

# Duck Creek Offices

## Professional Office Space For Lease

### 3,500 SF

PRIME CORNER OFFICE  
OPPORTUNITY



#### Location:

Duck Creek Offices  
800 N. Plano Road  
Suite 100  
Richardson, TX 75081



#### Space Available:

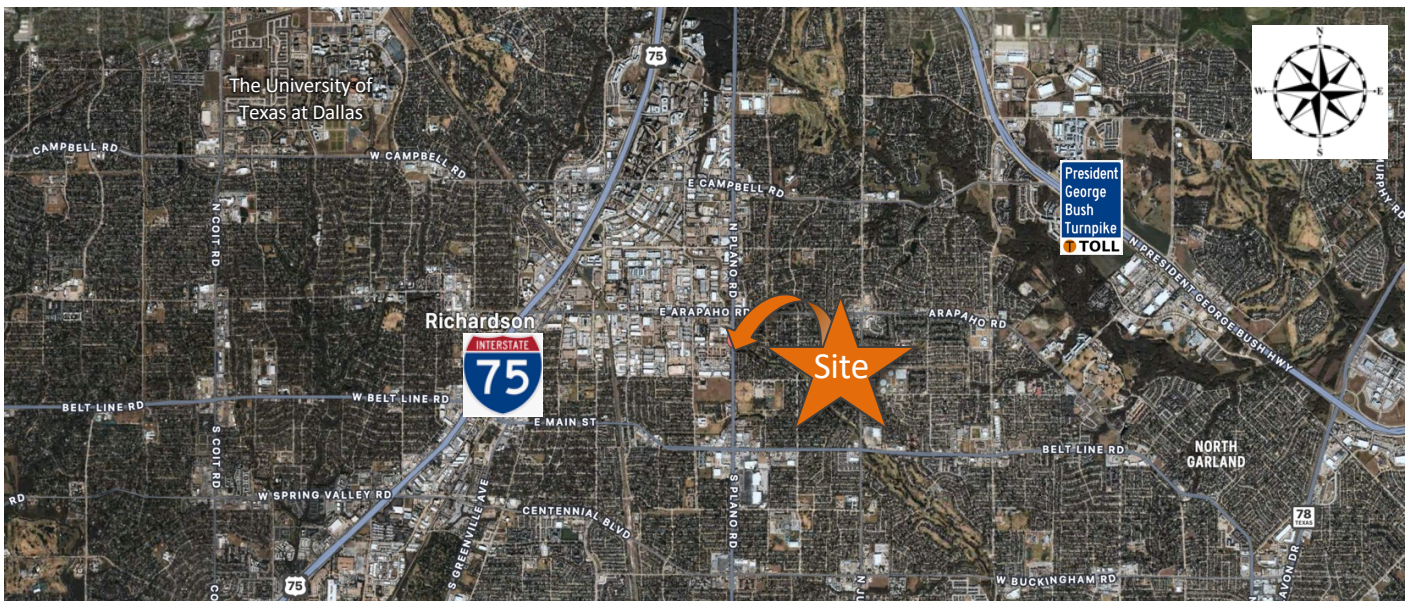
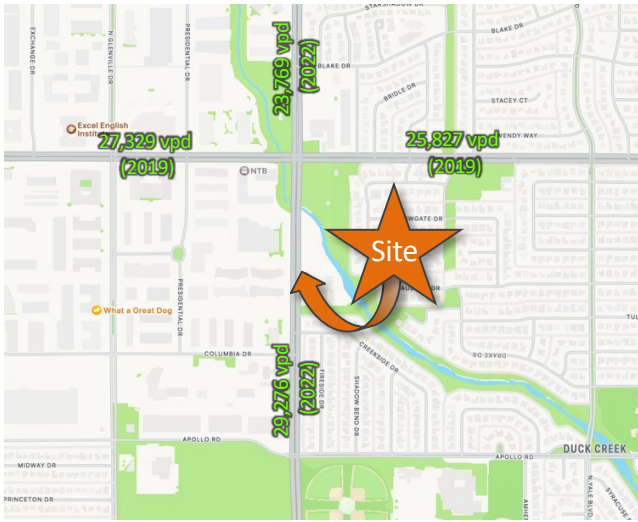
Fully Finished Out  
Professional Office Available  
3,500 SF  
\$35 /SF for Lease

- Fully Finished Out, 2<sup>nd</sup> Gen Suite lease opportunity
- Perfectly placed on Plano Road with terrific exposure
- Close proximity to the I-75 Telecom Corridor
- Upscale Professional / Medical Office Environment
- Minutes to the Interstate 75 corridor and the George Bush Turnpike
- Building & Monument signage available

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; subject to prior sale or lease; or withdrawal without notice.

FOR MORE INFORMATION CONTACT  
O: 972.292.1220 / [www.LCRTEXAS.com](http://www.LCRTEXAS.com)  
Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621  
[Martinez@LCRTexas.com](mailto:Martinez@LCRTexas.com) / [Tito@LCRTexas.com](mailto:Tito@LCRTexas.com)





- Service to the communities of Richardson, Plano, Garland, and North Dallas
- High traffic counts on N Plano Road with 29,276 VPD (2022)
- Close proximity to The University of Texas at Dallas and the Telecom Corridor of Richardson

