

FOR LEASE

TYPE OFFICE/WAREHOUSE

SIZE 6,000 SF +/-

PRICE CALL AGENT

ZONED MIXED USE DISTRICT 3



PROPERTY VITALS

- Tremendous infill Design District Location
- Land size: 18,800 SF
- Next to Trinity Trail future expansion
- Virgin Hotel within minutes from this site.
- Massive 2 building apartment complex under construction next door
- 100% HVAC set up
- Ample rear load parking
- Proximate to all major freeways

EXCLUSIVELY OFFERED BY:

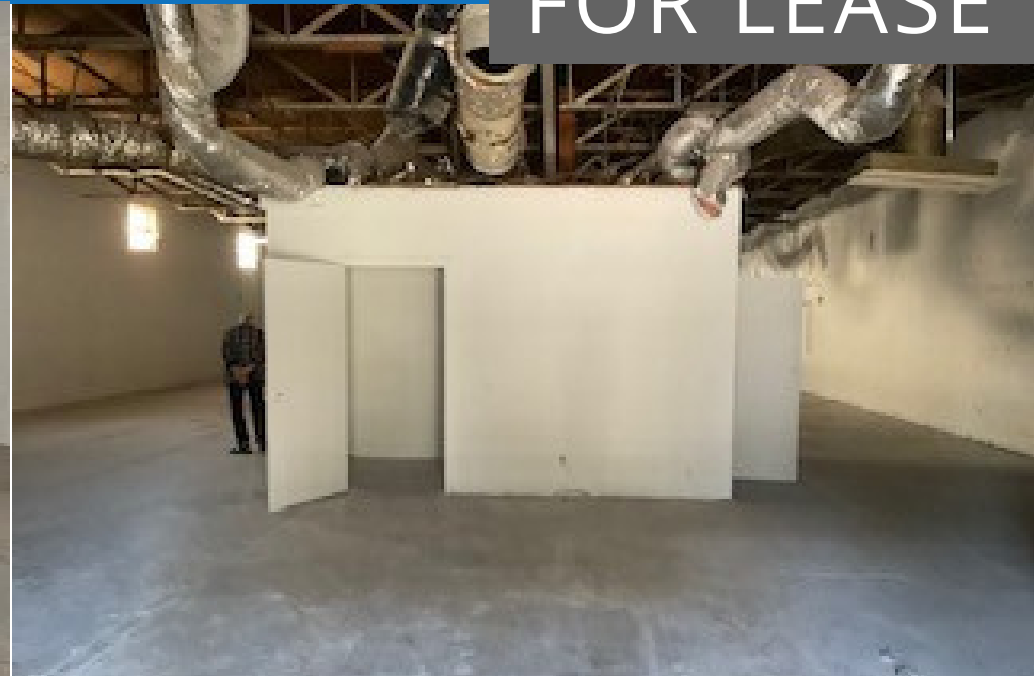
LARRY ROBBINS
(214) 766-9101
lrobbins@capstonecommercial.com



