

**2833 Irving Blvd, Dallas, TX 75207**

**FOR SALE**

**TYPE** Office/Showroom

**SIZE** +/- 5,779 SF

**PRICE** Call Agent

**ZONED** Industrial Manufacture Dist.



#### PROPERTY VITALS

- 14 foot clear height ceilings
- Dock high loading with rolling door
- Private gated outdoor space
- Great central location proximate to I-35
- Excellent parking
- Backs up to Trinity Strand Trail
- Large glass storefront windows for abundance of natural light
- Expandable option to include an additional 4,878 SF
- Approved for alcohol

#### EXCLUSIVELY OFFERED BY:

LARRY ROBBINS

(214) 766-9101

[lrobbins@capstonecommercial.com](mailto:lrobbins@capstonecommercial.com)

RICK KNOBLER

(214) 415-5064

[rknobler@capstonecommercial.com](mailto:rknobler@capstonecommercial.com)



**CAPSTONE  
COMMERCIAL**

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T 972.250.5800

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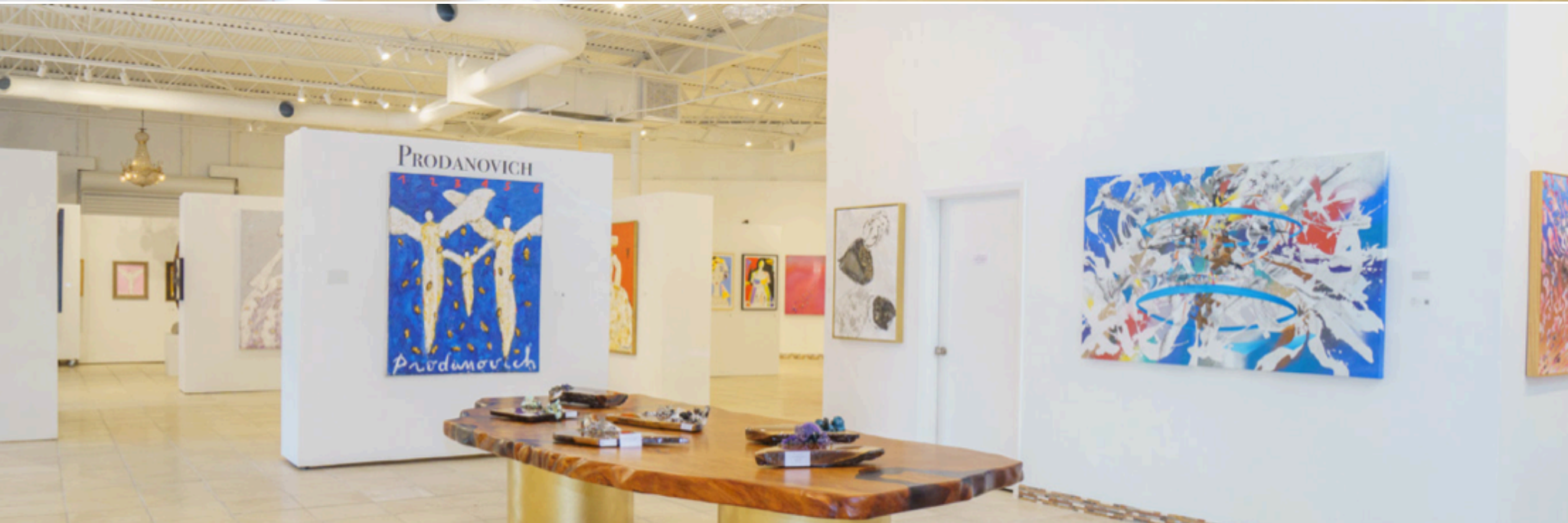


The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group LLC makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.



