

2-Building Office Investment!
“SALE” or “LEASE”
“Owner-User Opportunity”



1850 & 1854 E. Keller Parkway (FM 1709), Keller, TX

FOR LEASE
\$12.00/SF + NNN's

FOR SALE
\$1,950,000

For further information contact: Rich Muller



Vintage Realty
2980 Long Prairie Rd., Suite D
Flower Mound, TX 75022
972/355-0669 or Fax 972/355-5477

E-mail: Rich@VintageRealty.net or www.VintageRealty.net

This information is believed to be accurate, but no representation or warranty, express or implied, as to its accuracy or completeness is made by any party. The presentation of this property is submitted subject to errors, omissions, change of price or prior sale or lease or withdrawal without notice.



1850 Keller Parkway



1854 Keller Parkway

This information is believed to be accurate, but no representation or warranty, express or implied, as to its accuracy or completeness is made by any party. The presentation of this property is submitted subject to errors, omissions, change of price or prior sale or lease or withdrawal without notice.

Property Summary

LOCATION: 1850 & 1854 E. Keller Parkway (Fm 1709), Keller, TX.

SIZE: Bldg. 1850 - 4,594 SF (100% occupied).
Bldg. 1854 - 5,446 SF (Vacant).

AGE: Bldg. 1850 - Built in 2000; Bldg. 1854 - Built in 2001.

CONSTRUCTION: Wood-frame with a rock/block exterior;
Roof – composition tile.

PARKING: 50 spaces – 4.98/1,000

SITE: Approx. 1.19 acres. (1850 – 27,496.75 SF; 1854 – 24,512.78 SF).

FRONTAGE: +/-150 ' on Keller Parkway.

BLDG. 1850:
(100% occ.) Suite 102 – 2,203 SF; Oral Facial Surgeon. Exp. 03/31/2012, with 1, 5-yr. Option.
Suite 104 - 2,391 SF; Dentist/Orthodontist. Exp. 05/31/2013.

BLDG. 1854:
(Vacant) Suite A – 3,472 SF; Former Title Company Office.
Suite B – 1,974 SF; Former Dental Office.

FINANCING: There is an existing, assumable, conduit loan with a balance of +/- \$1,408,000; 6.52%, 30-yr. amort., all due on 05/08/2017.

FOR LEASE: **\$12.00/SF** (with annual increases) + NNN's (\$6.72/SF for 2011).

FOR SALE: **\$1,950,000.**

This information is believed to be accurate, but no representation or warranty, express or implied, as to its accuracy or completeness is made by any party. The presentation of this property is submitted subject to errors, omissions, change of price or prior sale or lease or withdrawal without notice.

