

NEWLY RENOVATED PROFESSIONAL OFFICE SUITES

FOR LEASE

2245 Keller Way, Carrollton, Texas 75006



AVAILABLE:

Suite 110: 1,463 RSF
 Suite 150: Executive Office Suites
 Call for Availability
 Suite 160: 1,733 RSF
 Suite 200: 2,337 RSF*
 Suite 210: 3,027 RSF*
 Suite 220: 2,556 RSF*
 Suite 230: 2,599 RSF*
 SUITE 320: 905 RSF
 (*can be combined for 10,519 RSF total)

LEASE RATE:

Contact Broker

TRAFFIC COUNTS:

Keller Springs Rd: 13,420 VPD
 Marsh Ln: 38,140 VPD
 (Kalibrate 2023)

PROPERTY INFORMATION:

24/7 secure access
 Covered parking available
 15 miles from downtown Dallas
 One mile from Addison Airport

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2024 Population	11,338	154,626	358,986
Households	5,305	74,041	157,141
Daytime Pop.	21,518	217,792	484,799
Avg. HH Income	\$110,687	\$108,618	\$127,677

For more information, please contact:

Jonathan Young • 214-796-8898 (m) • jyoung@ridgepcre.com
Tai Ngoc • 972-679-1905 (m) • tngoc@ridgepcre.com

