



# FOR LEASE

## OFFICE/EXECUTIVE SUITES

Property: 4141 Office Pkwy, approximate 9,500 SF office building.

Location: 4141 Office Parkway is located along Office Parkway, a quiet cul-de-sac street, just east of the intersection of Haskell and US-75 (N. Central Expressway) in Dallas. The building is across from nearby Uptown and West Village. The surrounding area includes, Whataburger, Target, Ross, LA Fitness, Kroger, Bank of America, and is just south of the proposed Trammell Crow development.

Amenities: Executive Suites available, state-of-the-art security and camera system, conference room, access to color copier/scanner, Wi-Fi. Ample parking.

**4141 OFFICE PARKWAY**  
**DALLAS, TX 75204**

**BILLY LANGHENRY**  
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**NATIONAL REALTY PARTNERS**

ACQUISITION AND SALE OF INVESTMENT REAL ESTATE  
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# PROPERTY HIGHLIGHTS

## 4141 OFFICE PARKWAY

### DALLAS, TX

- Outstanding location a short distance east of the intersection of Haskell and US-75 (N. Central Expressway.) Next to Cityplace and across from Uptown and West Village.
- Quick access to downtown Dallas.
- Great location in a high-growth area with many neighborhood amenities including, dining, retail (Target/Office Max/Kroger), new multi-family residential and workout facilities (LA Fitness).
- Tenant mix includes print and online media professionals, music/recording, voiceover, and real estate oriented businesses.
- High quality office building that has recently been renovated. Sophisticated security system.
- Tenant amenities include access to a full kitchen, conference/breakroom, Wi-Fi, and a high caliber color copier/scanner.



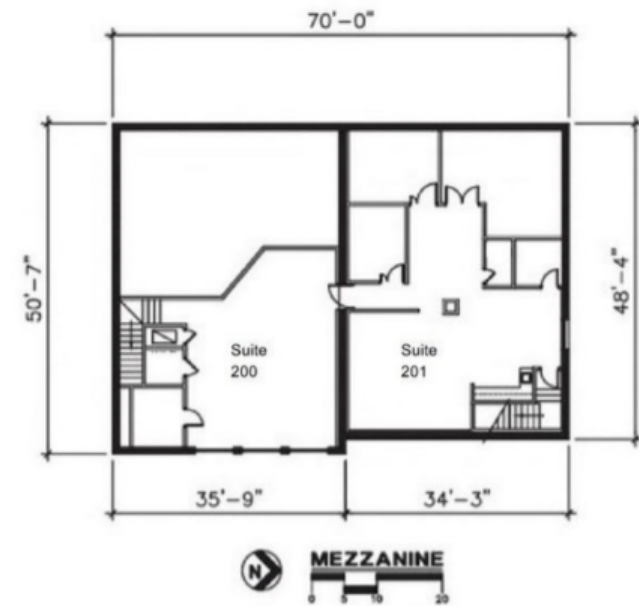
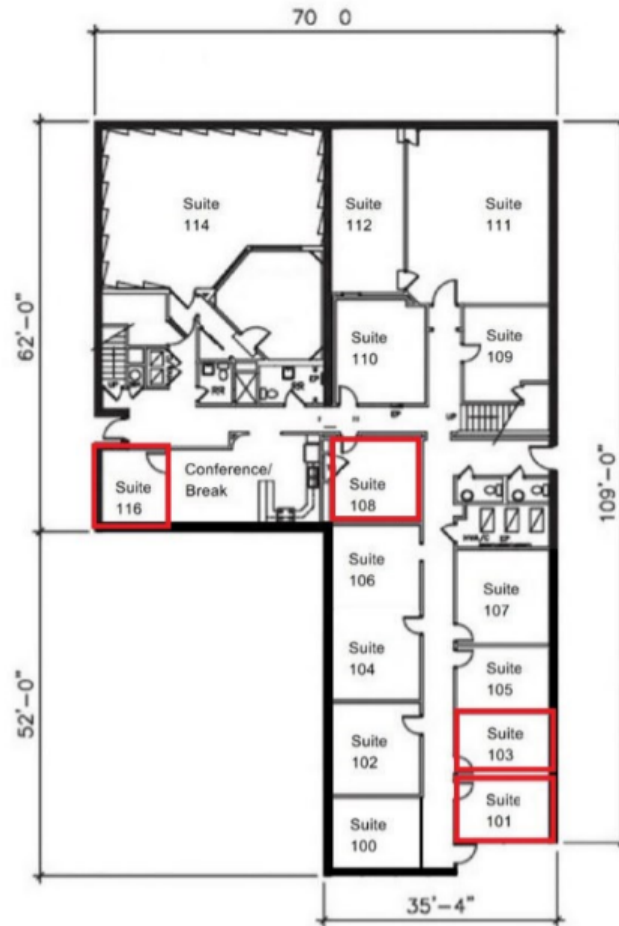
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# FLOOR PLAN 4141 OFFICE PARKWAY DALLAS, TX

