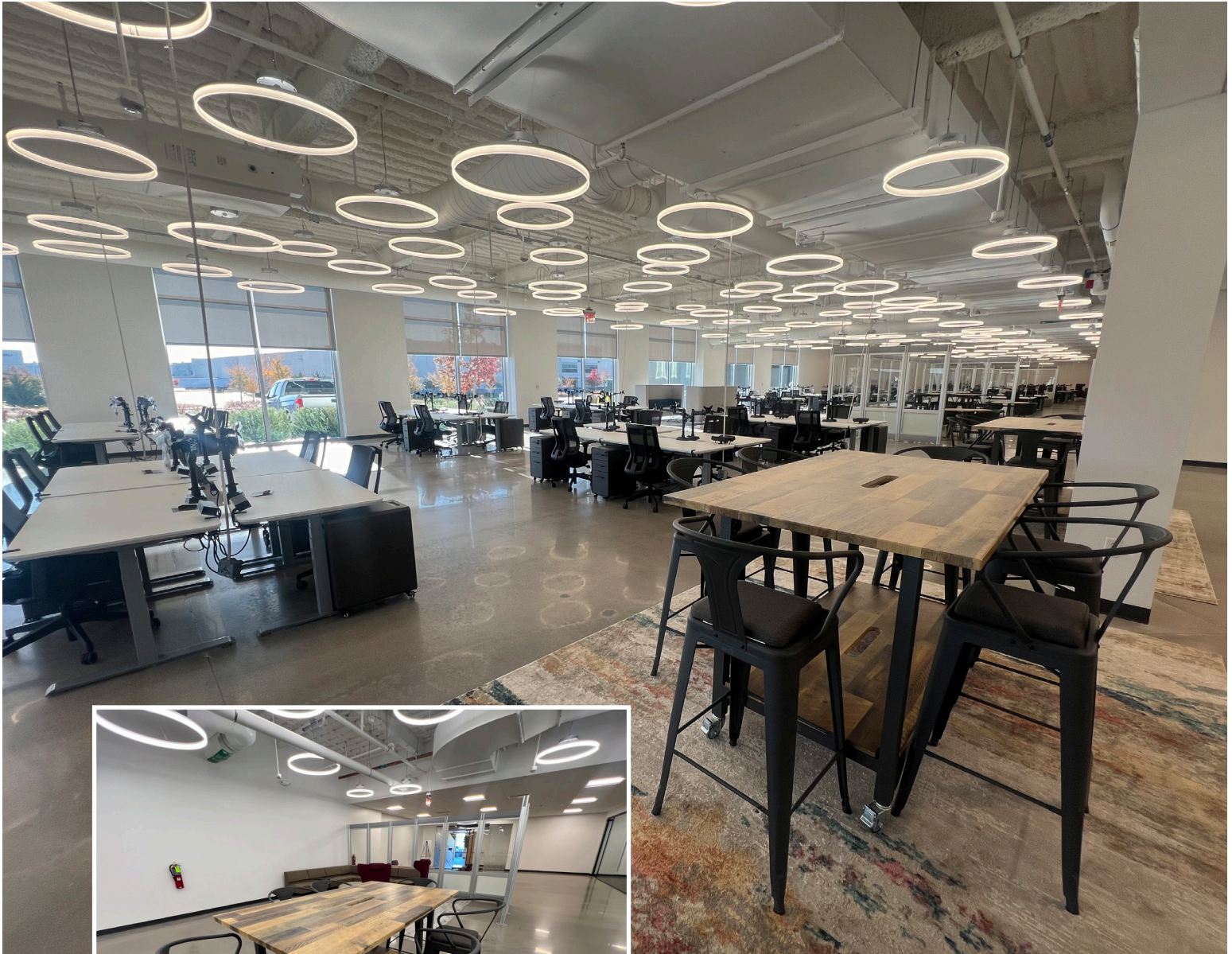
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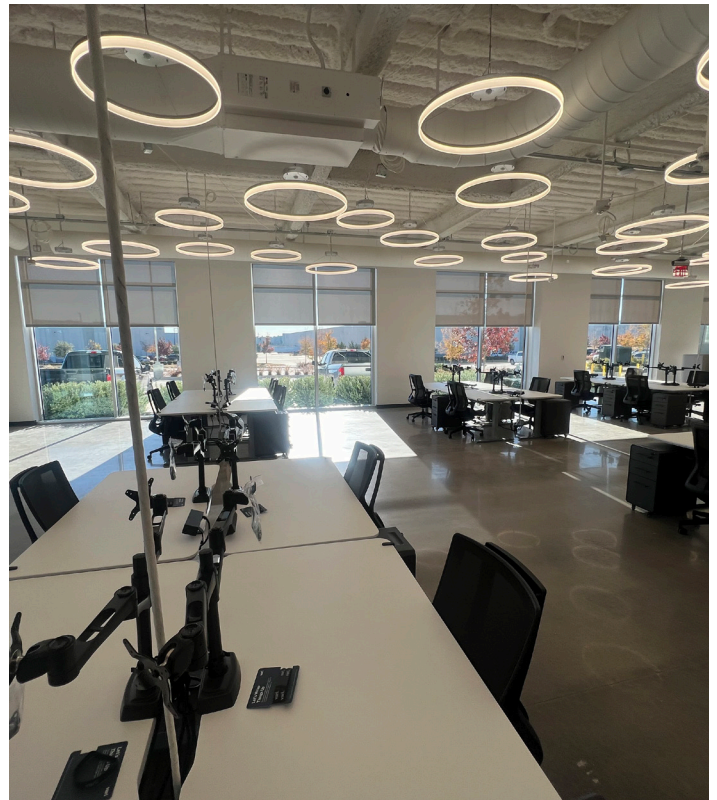