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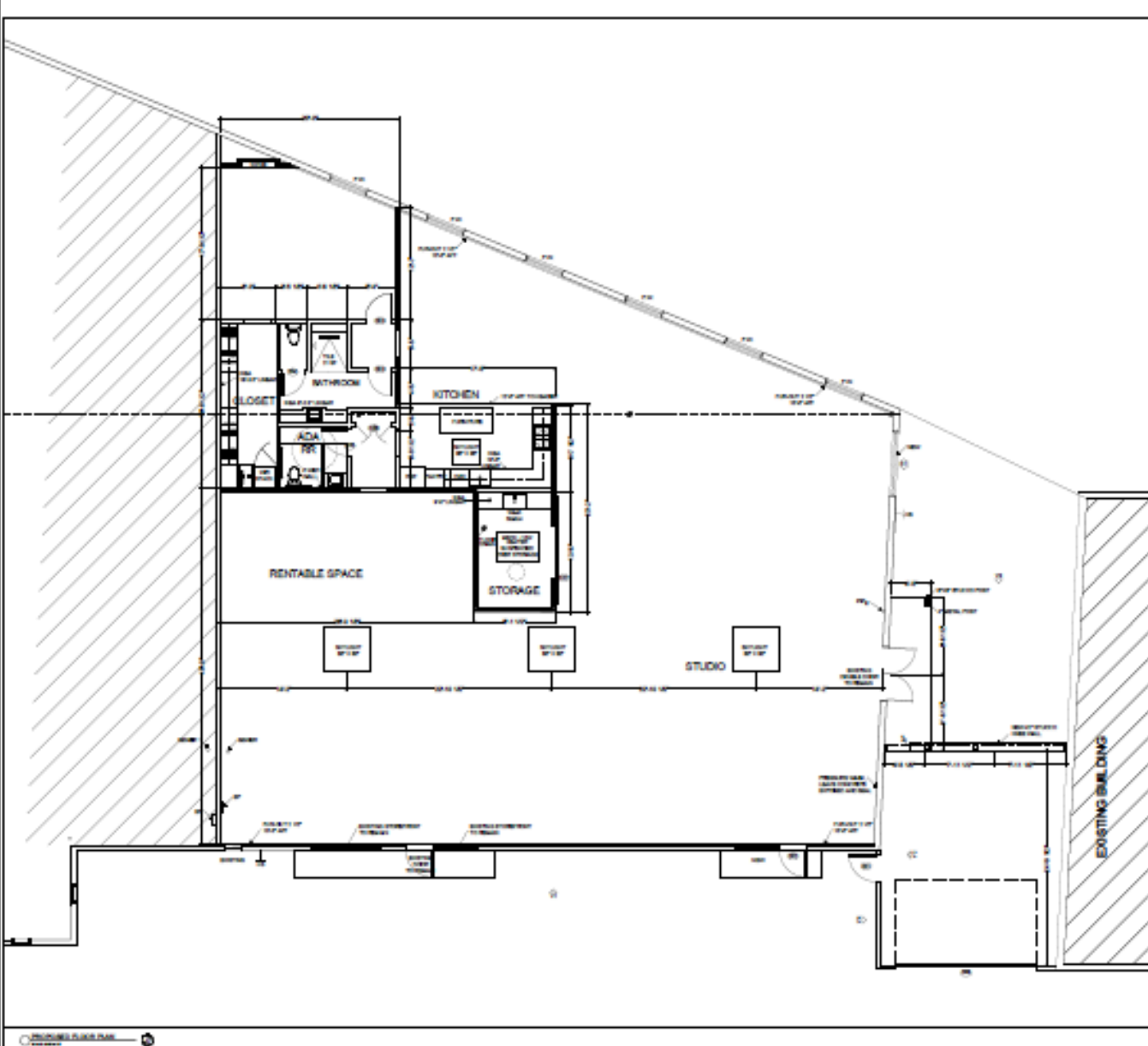
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FOR SALE