- Suite 101 - \$750/month
- Suite 103 - \$750/month
- Suite 108 - \$750/month
- Suite 116 - \$700/month



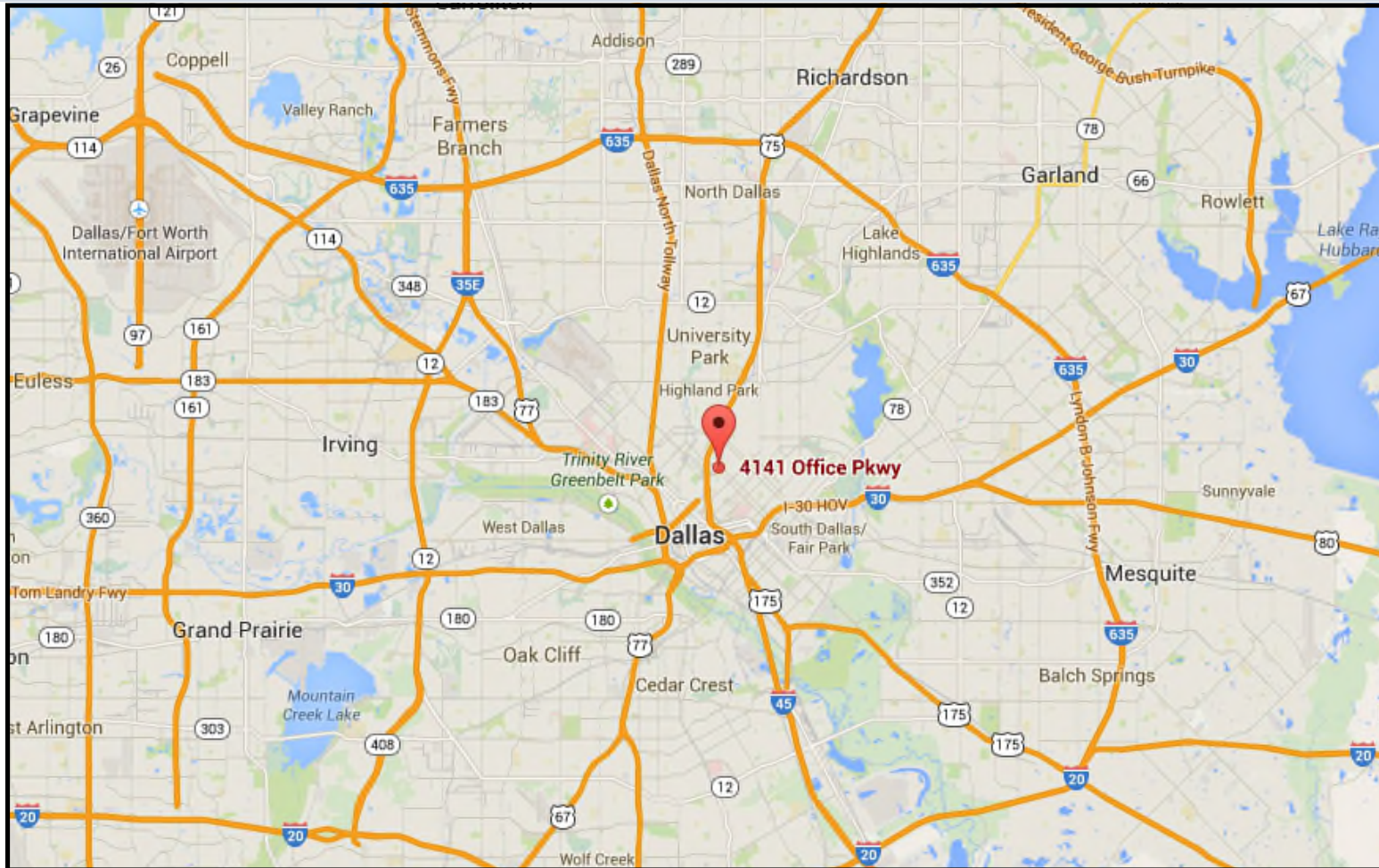
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# LOCATION MAP 4141 OFFICE PARKWAY DALLAS, TX