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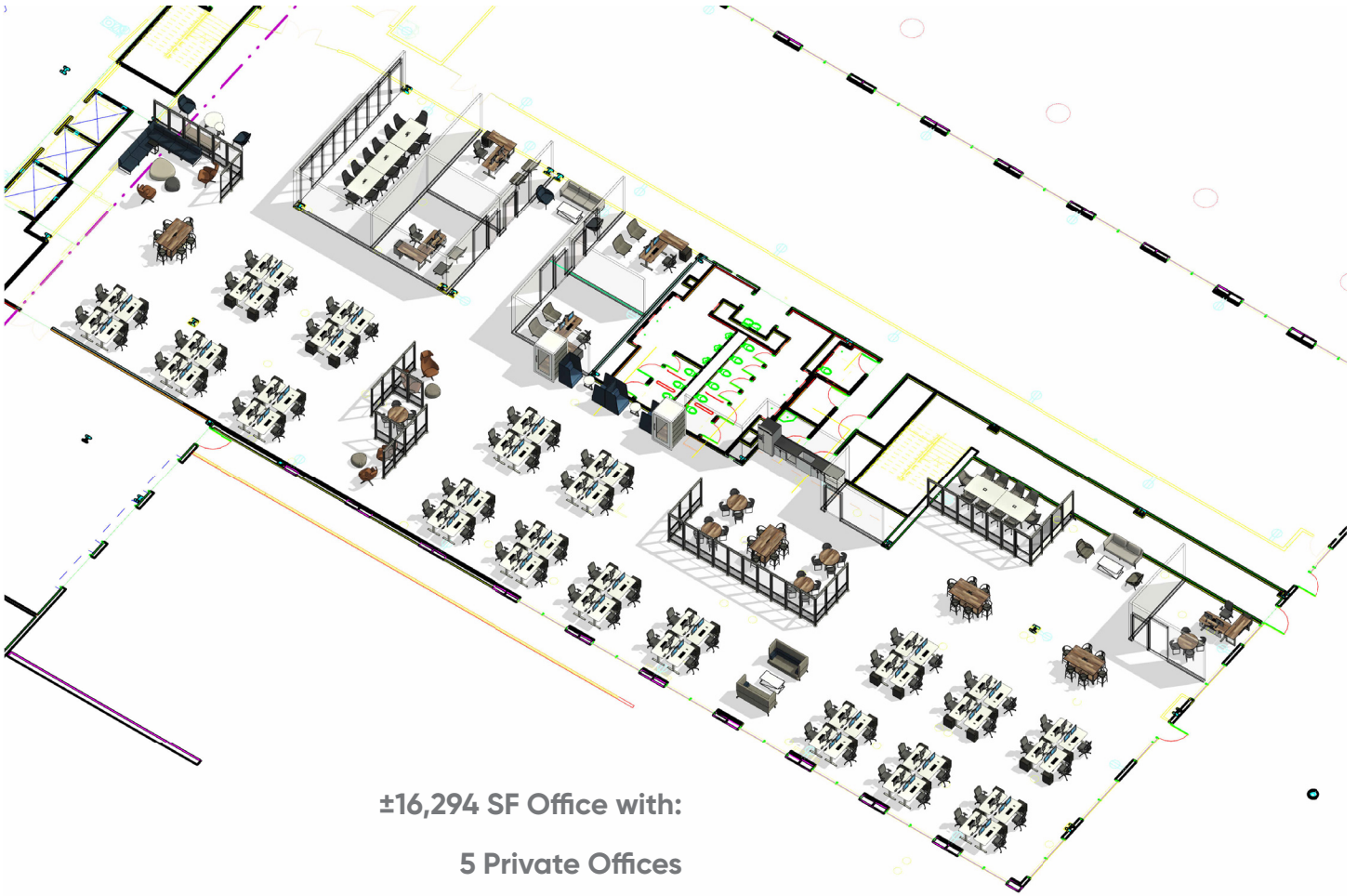
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±16,294 SF Office with:

