



**SMOKY ROSE
BARBECUE**

**2ND GENERATION
RESTAURANT SPACE AVAILABLE**

3417 Gaston Avenue
Dallas, Texas 75246

Presented by:
Evergreen Realty Interests

Stephen J. Belli
214.212.2373

Sandy Bardes
214.803.6031

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Evergreen Realty Interests its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Evergreen Realty Interests its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Evergreen Realty Interests will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Evergreen Realty Interests makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Evergreen Realty Interests does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Evergreen Realty Interests in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY OVERVIEW & ECONOMICS

Gaston Medical Office Building is a 100% percent leased 182,000 sq. ft. Class “A” Medical Office Building accompanied by a 1,231-space parking garage located directly across from the Baylor Scott & White Main Hospital at 3417 Gaston Avenue, Dallas, Texas.

Potential restaurant clients in a 1 – mile radius include: workers, doctors, nurses, support staff and patient families working and frequenting the Baylor Medical District

Rentable Area:	1,500 Sq. Ft. “AS-IS”
Quoted Rent:	\$23.00 sq. ft. + Escalations
NNN’S:	
	CAM: \$9.31
	Insurance: \$.47
	Taxes: \$7.25

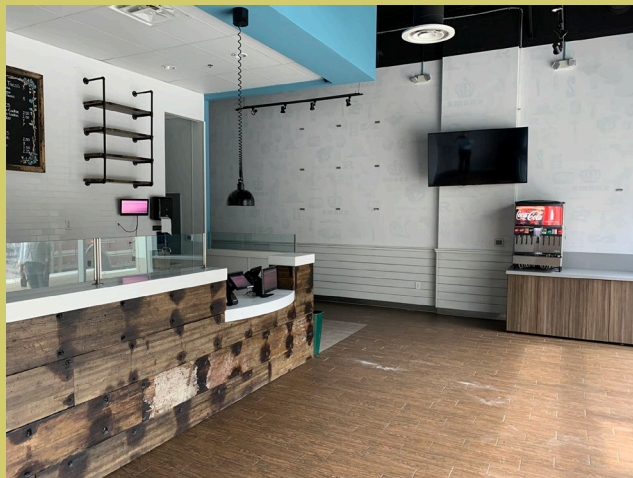


AREA ATTRIBUTES

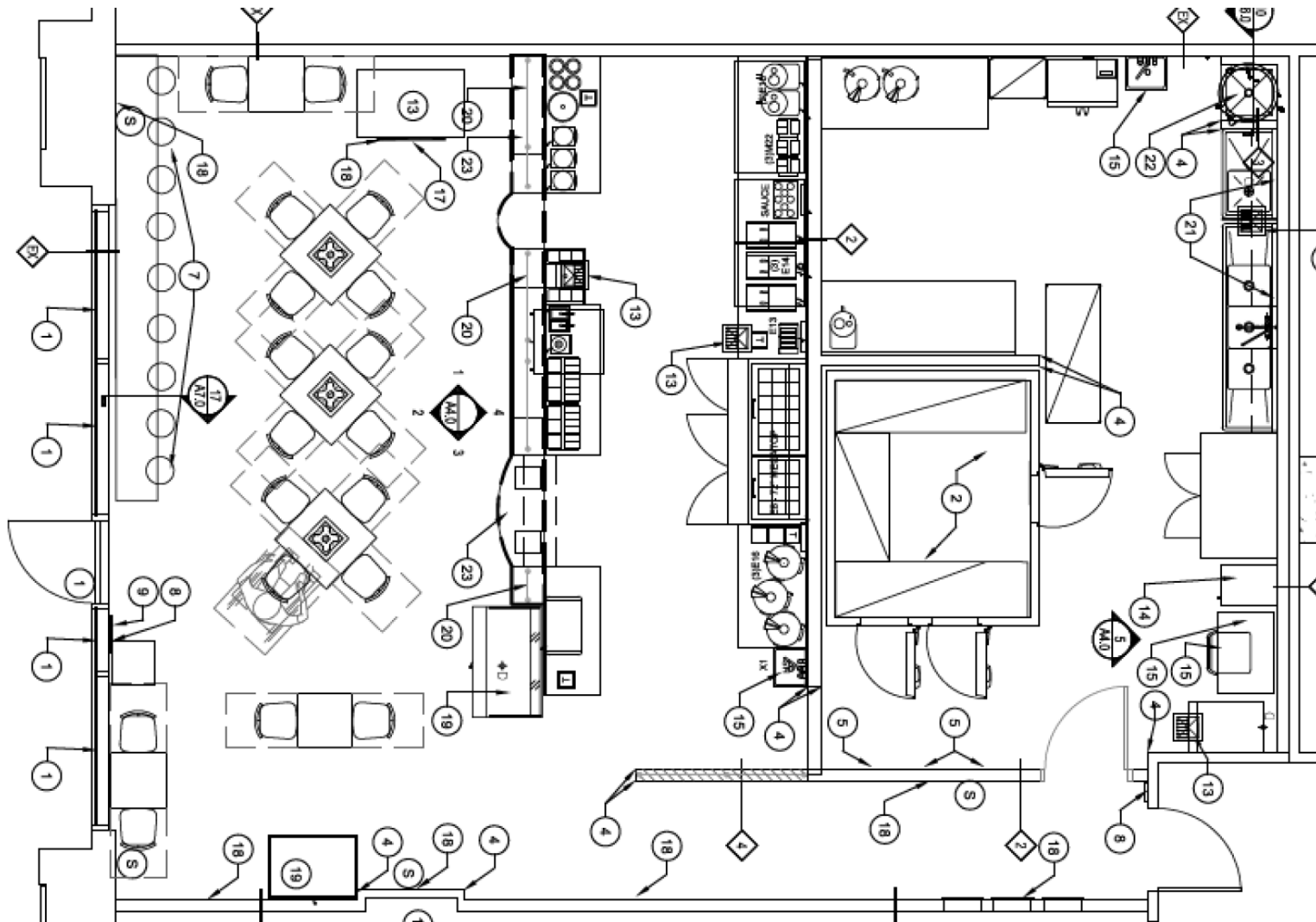
- ❑ Outstanding location with great visibility. Strong potential to attract walk in street traffic and delivery opportunities for the medical office building above, local businesses and to the numerous facilities on the Baylor Scott & White main campus
- ❑ Current Retail Tenants include: Potbelly Sandwich Shop, Espumoso Caffe and Gaston Medical Office Building Pharmacy
- ❑ All appliances and electronics to remain in place