**BUILDING NOTES**  
1. SEE PLAN  
2. SEE PLAN  
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100. SEE PLAN

**WALL SCHEDULE:**

WALL	TYPE	THICKNESS	FINISH
W1	CONCRETE	12"	PLASTER
W2	CONCRETE	12"	PLASTER
W3	CONCRETE	12"	PLASTER
W4	CONCRETE	12"	PLASTER
W5	CONCRETE	12"	PLASTER
W6	CONCRETE	12"	PLASTER
W7	CONCRETE	12"	PLASTER
W8	CONCRETE	12"	PLASTER
W9	CONCRETE	12"	PLASTER
W10	CONCRETE	12"	PLASTER
W11	CONCRETE	12"	PLASTER
W12	CONCRETE	12"	PLASTER
W13	CONCRETE	12"	PLASTER
W14	CONCRETE	12"	PLASTER
W15	CONCRETE	12"	PLASTER
W16	CONCRETE	12"	PLASTER
W17	CONCRETE	12"	PLASTER
W18	CONCRETE	12"	PLASTER
W19	CONCRETE	12"	PLASTER
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W27	CONCRETE	12"	PLASTER
W28	CONCRETE	12"	PLASTER
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W31	CONCRETE	12"	PLASTER
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W38	CONCRETE	12"	PLASTER
W39	CONCRETE	12"	PLASTER
W40	CONCRETE	12"	PLASTER
W41	CONCRETE	12"	PLASTER
W42	CONCRETE	12"	PLASTER
W43	CONCRETE	12"	PLASTER
W44	CONCRETE	12"	PLASTER
W45	CONCRETE	12"	PLASTER
W46	CONCRETE	12"	PLASTER
W47	CONCRETE	12"	PLASTER
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W82	CONCRETE	12"	PLASTER
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W86	CONCRETE	12"	PLASTER
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W90	CONCRETE	12"	PLASTER
W91	CONCRETE	12"	PLASTER
W92	CONCRETE	12"	PLASTER
W93	CONCRETE	12"	PLASTER
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W95	CONCRETE	12"	PLASTER
W96	CONCRETE	12"	PLASTER
W97	CONCRETE	12"	PLASTER
W98	CONCRETE	12"	PLASTER
W99	CONCRETE	12"	PLASTER
W100	CONCRETE	12"	PLASTER

**FLOOR PLAN NOTES**

1. ALL CONCRETE TO BE POLISHED AND GROUTED  
2. REPAIR CRACKS  
3. SEE PLAN

WINDOW SCHEDULE							
NUMBER	TYPE	MATERIAL	FRAME	SIZE	GLASS	GLASS	REMARKS
W1	A	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN

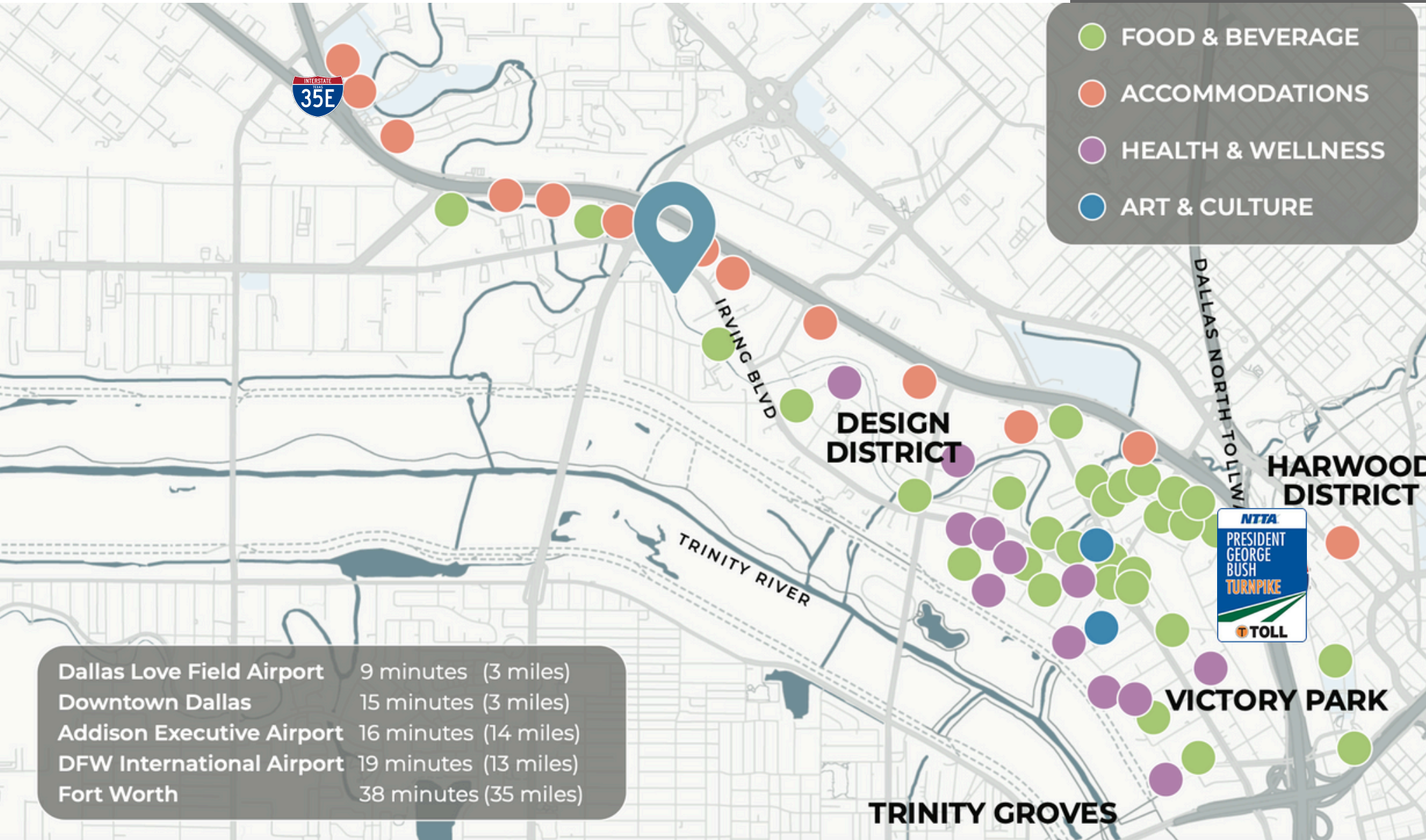
DOOR SCHEDULE							
NUMBER	TYPE	MATERIAL	FRAME	SIZE	GLASS	GLASS	REMARKS
D1	A	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D2	B	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D3	C	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D4	D	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D5	E	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D6	F	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D7	G	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D8	H	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D9	I	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D10	J	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D11	K	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D12	L	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D13	M	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D14	N	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D15	O	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D16	P	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D17	Q	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D18	R	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D19	S	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D20	T	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D21	U	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D22	V	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D23	W	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D24	X	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D25	Y	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D26	Z	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D27	AA	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D28	AB	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D29	AC	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D30	AD	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D31	AE	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D32	AF	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D33	AG	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D34	AH	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D35	AI	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D36	AJ	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D37	AK	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D38	AL	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D39	AM	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D40	AN	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D41	AO	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D42	AP	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D43	AQ	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D44	AR	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D45	AS	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D46	AT	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D47	AU	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D48	AV	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D49	AW	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D50	AX	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D51	AY	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D52	AZ	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D53	BA	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D54	BB	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D55	BC	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D56	BD	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D57	BE	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D58	BF	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D59	BG	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D60	BH	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D61	BI	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D62	BJ	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D63	BK	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D64	BL	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
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D89	CK	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D90	CL	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D91	CM	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D92	CN	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D93	CO	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D94	CP	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D95	CQ	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D96	CR	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D97	CS	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D98	CT	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D99	CU	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN
D100	CV	GLASS	ALUMINUM	12" X 24"	1	1	SEE PLAN

**O&Co.**  
QUELETTE & COMPANY

2833 IRVING BOULEVARD  
DALLAS, TEXAS

RESERVED  
DATE: 1/1/2024  
BY: J. L. LEE  
PROJECT: 2833 IRVING BOULEVARD  
SHEET: A2

FOR SALE





## 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.

Capstone Commercial Real Estate Group, LLC	<b>480574</b>	sburris@capstonecommercial.com	(972) 250-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Steven Burris</b>	<b>450870</b>	sburris@capstonecommercial.com	(972) 250-5858
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