5 Private Offices

68 Workstations

2 Conference Rooms

6 Meeting Areas

Reception Area

Break Room

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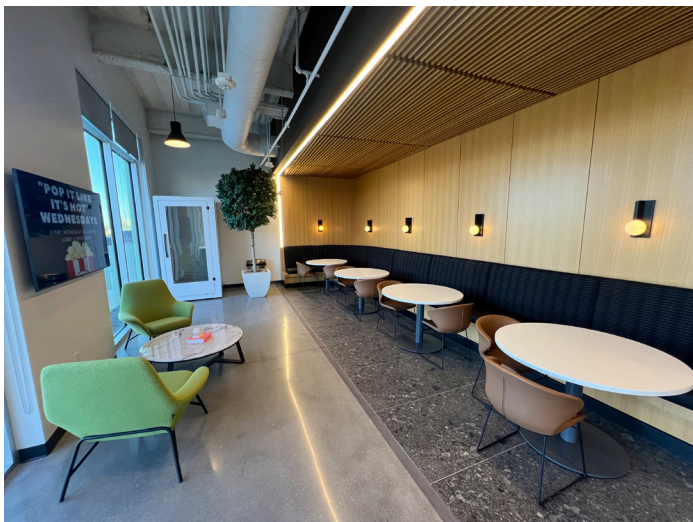
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Building Amenities Include: Tenant Lounge, Fitness Center, and Meeting/Training Rooms