LOBBY & KITCHEN AREAS



SPACE PLAN

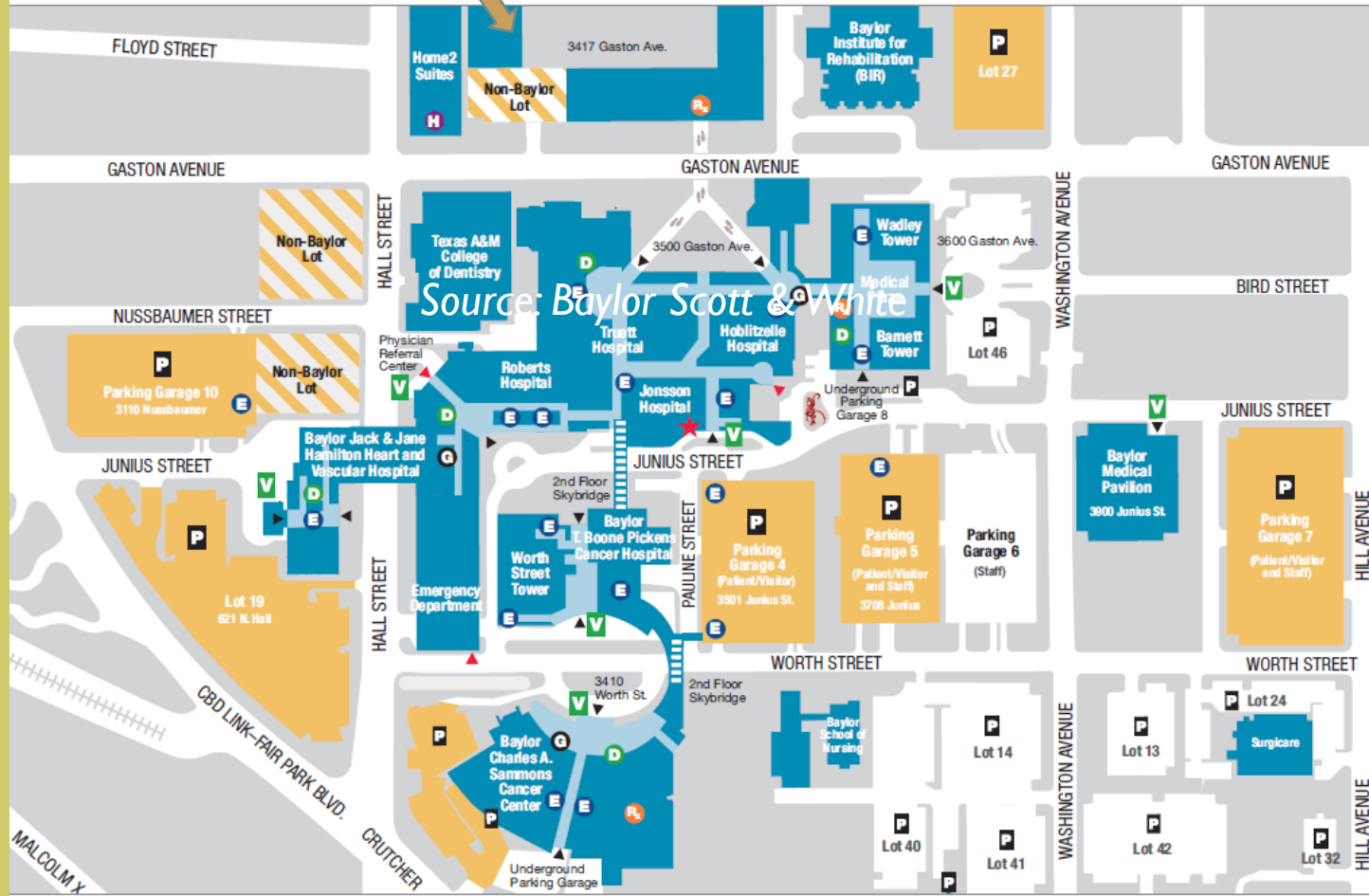


AREA MAP

Finding Your Way

Baylor University Medical Center at Dallas
Campus

- Parking Garages and Lots
- Buildings
- Valet Parking
- P Self Parking
- P Non-Baylor Lots
- D Dining
- E Elevator
- ▶ Entrance
- ▶ 24 Hour Entrance
- H Hotel (Home2 Suites)
- G Gift Shop
- P Pharmacy
- ★ Admitting/Registration:
3501 Junius St.
Dallas, TX 75246



Baylor Scott & White
BAYLOR UNIVERSITY MEDICAL CENTER
DALLAS

Mailing Address:
3500 Gaston Ave., Dallas, TX 75246

BSWHealth.com/Dallas
214.820.0111

Frequently Visited Areas

Baylor Medical Plaza	Floor #	Baylor T. Boone Pickens Cancer Hospital	Floor #
Barnett and Wadley Towers		Cancer Hospital	
Diabetes Center	8-B	Dialysis	3
Foundation	1	Meditation Room	3
Freshii	1	Outpatient Treatment Center	1
Guest Relations	2	Registration/Admitting	1
Human Resources	1		
Hyperbaric Medicine	2	Roberts Hospital	
Outpatient Clinic	6-B	Atrium Market (Dining)	1
Pharmacy	1	Emergency Department	B
Post Office	P1-B	Gift Shop	1
Radiology	2	Physician Referral Center	B
Sleep Center	8-W	Radiology	1
Volunteer Services	9-W	Surgery Waiting Area	2
Baylor Hamilton Heart Hospital		Baylor Charles A. Sammons Cancer Center	
Café	G	Breast Center	7
