

# FLEX PROPERTY OFFERING WITH ADJACENT LAND



4200 Sojourn Dr, Addison, TX 75001



CONFIDENTIAL OFFERING MEMORANDUM



# Executive Summary

Transwestern is pleased to present for sale 4200 Sojourn Drive, a +/-19,810-square-foot flex property located in the established Addison sub-market of North Dallas.

The building features a highly functional design, with approximately half of the space improved with high-end office finishes and the other half with grade level, high ceiling clear height warehouse space. This versatile layout accommodates a wide range of business uses.

Strategically positioned near the Dallas North Tollway and surrounded by Addison's extensive dining, hospitality, and retail amenities, the property benefits from excellent connectivity throughout North Dallas, a deep labor pool, and a mature business corridor.

## CONTACTS

### **Michael Griffin**

Principal

214.732.4090

[michael.griffin@transwestern.com](mailto:michael.griffin@transwestern.com)

### **Ethan Minter**

Senior Associate

214.725.3973

[ethan.minter@transwestern.com](mailto:ethan.minter@transwestern.com)



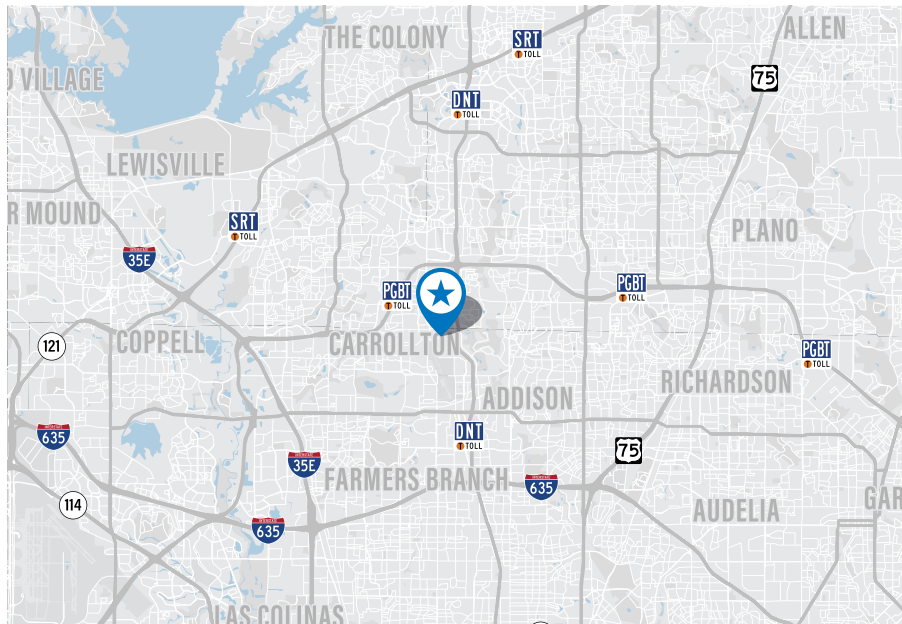
±1.09 ACRES



±0.92 ACRES

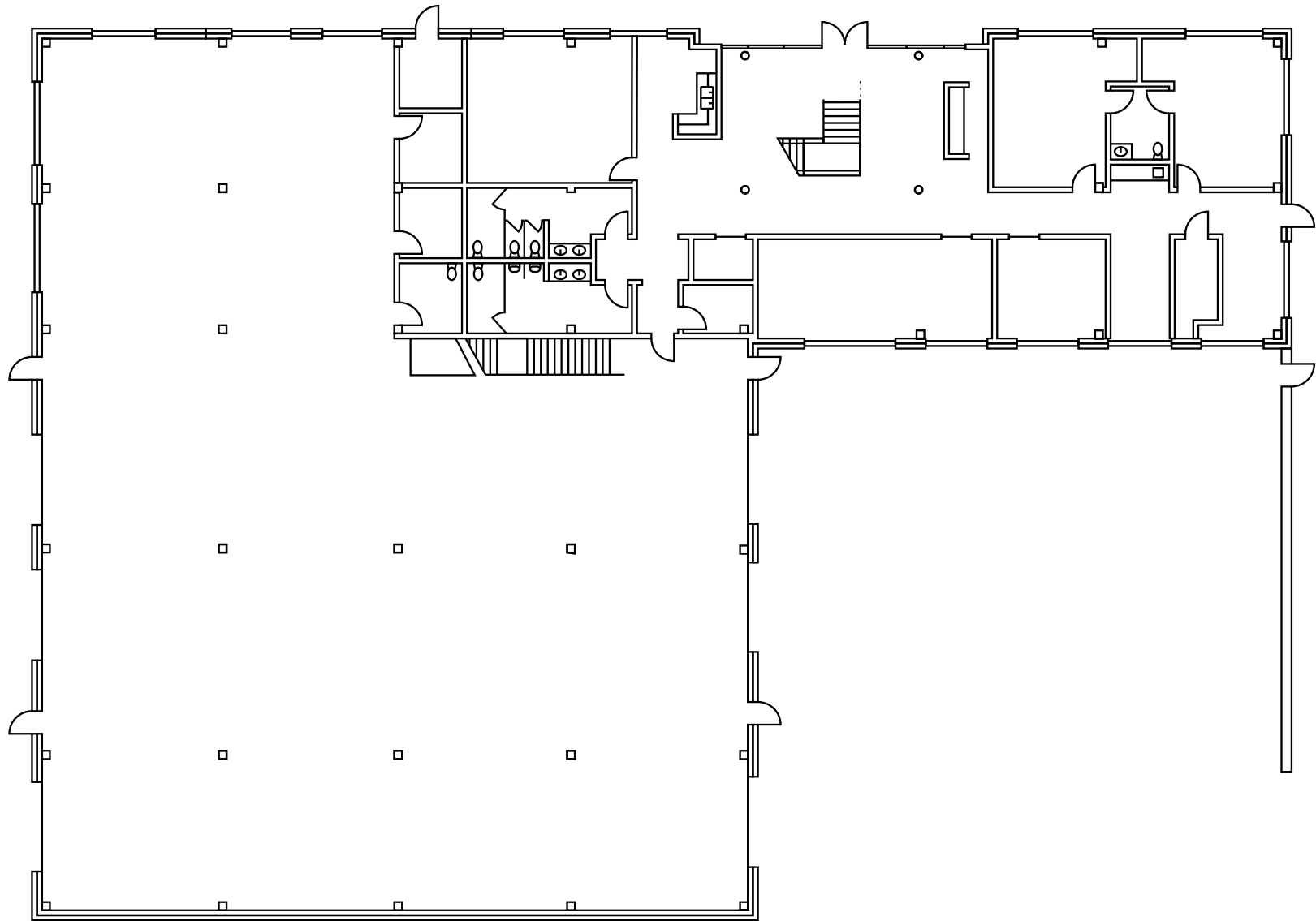
# Property Summary

<b>Property Address:</b>	4200 Sojourn Dr, Addison, TX 75001
<b>Submarket:</b>	Addison
<b>Year Built:</b>	2017
<b>Land Area:</b>	±1.09 acres, with an additional ±0.92 acres of adjacent land available
<b>Number of Floors:</b>	2
<b>Parking</b>	Surface: 41 parking spaces, which includes 2 handicap spaces. Truck court can be used for additional parking.
<b>Grade Level Roll-Up Doors:</b>	8