RENT ROLL
1850 E. Keller Parkway
January, 2011

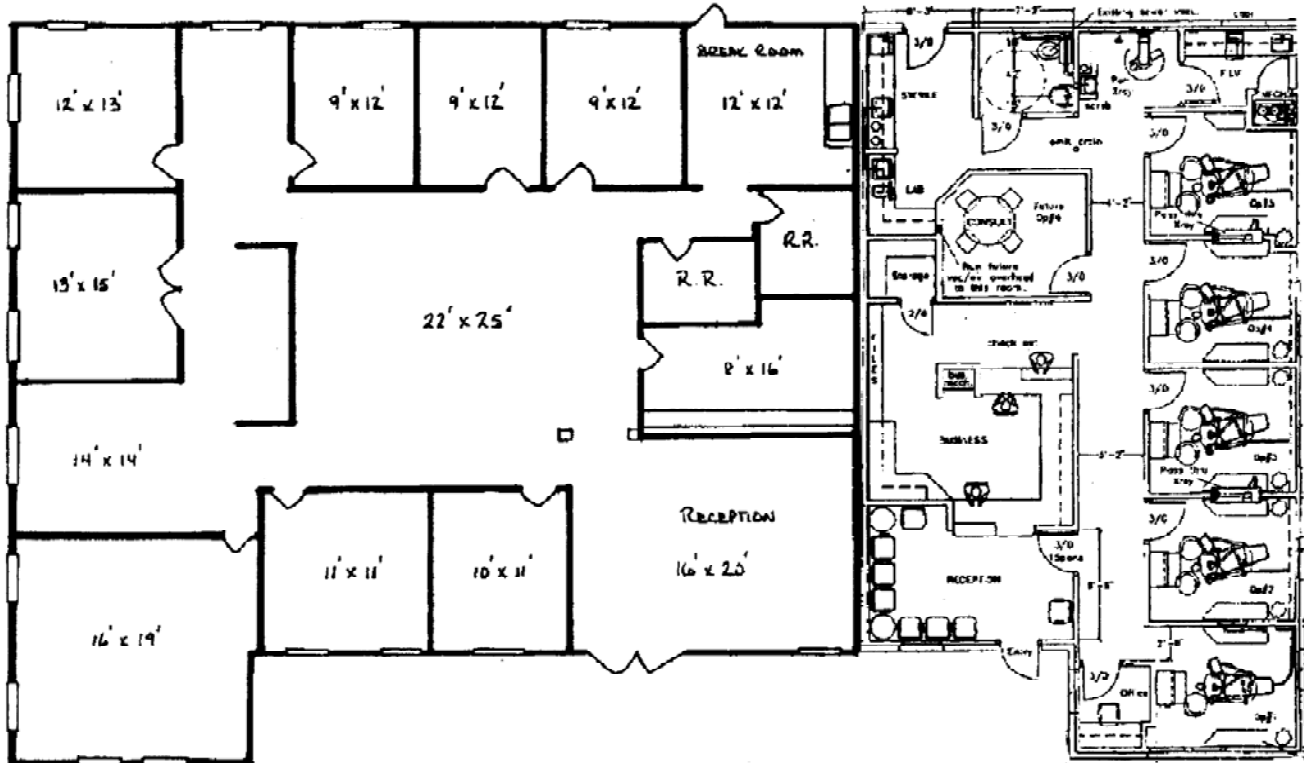
			Monthly	Annual				
	Tenant	Size/SF	Rent	Rent	Rent/SF	Start	Stop	Comments
Suite 102	Oral Surgeon	2,203	\$ 3,213.00	\$ 38,556	\$ 17.50	2/1/2000	3/31/2012	5-yr. option to renew.
Suite 104	Dentist	2,391	\$ 4,000.00	\$ 48,000	\$ 20.08	6/1/2000	5/31/2013	no options to renew.
		4,594	\$ 7,213.00	\$ 86,556	\$ 18.84			
Both Tenant's pay their pro-rata share of Operating Expenses estimated to be:					\$ 7.80	SF for 2011.		

This information is believed to be accurate, but no representation or warranty, express or implied, as to its accuracy or completeness is made by any party. The presentation of this property is submitted subject to errors, omissions, change of price or prior sale or lease or withdrawal without notice.

VACANT SPACE

General Office – 3,472 SF

Dentist's Office – 1,974 SF



1854 E. Keller Pkwy., Keller, TX

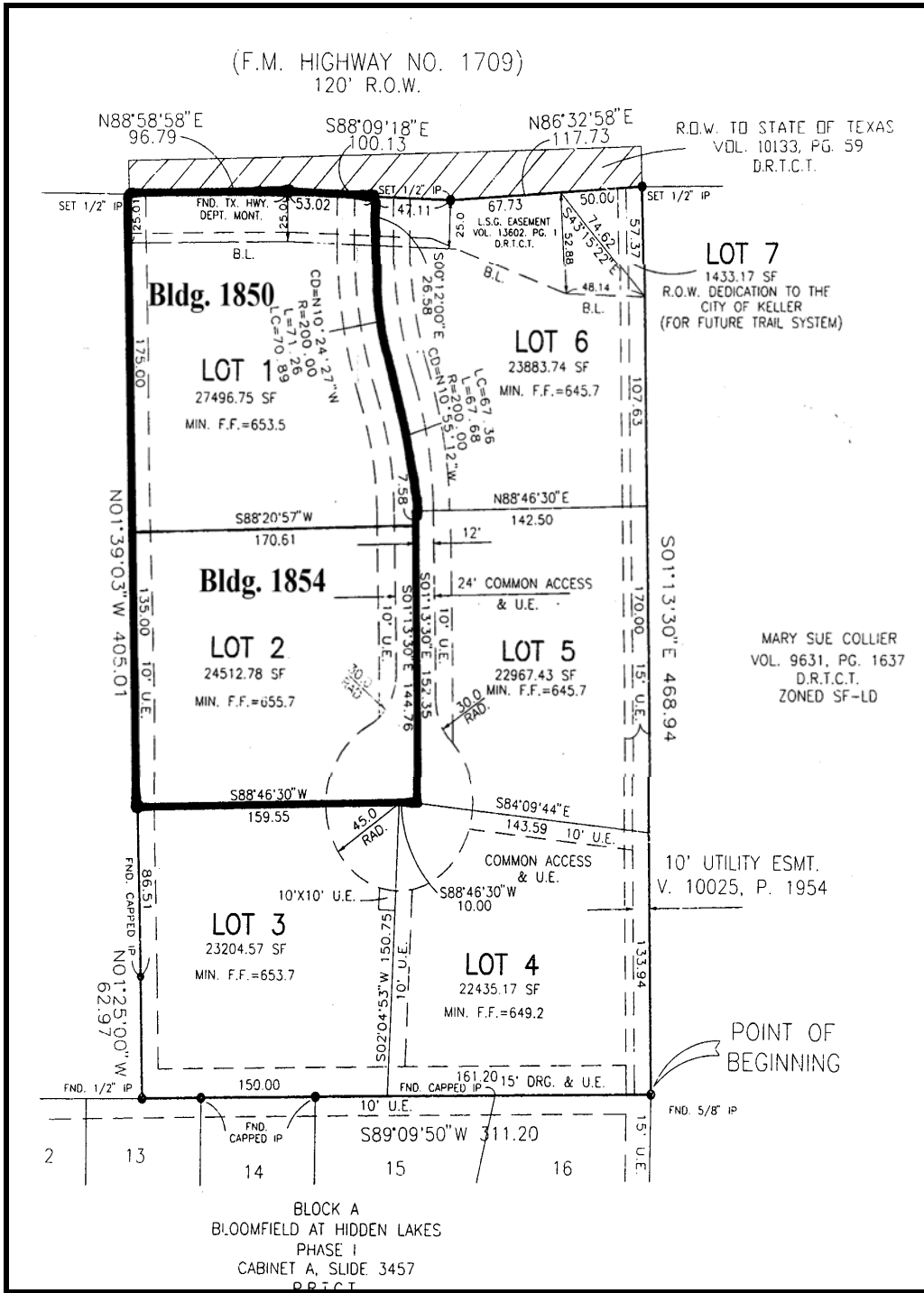
This information is believed to be accurate, but no representation or warranty, express or implied, as to its accuracy or completeness is made by any party. The presentation of this property is submitted subject to errors, omissions, change of price or prior sale or lease or withdrawal without notice.