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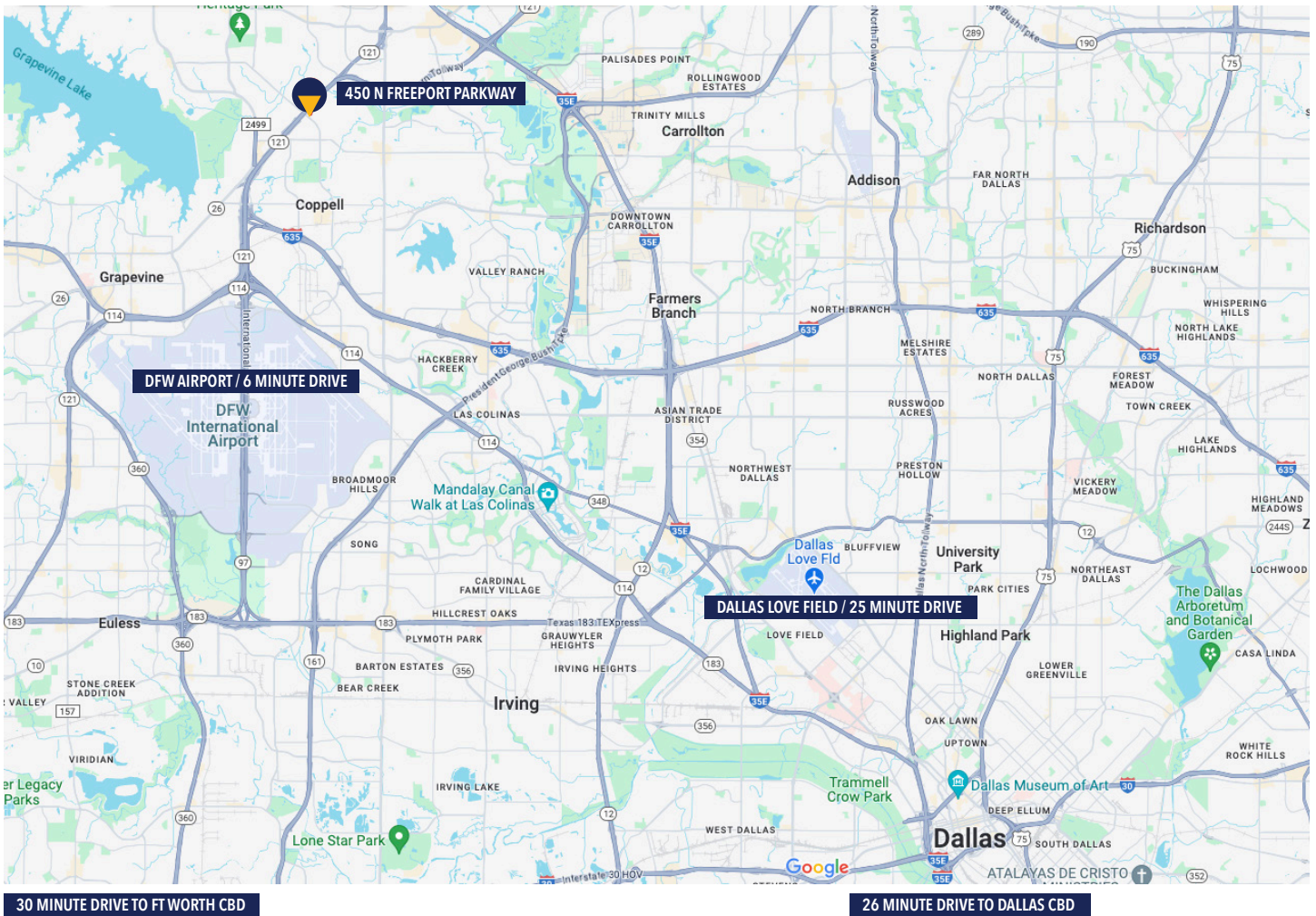
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<b>146</b> Restaurants	<b>27</b> Hotels	<b>220</b> Retail Options	<b>47</b> Banks	<b>2</b> Daycare Centers