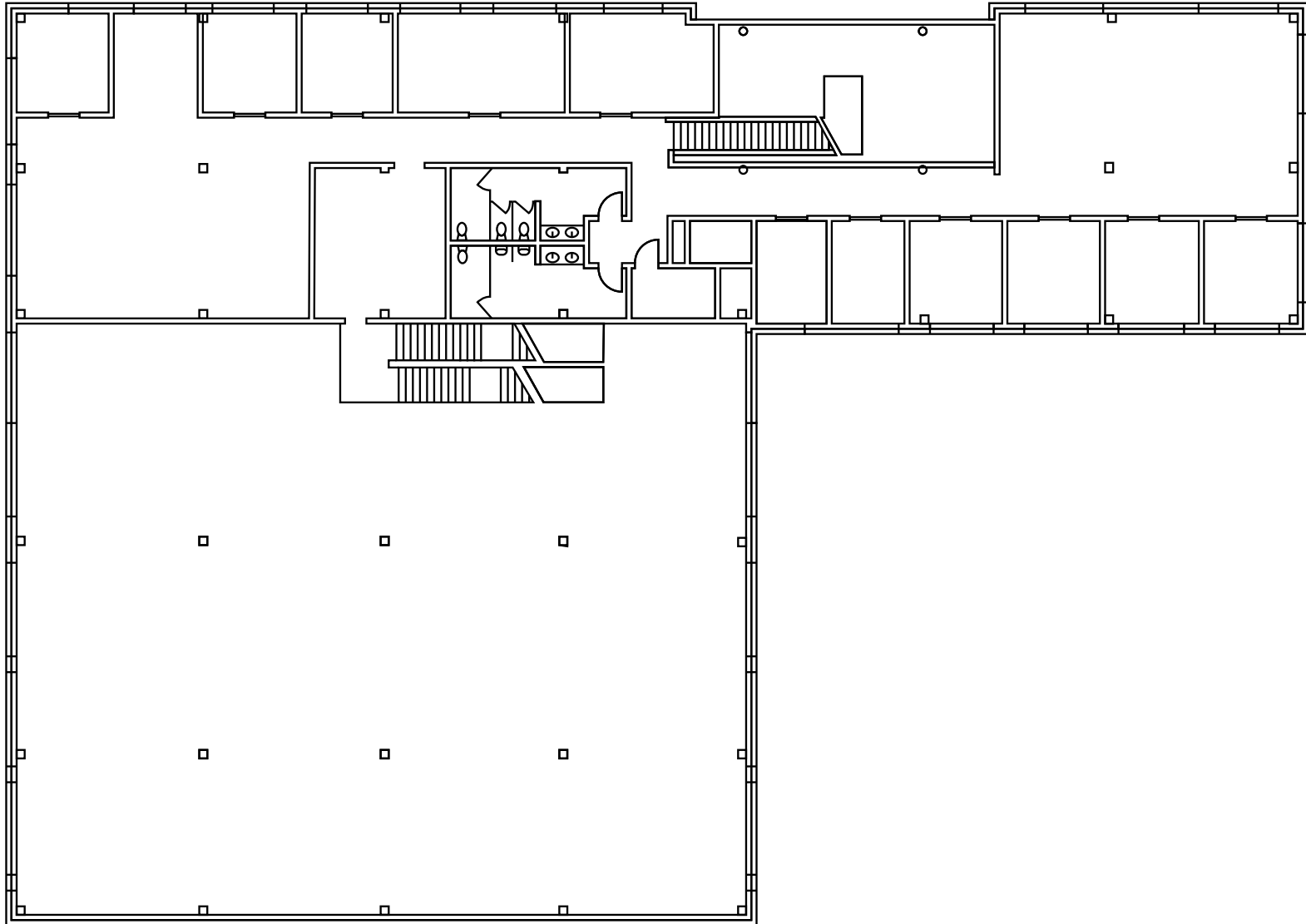




## FIRST FLOOR



## SECOND FLOOR



# KNIGHT







## **CONFIDENTIAL MEMORANDUM & DISCLAIMER**

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Transwestern (“Agent”) has been engaged as the exclusive agent for the sale of 4200 Sojourn Drive located in Addison Texas (“Property”), by the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Without limiting the foregoing, the materials, information and data contained herein may not account for or reflect the situation surrounding COVID-19 and its effect on local economic, demographic and real estate market conditions. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (b) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Transwestern.



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### **Transwestern**

2300 N. Field St., Suite 2000

Dallas, Texas 75201

P: 972.774.2500 | F: 972.920.3432