

For Lease

401 W Jefferson Blvd
Dallas, Texas





PROPERTY DESCRIPTION

Discover the vibrant energy of the Bishop Arts District in Dallas, TX, just moments away from the location. This dynamic neighborhood boasts a mix of unique boutiques, trendy coffee shops, and an array of dining options, providing a perfect blend of work and leisure. With its eclectic charm and historic architecture, the area offers a stimulating environment for creative professionals. Explore nearby destinations such as the Texas Theatre, Kessler Theater, and Dallas Zoo. Embrace the inspiring community and endless opportunities for networking and engagement, just steps from the property.

OFFERING SUMMARY

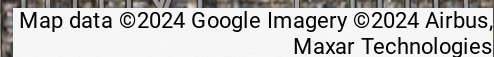
Lease Rate:	32.00/SF
Lot Size:	20,322 SF
Building Size:	16,160 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,707	49,607	139,420
Total Population	17,818	138,575	343,763
Average HH Income	\$83,916	\$78,261	\$80,093

Erik Fulkerson erik@crestcommercial.com



Dallas, Texas 75208



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ADDITIONAL PHOTOS

401 W Jefferson Blvd
Dallas, Texas 75208



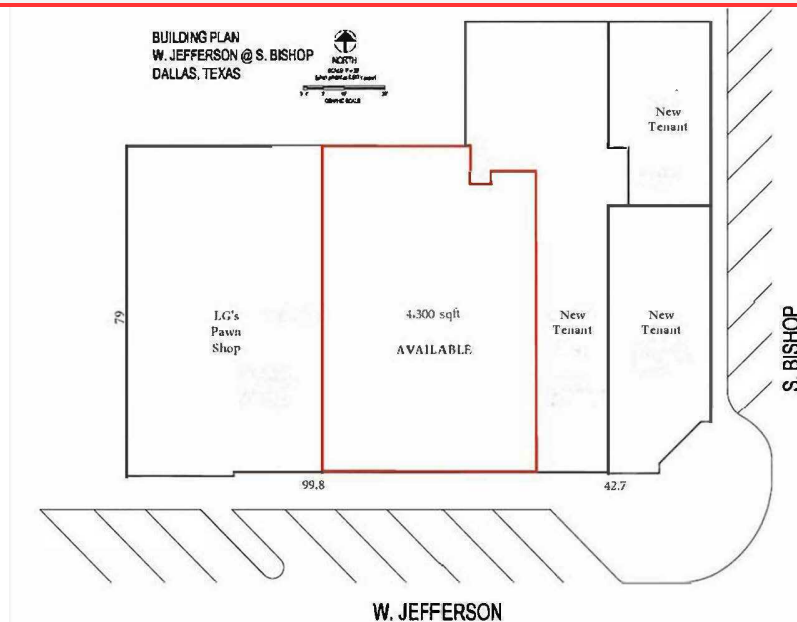
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LEASE SPACES

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,300 SF	Lease Rate:	\$32.00 SF/yr

AVAILABLE SPACES

	SUITE	TENANT	SIZE (SF)
■	299	New Tenant	1,055 SF
■	404	LG's Pawn Shop	3,549 SF
■	404B	Available	4,300 SF
■	401B	New Tenant	4,502 SF
■	401	New Tenant	1,521 SF

