

An architectural rendering of a modern office park. The scene shows a paved parking lot with several cars, including a dark sedan in the foreground and a dark SUV on the right. In the background, there are several office buildings with large glass windows and dark frames. The sky is a clear, light blue.

OFFERING MEMORANDUM

CELINA HILLS OFFICE PARK

Building 8 | Suite 110 | 3,500 SF Cold Dark Shell

1305 Summit View Ln, Celina, TX 75009

✓ **BUILDING COMPLETED 2026**

ASKING PRICE

\$1,312,500

PRICE PER SF

\$375 / SF

SUITE SIZE

3,500 SF

CONDITION

Cold Dark Shell

ZONING

C-2 Commercial

YEAR BUILT

2026

EXCLUSIVELY OFFERED BY

Vibhu (Bobby) Rana

Broker of Record | Maitri Partners LLC

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EXECUTIVE SUMMARY

Maitri Partners LLC is pleased to present **Suite 110, Building 8** at Celina Hills Office Park — a 3,500 SF cold dark shell Medical/Professional Office Condo unit in a **completed, delivered building** in Celina, Texas. This is the last remaining unit in Building 8, offering a buyer the opportunity to finish to their exact specifications in a brand-new, Class B commercial building.

Suite 100 (2,304 SF) in the same building is already sold and occupied by a dental practice — validating strong owner-occupier demand within the park. Suite 110 is open to all medical and professional office uses **except dental** (exclusive to Suite 100). The buyer acquires a finished shell with the exterior complete and constructs their interior build-out to suit.

KEY PROPERTY FACTS

ATTRIBUTE	DETAIL
Property Address	1305 Summit View Ln, Suite 110, Celina, TX 75009
Legal Description	Lot 1, Block 1, Preston Office Park — Suite 110
County / State	Collin County, Texas
Asking Price	\$1,312,500
Price Per SF	\$375.00 / SF
Suite Size	3,500 SF
Total Building Size	5,804 SF (Suite 100: 2,304 SF sold + Suite 110: 3,500 SF)
Building	Building 8 — Completed & Delivered March 2026
Condition	Cold Dark Shell — exterior complete, interior to be finished by buyer
Ownership Interest	6.65% of Condo Regime (Suite 110)
Total Building Interest	11.03% of 52,603 SF Condo Regime
Zoning	C-2 — Commercial
Allowed Use	Medical & Professional Office (Dental exclusive to Suite 100)
Flood Zone	FEMA Zone X — Outside 100-Year Floodplain
HOA Assessment	\$1,020 / Month — Suite 110 share
HOA Entity	Celina Hills Office Park Condo Association, Inc.
Parking	Common lot — approx. 11 spaces allocated to Suite 110
Year Built	2026
Building Class	B
Collin County Record	Instr. No. 2025000063506 (as amended 2026-000038892)

PROPERTY DESCRIPTION

THE OPPORTUNITY

Building 8 at Celina Hills Office Park is one of only two completed buildings in the park, delivered March 2026. With Suite 100 already sold and occupied, this is the **last remaining unit** in a proven, completed building. A buyer can begin interior construction immediately — no waiting for the building to be built.

SUITE 110 SPECIFICS

- **3,500 SF cold dark shell** — exterior walls, roof, and structure complete
- **Buyer finishes interior** to their exact specifications — exam rooms, reception, offices, etc.
- **All medical and professional office uses permitted** except dental (exclusive to Suite 100)
- **Ideal for:** Primary care, urgent care, physical therapy, chiropractic, dermatology, medspa, optometry, mental health, specialty physicians, attorneys, CPAs, or financial advisors
- **6.65% ownership interest** in Celina Hills Office Park Condo Regime
- **HOA \$1,020/month** covers common area maintenance, parking, landscaping, exterior insurance
- **Building completed March 2026** — Certificate of Occupancy issued
- C-2 Commercial zoning | Single-story | Class B | FEMA Zone X — no flood risk
- Approximately 11 parking spaces allocated to Suite 110 from common lot

THE PARK — CELINA HILLS OFFICE PARK

Celina Hills Office Park is a 9-building, 52,603 SF medical and professional office condominium park on 4.321 acres at the northeast quadrant of Preston Road (SH-289) and W. Glendenning Parkway, Celina, TX. The park is governed by the Celina Hills Office Park Condominium Association, Inc., a Texas non-profit corporation.