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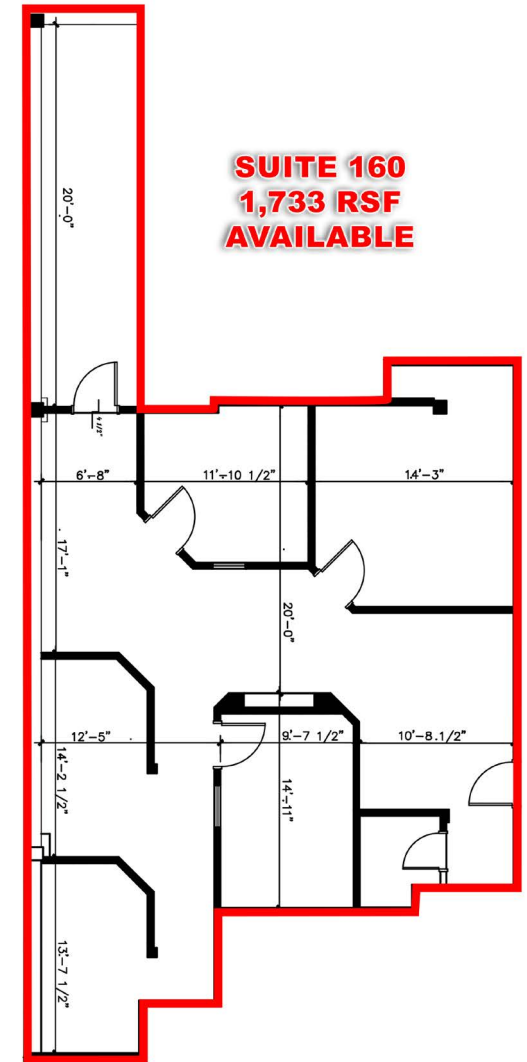
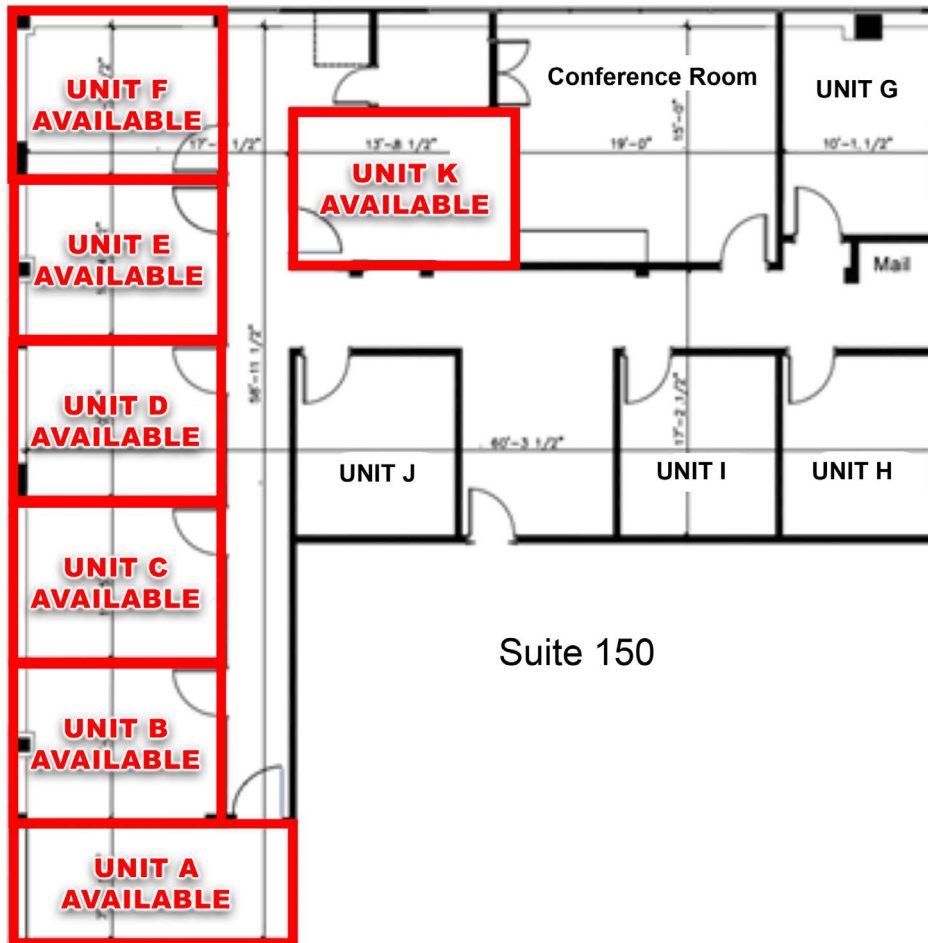
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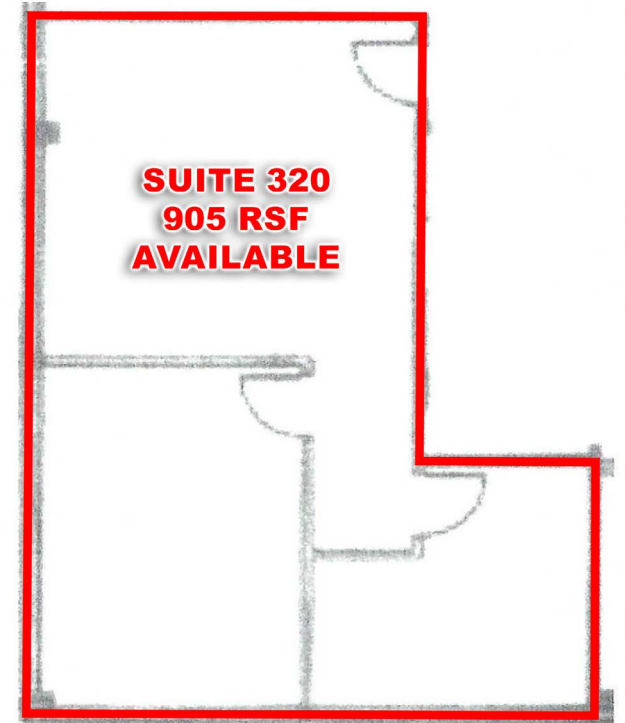