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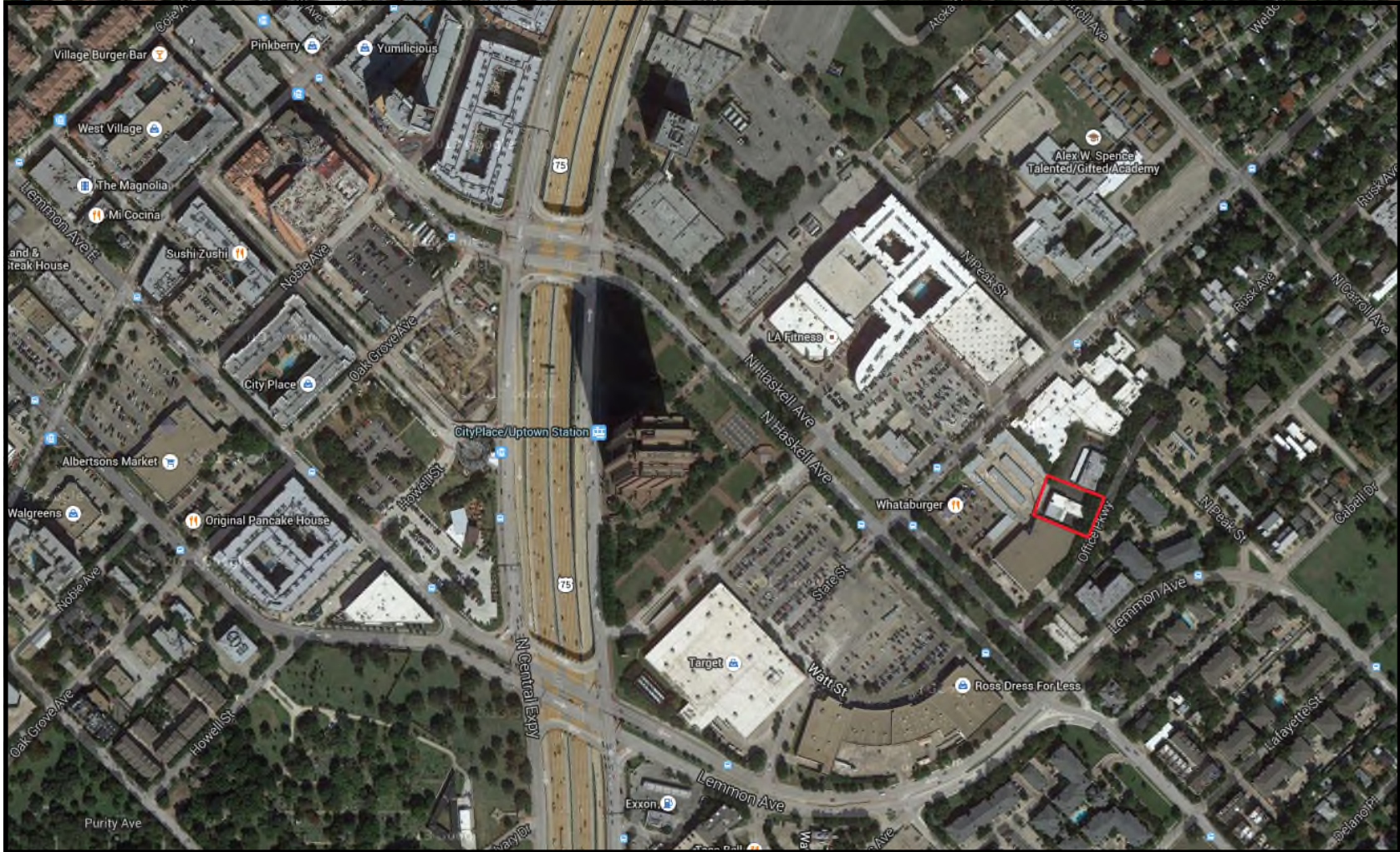


