

# FOR LEASE

## COWORKING OFFICE

3712 OLD DENTON RD, CARROLLTON, TX 75007



### Building Amenities

- Completely remodeled • Fully built out with reception area • 5 private offices
- Impressive Coworking area • Conference room • Fully furnished lounge • Breakroom
- H-Mart • Kroger • Wal-Mart • 99 Ranch Market • High Visibility from Old Denton Rd
- Easy access to I-35E, George Bush Turnpike and State Highway 121 • Koreatown



The information was obtained from sources deemed reliable; however, V-AID Group has not verified it and 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; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

### Area Highlights

### CONTACT

V-AID Group  
[leasing@v-aidgroup.com](mailto:leasing@v-aidgroup.com)  
972-247-3202 Ext.4

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## Property Description



Shared Conference Room



Lounge in Coworking Area



Entrance Hallway in Coworking Area

3712 Old Denton is a professional office condominium located in the heart of Carrollton, a rapidly growing city well known for a diverse local economy and a vibrant office, retail and residential community. The building has undergone a complete renovation with high-end finish-out and is now ready for move-in. This highly visible office condo will feature 5 private offices and shared Coworking area with fully-furnished conference room, breakroom, and co-working lounge. Conveniently located in Carrollton, the property provides easy access to I-35E, George Bush Turnpike and State Highway 121.



## Demographics

|                                    | 1 MILE    | 3 MILE    | 5 MILE   |
|------------------------------------|-----------|-----------|----------|
| ESTIMATED POPULATION (2019)        | 26,936    | 134,932   | 312,011  |
| ESTIMATED HOUSEHOLDS (2019)        | 9,477     | 49,117    | 125,378  |
| ESTIMATED AVG. HH. INCOME (2019)   | \$116,984 | \$107,861 | \$97,850 |
| ESTIMATED MEDIAN HH. INCOME (2019) | \$100,227 | \$85,359  | \$71,146 |



ALL RENDERING PICTURES FOR CO-WORKING SPACE (COMMON AREA) ARE FOR ILLUSTRATION PURPOSE ONLY. THE ACTUAL MAY VARY FROM THE RENDERING PICTURES.

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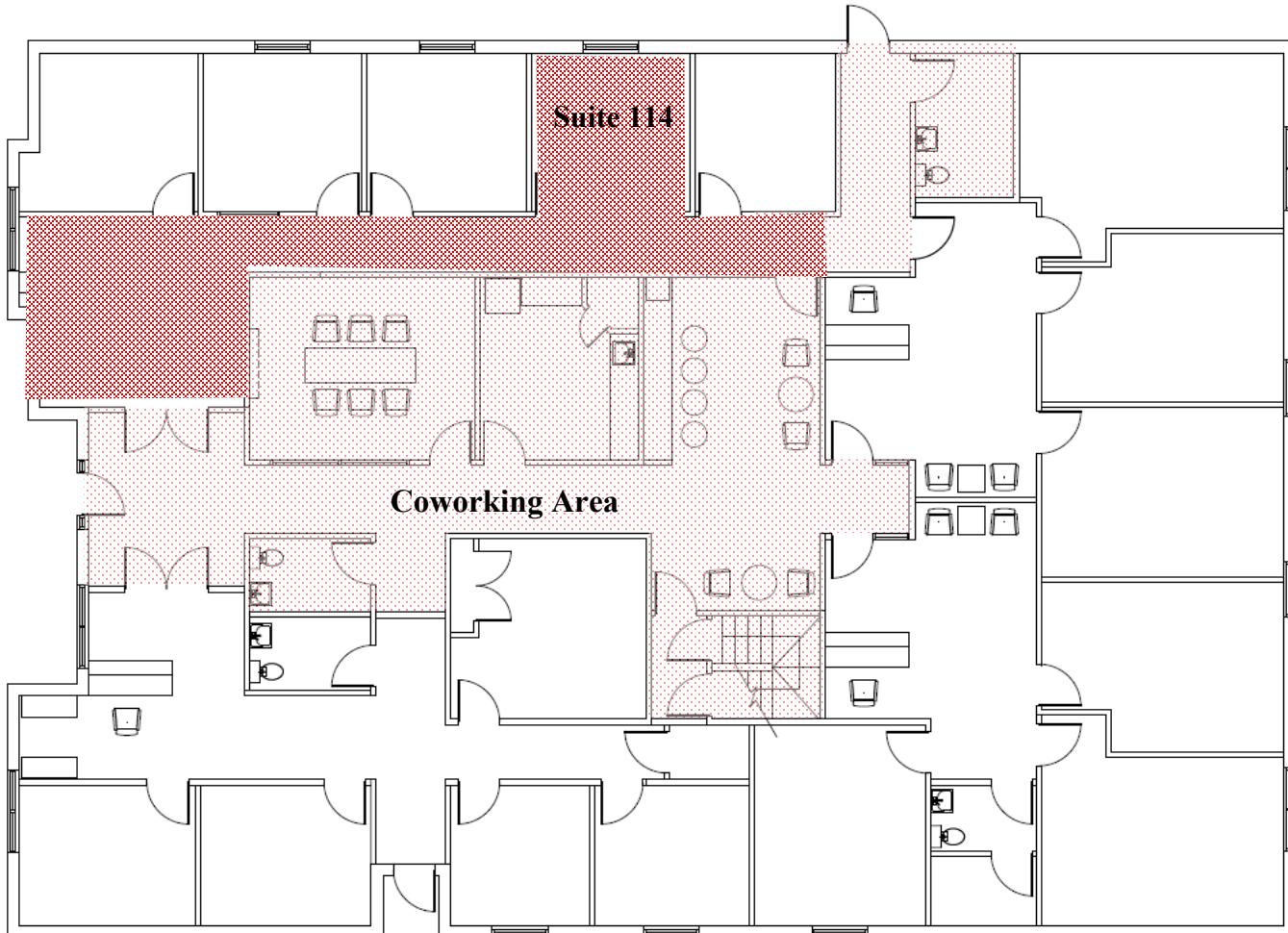
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### Floor Plan

|  |  |
|--|--|
| Space Available<br>(Rentable Square Feet): | Suite 114<br>343 SF                      |
| Rental Rate:                               | \$795/mo. (Suite 114)                    |
| Service Type:                              | Full Service Gross<br>Including Internet |
| Floor:                                     | 1st Floor                                |
| Space Use:                                 | Coworking Office                         |
| Space Type:                                | New                                      |
| Lease Term:                                | Negotiable                               |





# 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.

## 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.

## V-AID Group, Inc.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

## Moon Kim

Designated Broker of Firm

Licensed Supervisor of Sales Agent / Associate

Sales Agent/Associate's Name

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Date

Buver/Tenant/Seller/Landlord Initials