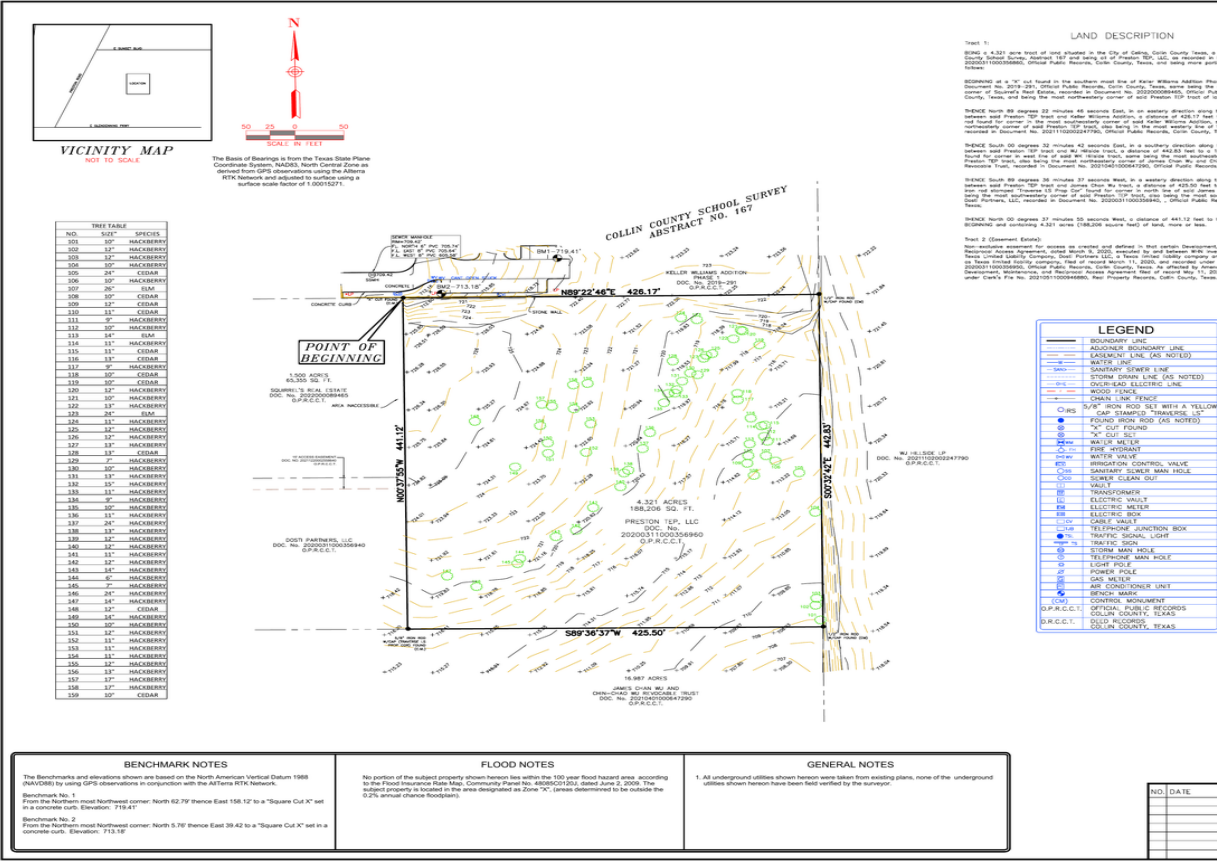
PARK STATUS — ALL 9 BUILDINGS

Bldg	Address	SF	Status
Bldg 1	1308 Peaks View Ln	6,300	Constructed & Occupied ✓
Bldg 2	1316 Peaks View Ln	6,300	Pad Available
Bldg 3	1324 Peaks View Ln	6,300	Pad Available
Bldg 4	425 Valley View Ln	5,630	Pad Available
Bldg 5	415 Valley View Ln	5,630	Pad For Sale — \$1,000,000
Bldg 6	405 Valley View Ln	5,630	Pad Available

Bldg 7	1315 Summit View Ln	5,804	Under LOI
Bldg 8*	1305 Summit View Ln	5,804	Suite 100 Sold Suite 110 FOR SALE ★
Bldg 9	1310 Range View Ln	5,205	Pad Available

* Subject property highlighted

SITE PLAN



Site Plan — Celina Hills Office Park | Building 8 (1305 Summit View Ln) — front row, left cluster

CONSTRUCTION & SITE PROGRESS



Sign In

415 Valley View Ln - Building 5
1,500 SF Office/Medical Condo Unit in Celina, TX 75009



Architectural rendering — Celina Hills Office Park building exteriors

LOCATION & MARKET OVERVIEW

- **Preston Road (SH-289)** — 21,932 vehicles per day directly in front of the park
- **NEQ Preston Rd & W. Glendenning Pkwy**, Celina, TX 75009
- Adjacent to Brookshires, Keller Williams, and Ace Hardware
- ~2 miles south of Downtown Celina | ~40 miles north of Downtown Dallas
- DFW International Airport: 48-min drive (39.1 mi) | Love Field: 49-min drive
- **Methodist Celina Medical Center** — 4-story, 200,000+ SF now open — driving healthcare demand
- **Costco, Starbucks, and 50+ new businesses** under development along Preston/380 corridor
- Celina ISD — top-rated school district, sustaining residential and professional demand
- **Celina population:** 43,000+ — one of the fastest-growing cities in the United States
- **Limited Class B medical office supply** — Celina Hills is among the first dedicated medical condo developments in the submarket
- Average commercial lease rates: **\$36–\$40/SF + NNN** — competing finished units at **\$375–\$485/SF**