**WITHIN A 3-MILE RADIUS**

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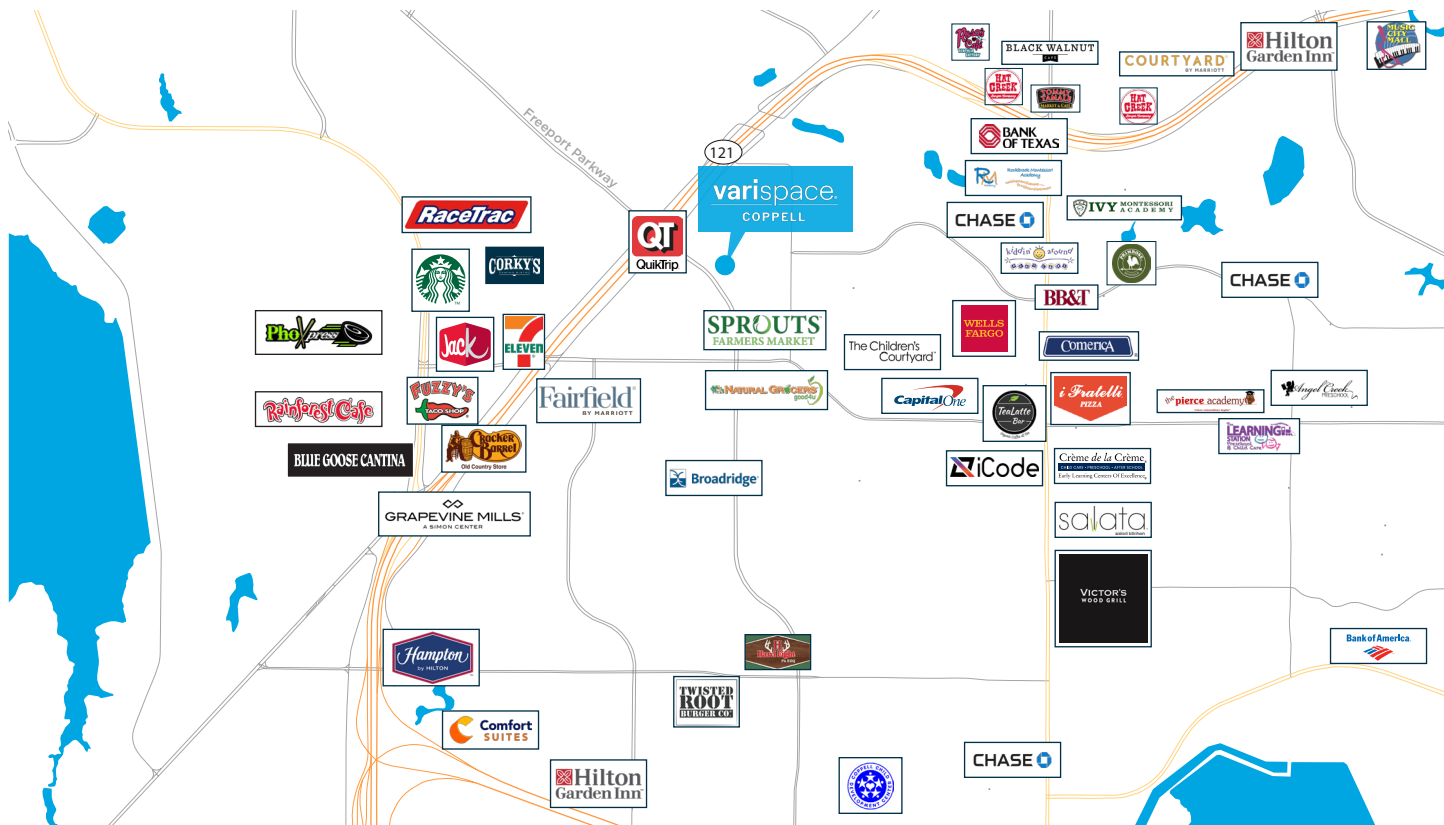
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IN THE HEART OF COPPELL, GRAPEVINE, AND LEWISVILLE

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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.

### 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.

Cresa Global, Inc.

Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

9007724

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gburns@cresa.com

Email

214-446-3738

Phone

Robert Gregory Burns

Designated Broker of Firm

291394

License No.

gburns@cresa.com

Email

214-446-3738

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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