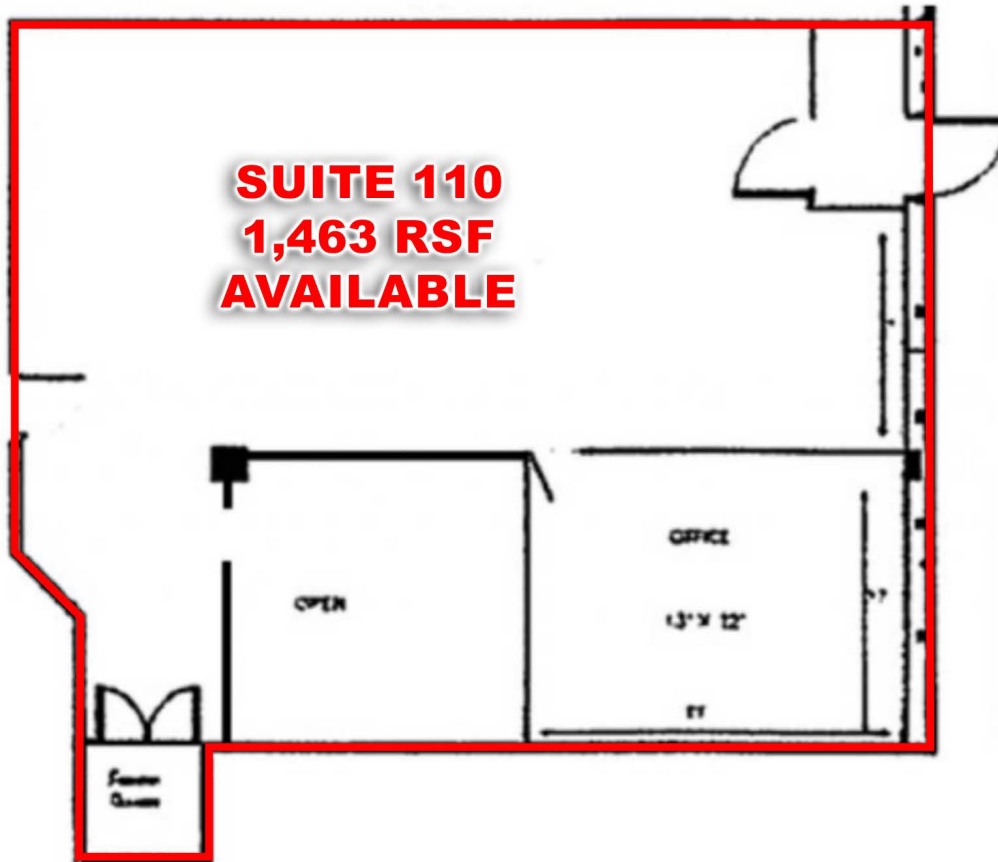
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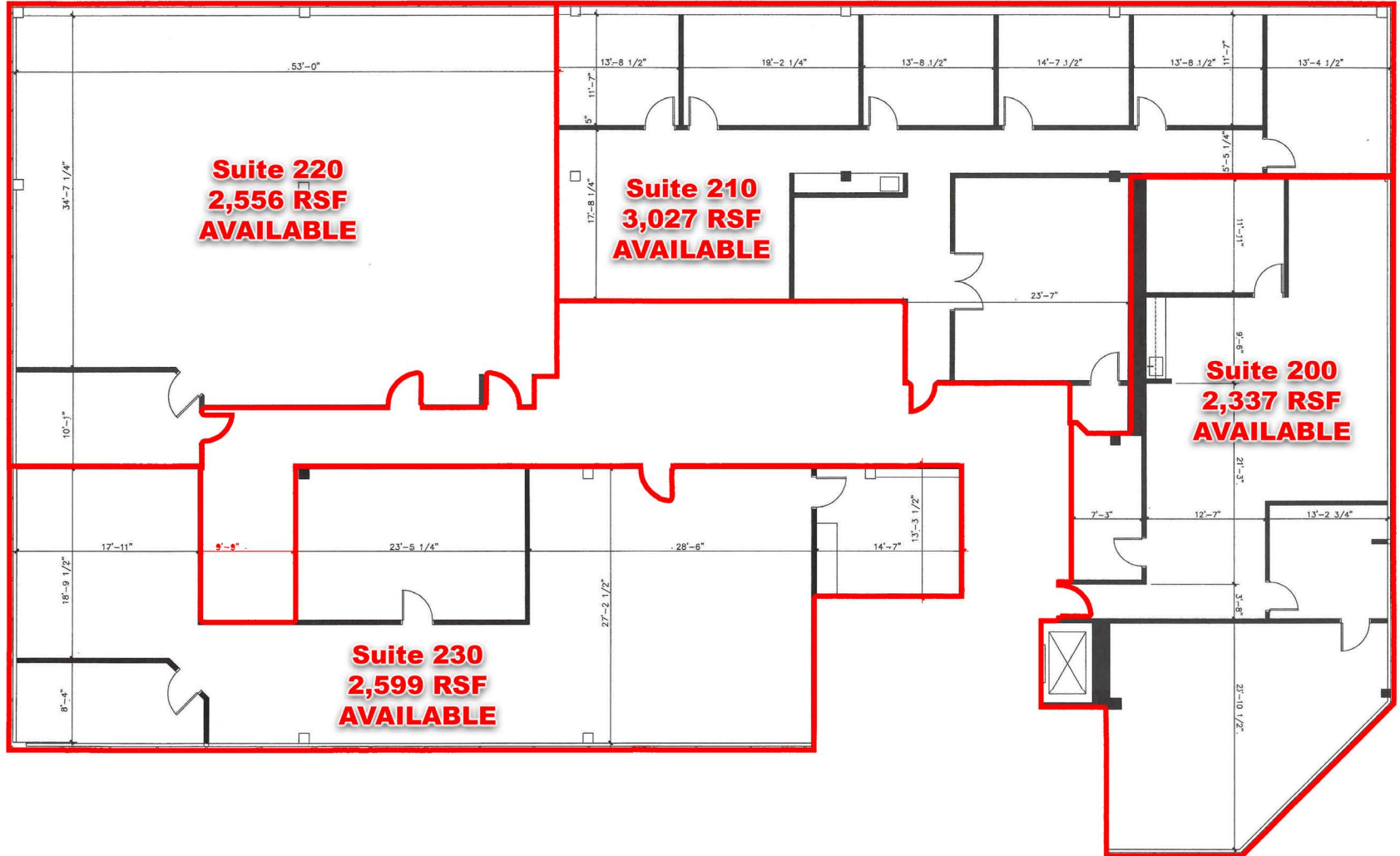
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RIDGE POINTE

