

# WESTGROVE PLAZA

4222 Trinity Mills Rd, Dallas, TX 75287

OFFICE BUILDING FOR LEASE



## PROPERTY DESCRIPTION

Westgrove Plaza is a 49,000+ SF mixed-use office building professionally managed and leased by GW Partners of Texas. Located in the heart of the Far North Dallas/Addison area, Westgrove Plaza is a mixed-use, multi-tenant 2-story professional building that sets itself apart from other commercial properties in that it is equally a great fit for traditional office units as well as light retail.

## PROPERTY HIGHLIGHTS

- 350-foot direct street visibility; located in the affluent Bent Tree area.
- Easy access to North Dallas Tollway and George Bush Highway
- Convenient customer parking right in front of your suites.
- Individually illuminated exterior building signage for tenant identification.
- Elegant granite entry and lobby
- Flexible floor plans of any sizes suitable for any trades. Small and affordable individual suites are available

## OFFERING SUMMARY

Lease Rate:	\$18.00 - 20.00 SF/yr (NNN)
Available SF:	1,095 - 5,146 SF
Lot Size:	0.7 Acres
Building Size:	49,387 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,425	66,471	151,975
Total Population	15,653	132,366	345,956
Average HH Income	\$90,402	\$84,504	\$91,815

## BRETT CARR

(512) 560-2910  
bcarr@gwptx.com

## GW PARTNERS

OF TEXAS  
ASSET SERVICES

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,095 - 5,146 SF	Lease Rate:	\$18.00 - \$20.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 110	Available	2,166 SF	NNN	Negotiable	Street-level, 2nd Gen Medical w/X-ray Room
Suite 112	Available	1,962 SF	NNN	\$20.00 SF/yr	Street-level, 2nd Gen Medical w/X-ray Room
Suite 120	Available	2,046 - 5,146 SF	NNN	\$20.00 SF/yr	Street-level, Shell Condition
Suite 212	Available	2,014 SF	NNN	\$18.00 SF/yr	2nd Gen Dental Office
Suite 238	Available	1,095 SF	NNN	\$18.00 SF/yr	Updated Professional Office

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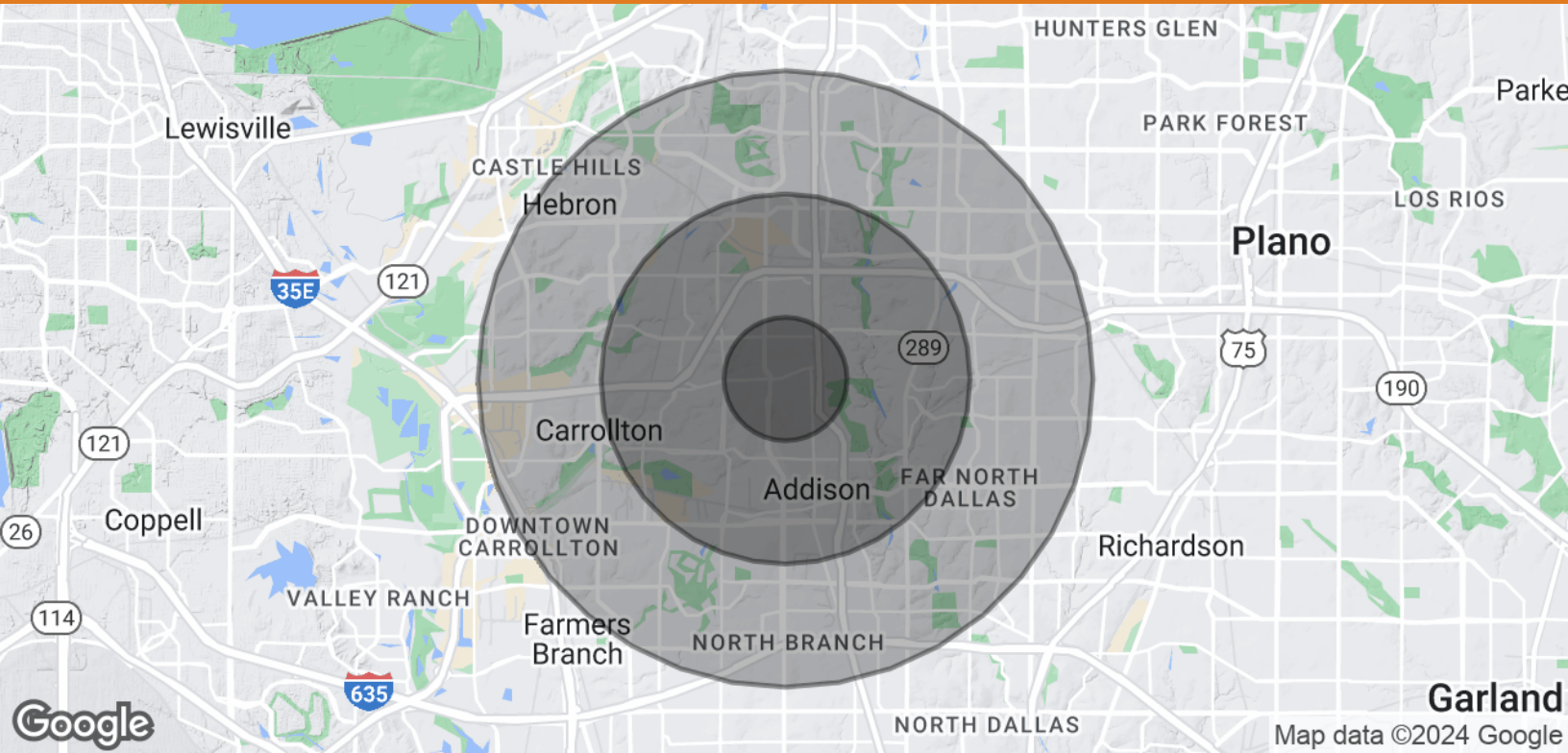
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,653	132,366	345,956
Average Age	34.8	35.5	35.9
Average Age (Male)	34.9	35.1	35.0
Average Age (Female)	34.7	36.0	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,425	66,471	151,975
# of Persons per HH	1.9	2.0	2.3
Average HH Income	\$90,402	\$84,504	\$91,815
Average House Value	\$278,630	\$277,341	\$293,810

\* Demographic data derived from 2020 ACS - US Census

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# 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.

GW Partners	0456826	info@gwptx.com	512.852.7960
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brett Carr	519196	bcarr@gwptx.com	512.852.7960
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