AERIAL VIEW



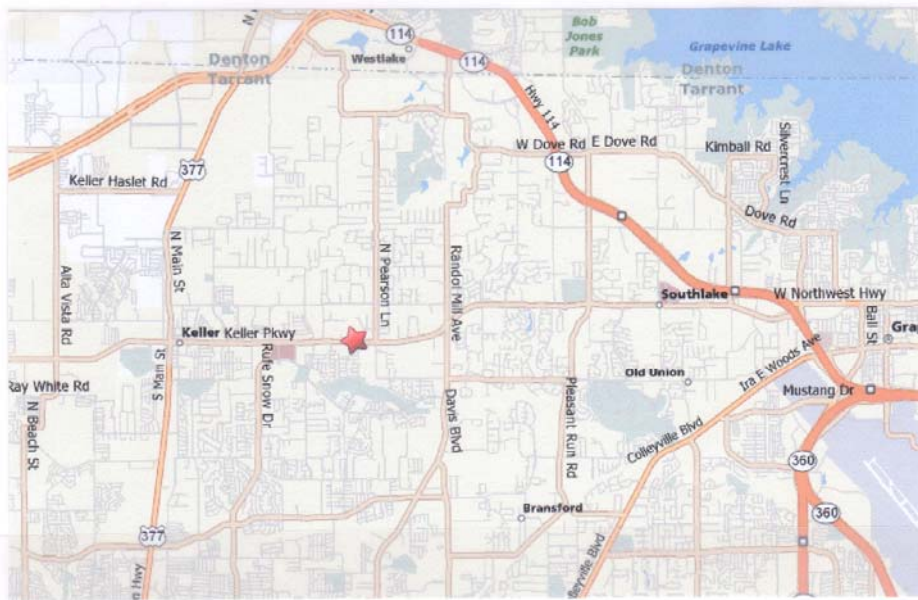
This information is believed to be accurate, but no representation or warranty, express or implied, as to its accuracy or completeness is made by any party. The presentation of this property is submitted subject to errors, omissions, change of price or prior sale or lease or withdrawal without notice.

SURVEY



This information is believed to be accurate, but no representation or warranty, express or implied, as to its accuracy or completeness is made by any party. The presentation of this property is submitted subject to errors, omissions, change of price or prior sale or lease or withdrawal without notice.

MAP



1850 – 1854 Keller Parkway, Keller, TX

This information is believed to be accurate, but no representation or warranty, express or implied, as to its accuracy or completeness is made by any party. The presentation of this property is submitted subject to errors, omissions, change of price or prior sale or lease or withdrawal without notice.