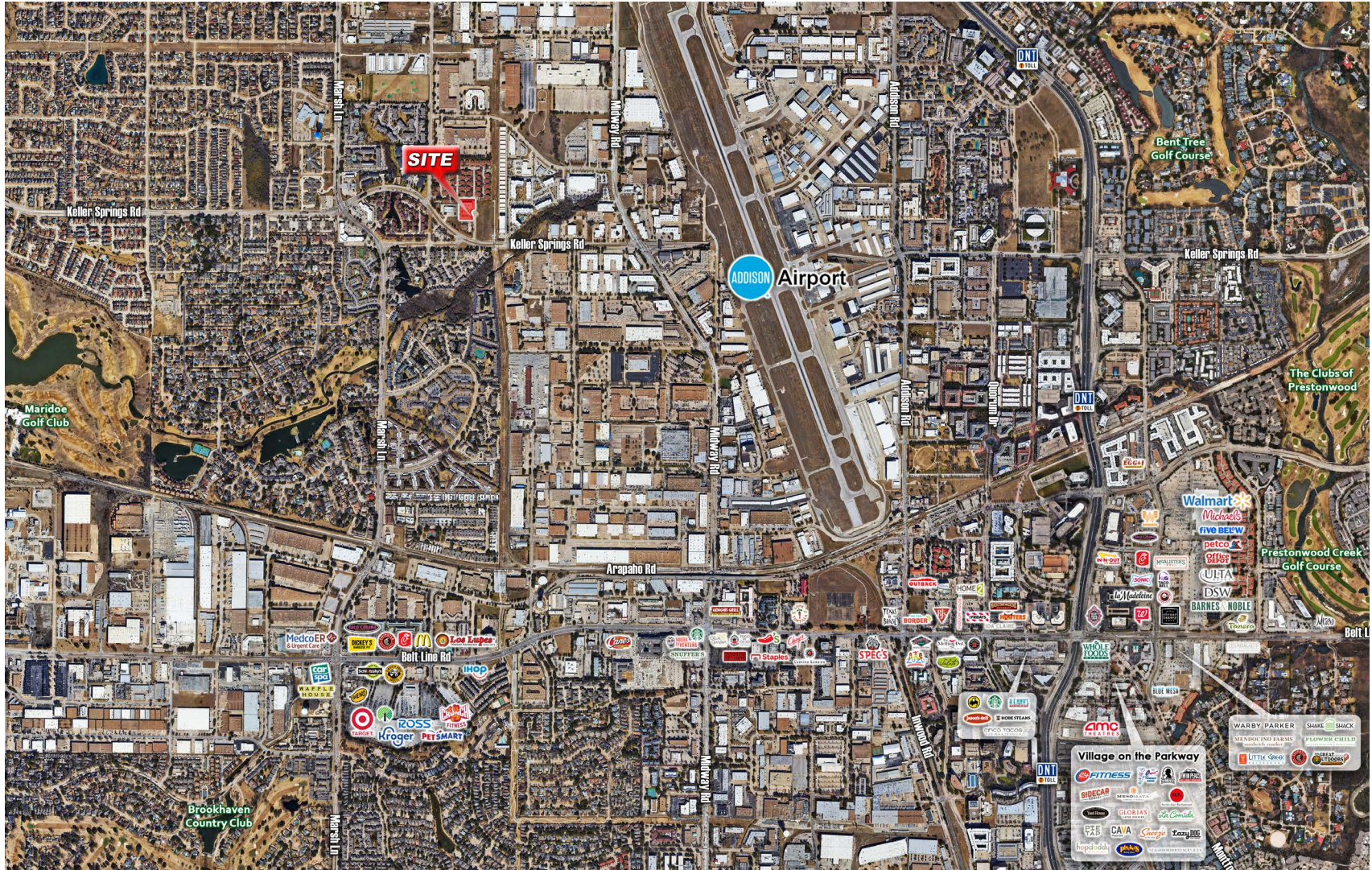
commercial real estate

ridgepcr.com
972-961-8532

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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:
 - 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.

Ridge Pointe Commercial Real Estate, Ltd.	9002250	denglish@ridgepcr.com	972-961-8532
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
L. David English	370006	denglish@ridgepcr.com	214-676-6424
Designated Broker of Firm	License No.	Email	Phone
Jonathan Young	763785	jyoung@ridgepcr.com	214-796-8898
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