PROPERTY RENDERINGS & AERIAL



Left: Celina Hills Plaza entrance rendering | Right: Aerial view of the full park

FINANCIAL & CONDO OVERVIEW

INVESTMENT SUMMARY

Metric	Value	Notes
Asking Price	\$1,312,500	Suite 110 — 3,500 SF cold dark shell
Price Per SF	\$375.00 / SF	Competitive vs finished units at \$475–\$485/SF
Interior Build-Out (est.)	\$175–\$250/SF	Medical finish — buyer to obtain own bids
Total All-In (est.)	\$550–\$625/SF	vs. \$375–\$485/SF for finished comps — buyer controls spec
HOA / Month (Suite 110)	\$1,020	Celina Hills OPC Assoc., Inc.
HOA / Year	\$12,240	Common area, parking, landscaping, exterior
Ownership Interest	6.65%	Suite 110 share of 52,603 SF condo regime
Total Building Interest	11.03%	Both suites combined
Suite 100 Status	Sold — Dental	Validates demand; dental use exclusive to Ste 100

CONDOMINIUM ASSOCIATION

The property is governed by the **Celina Hills Office Park Condominium Association, Inc.**, a Texas non-profit corporation. Declaration recorded May 21, 2025 (Instr. No. 2025000063506), Second Amendment recorded March 27, 2026 (Instr. No. 2026000038892), Official Public Records of Collin County, Texas. Declarant: Celina Hills Plaza LLC (Bhadresh Trivedi, Manager).

FULL UNIT SCHEDULE — ALL 9 BUILDINGS

Bldg	Address	Suite	SF	Ownership %	HOA/Mo
Bldg 1	1308 Peaks View Ln	100/110	6,300	11.98%	\$1,840
Bldg 2	1316 Peaks View Ln	100	6,300	11.98%	\$1,840
Bldg 3	1324 Peaks View Ln	100	6,300	11.98%	\$1,840
Bldg 4	425 Valley View Ln	100	5,630	10.70%	\$1,640
Bldg 5	415 Valley View Ln	100	5,630	10.70%	\$1,640
Bldg 6	405 Valley View Ln	100	5,630	10.70%	\$1,640
Bldg 7	1315 Summit View Ln	100/110	5,804	11.03%	\$1,690
Bldg 8★	1305 Summit View Ln	110	3,500	6.65%	\$1,020

Bldg 9	1310 Range View Ln	100	5,205	9.89%	\$1,520
TOTAL			52,603	100%	\$15,340

★ Subject property — Suite 110 only (Suite 100 sold)

LEGAL, SURVEY & CONTACT

LEGAL DESCRIPTION

Suite 110, Building 8 — being 3,500 SF of the 5,804 SF Building 8, situated within Lot 1, Block 1, Preston Office Park, Collin County School Land Survey, Abstract No. 167, City of Celina, Collin County, Texas. Represents a 6.65% Percentage of Ownership Interest in the Celina Hills Office Park Condominium Regime.

RECORDED INSTRUMENTS

DOCUMENT	INSTR. NO.	RECORDED
Condo Declaration (original)	2025000063506	May 21, 2025
First Amendment	2026000007925	January 21, 2026
Second Amendment (current)	2026000038892	March 27, 2026
ALTA/NSPS Land Title Survey	TR-81-23	July 19, 2023
Minor Plat — Preston Office Park	City of Celina	August 2023

SURVEY & FLOOD

ALTA/NSPS Land Title Survey by Traverse Land Surveying (TX Firm No. 10194631). Completed July 19, 2023. Property is located in **FEMA Flood Zone X** — outside the 0.2% annual chance floodplain per FIRM Panel No. 48085C0120J. No portion lies within the 100-year flood hazard area.

CONTACT INFORMATION

Vibhu (Bobby) Rana Broker of Record Maitri Partners LLC Phone: 214-777-2288 Email: ranadfwrealty@gmail.com	Celina Hills Plaza LLC Declarant / Seller 1305 Summit View Ln, Suite 110 Celina, TX 75009 Collin County
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DISCLAIMER: This Offering Memorandum has been prepared by Maitri Partners LLC for informational purposes only. The information herein was obtained from sources deemed reliable but is not guaranteed. Prospective purchasers are advised to conduct their own independent due diligence. Dental use is exclusive to Suite 100 per recorded condo documents — buyer to verify all use restrictions. Seller reserves the right to withdraw the property at any time without notice. All projections are estimates subject to change. Buyer to verify all information prior to purchase. © 2026 Maitri Partners LLC. All Rights Reserved.