Cath Lab	3	Café/Coffee Bar	2
Chapel	G	Chapel	1
Electrophysiology	3	Cvetko Center	2
Non-invasive Lab	3	Ernie's Gift Shop	2
Radiology	1	Lung Care Center	2
		Pharmacy – Outpatient Clinic	2
Hoblitzelle Hospital		Transplant – Heart/Lung	2
Labor & Delivery	1	Transplant – Liver/Kidney	8
NICU	7		
Simply Mom's Boutique	1	Truett Hospital	
		Cafeteria/Coffee Bar	B
Jonsson Hospital		Chapel	1
Business Services	B	Endoscopy Center (GI/Pulmonary)	1
Medical Records	B	New Family Center	7
Pre-admission Testing	1	Pastoral Care	1
Registration/Admitting	1		
Social Work	B		
Truett Surgery Waiting Area	5		

Source: Baylor Scott & White

INFORMATION ABOUT BROKERAGE SERVICES



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:
 - 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.

Evergreen Realty Interests	171962	Sandy@EvergreenRI.com	972-704-1220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrew H Bardes	171962	sandbarrealty@tx.rr.com	972-398-6033
Designated Broker of Firm	License No.	Email	Phone
Andrew H Bardes	171962	Sandy@EvergreenRI.com	972-704-1220
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Steven J Belli	368928	Steve@EvergreenRI.com	972-704-1220
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date