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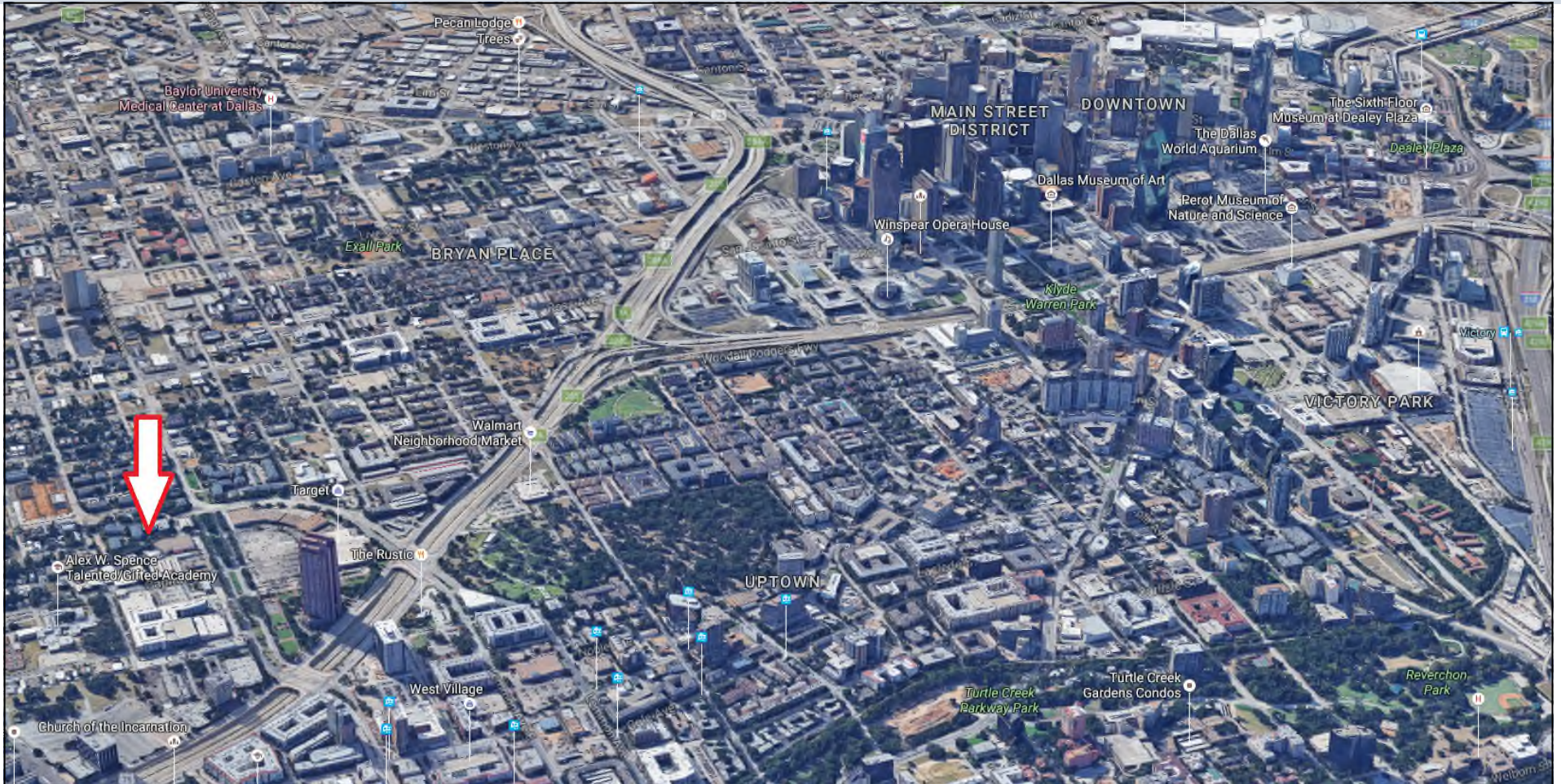
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# AERIAL MAP 4141 OFFICE PARKWAY DALLAS, TX



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# ADDITIONAL PHOTOGRAPHS

## 4141 OFFICE PARKWAY

### DALLAS, TX



Front of Building



Front of Building



Ample Parking



Rear of Building



# ADDITIONAL PHOTOGRAPHS

## 4141 OFFICE PARKWAY

### DALLAS, TX



Recording Studio



Common Area



Conference/Break Room with Full Kitchen



Conference Room



# ADDITIONAL PHOTOGRAPHS

## 4141 OFFICE PARKWAY

### DALLAS, TX



Suite 100



Suite 101



Suite 103



Suite 110

# INFORMATION ABOUT BROKERAGE SERVICES

## 4141 OFFICE PARKWAY

## DALLAS, TX



National Realty Partners

11/2/2015

### 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 coincidental 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.

<u>W H Langhenry</u>	<u>0317476</u>	<u>bl@nnnrealtypartners.com</u>	<u>(214)692-6920</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0