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DEMOGRAPHICS MAP & REPORT

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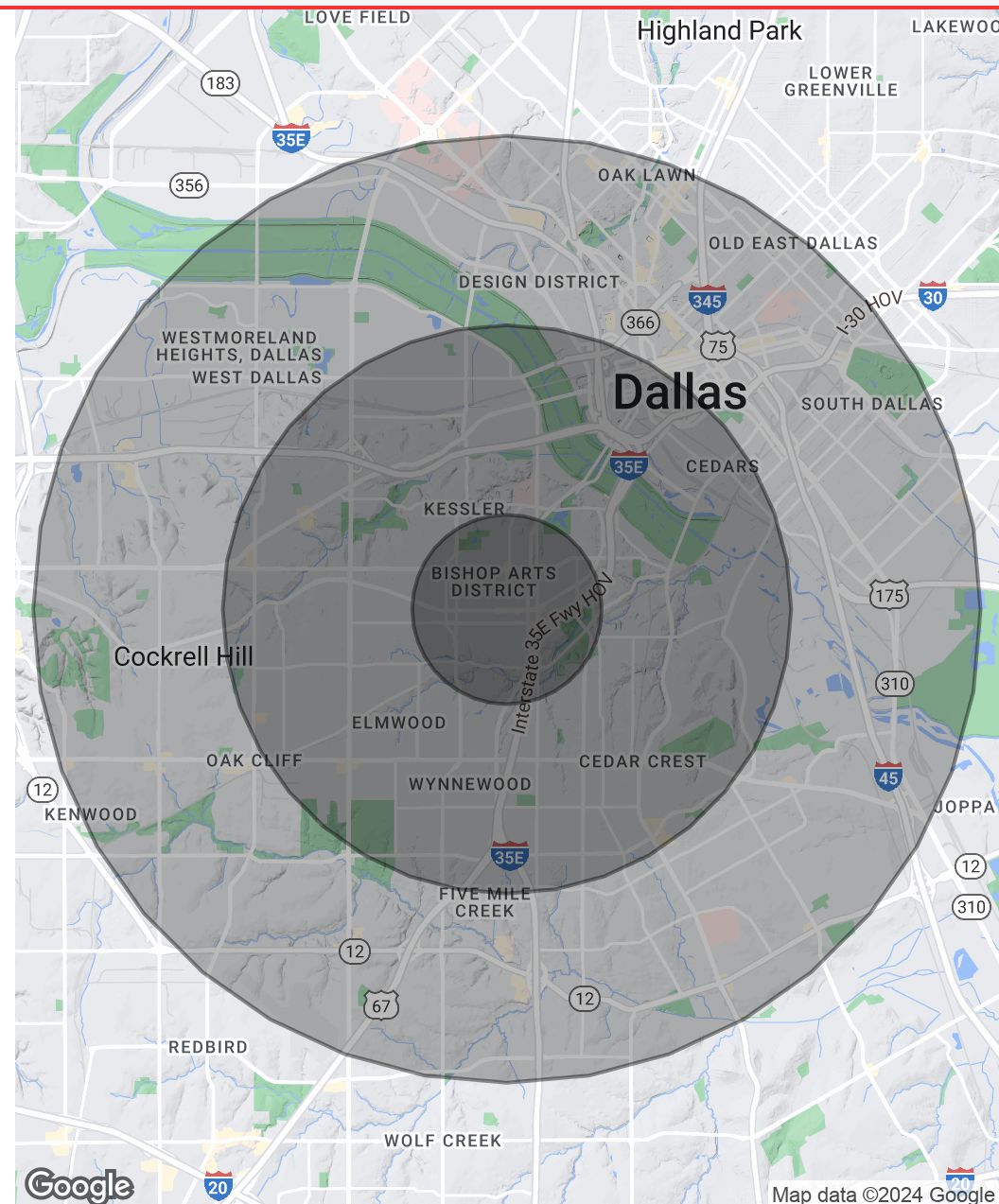
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,818	138,575	343,763
Average Age	37	37	37
Average Age (Male)	37	36	37
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,707	49,607	139,420
# of Persons per HH	2.7	2.8	2.5
Average HH Income	\$83,916	\$78,261	\$80,093
Average House Value	\$467,299	\$362,871	\$376,473

Demographics data derived from AlphaMap



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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.

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:
 - 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.

Crest Commercial Real Estate, Inc.	0412595	erik@crestcommercial.com	2146966677
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Erik Fulkerson	0325490	erik@crestcommercial.com	2146966677
Designated Broker of Firm	License No.	Email	Phone
Erik Fulkerson	0325490	erik@crestcommercial.com	2146966677
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