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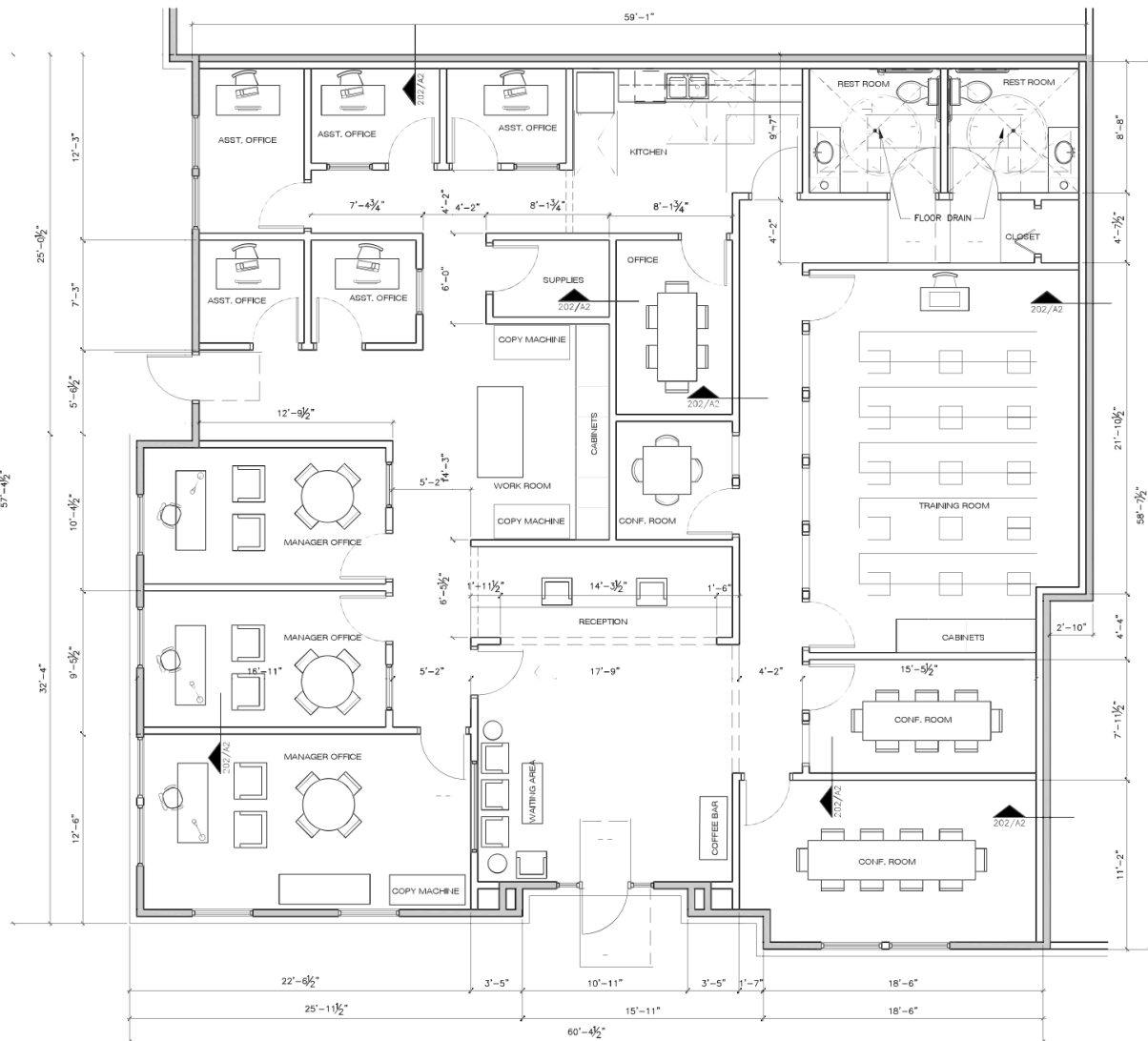
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# Floor Plan



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# Richardson Demographics

## Richardson Population Growth By Decade

- 1990 = 74,717.
- 2000 = 91,802.
- 2010 = 99,223.
- 2020 = 118,583.

## Total Population by Race

White	52.8%
Black or African American	11.8%
American Indian & Alaska Native	0.28%
Asian	14.5%
Native Hawaiian and Other Pacific Islander	0.06%
Other Race	3.41%
Hispanic	17.29%
<b>Total</b>	<b>100%</b>

## Age and Sex Distribution

<b>Total Population</b>	<b>100%</b>
Male	48.9%
Female	51.1%
Under 18 years	22.4%
18 to 24 years	11.1%
25 to 34 years	16.3%
35 to 44 years	12.4%
45 to 54 years	12.2%
55 to 64 years	11.6%
64 to 74 years	8.6%
75+ years	5.4%
<b>Median Age</b>	<b>35.1</b>

## Educational Attainment, Age 25+

No High School Diploma	7.2%
High School Graduate	12.1%
Some College, No Degree	18.9%
Associate's Degree	7.3%
Bachelor's Degree	33.7%
Graduate of Postgraduate Degree	20.8%
% High School Graduate+	92.8%
% Bachelor's Degree+	54.5%

\* Includes HS equivalence of GED

## Households by Income

- Median household income: \$85,350.
- Number of households: 44.1k.
- Wage distribution: 0.478.

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# Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Legacy Commercial Realty, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>0588681</b> License No.	<b></b> Email	<b>(972)292-1220</b> Phone
<b>Joe Martinez</b> Designated Broker of Firm	<b>455942</b> License No.	<b>martinez@LCRTexas.com</b> Email	<b>(214)535-1876</b> Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Tito Martinez</b> Sales Agent/Associate's Name	<b>788375</b> License No.	<b>Tito@LCRTexas.com</b> Email	<b>(972)533-3621</b> Phone

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Buyer/Tenant/Seller/Landlord Initials Date