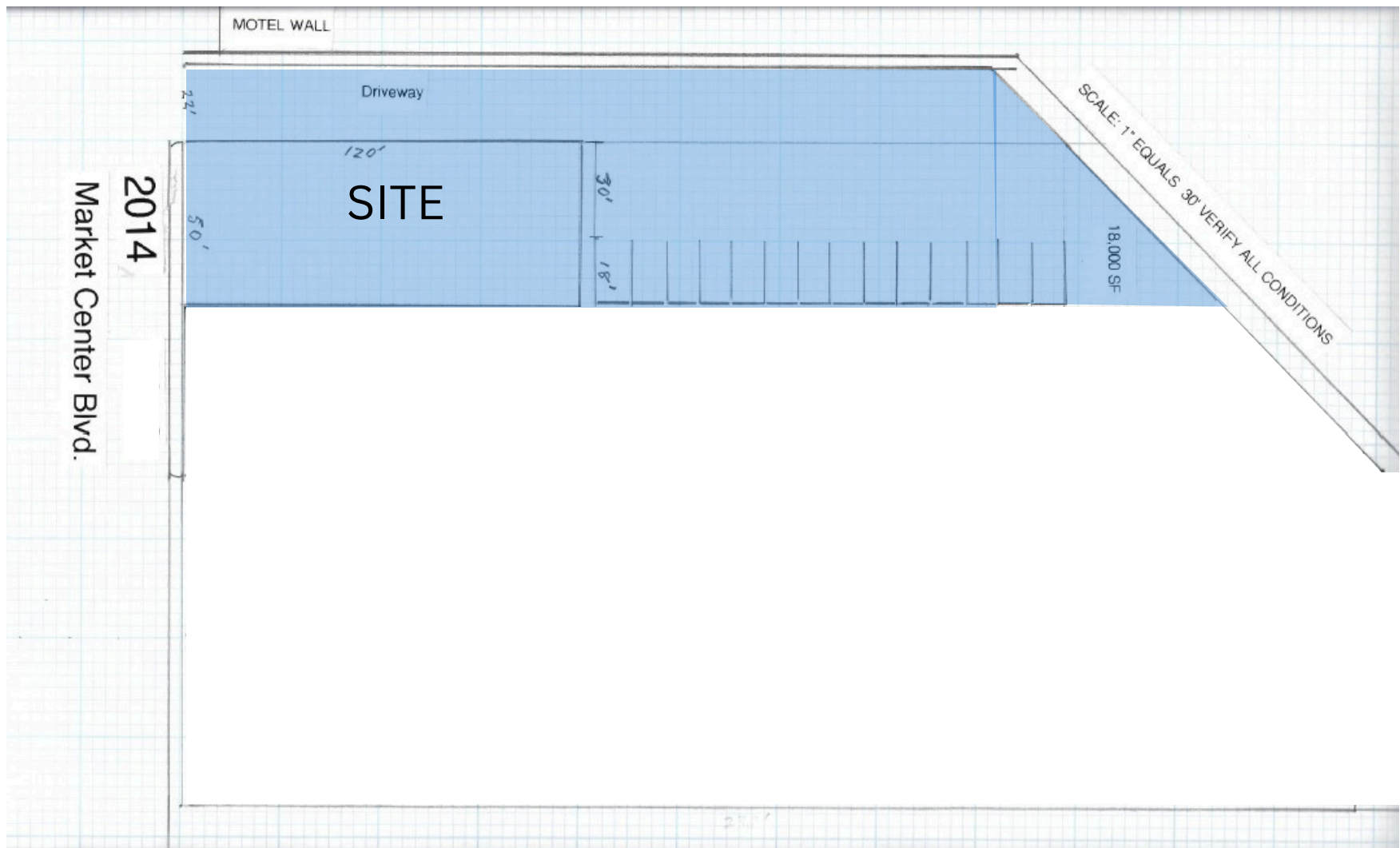
**CAPSTONE
COMMERCIAL**

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Dallas . TX 75244
T 972.250.5800
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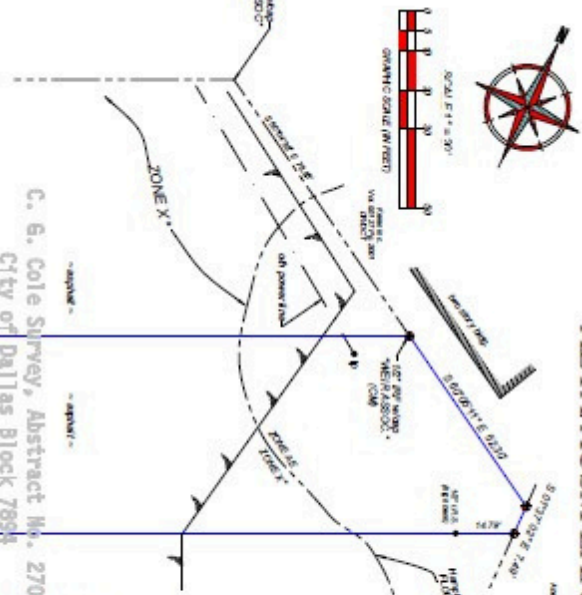
FOR LEASE





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ALTA/ACSM LAND TITLE SURVEY



PROPERTY DESCRIPTION

BEING a 16,446 square foot tract of land situated in the C. G. Cole Survey, Abstract No. 270, Dallas County, Texas, and being part of City of Dallas Block 7894, and being the tract of land conveyed to the City of Dallas by the Dallas County Clerk, Dallas County, Texas, by Deed No. 2007-02828, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found between the easterly line of Market Center Boulevard (a 100' wide alley) and the northerly line of the alley; thence South 89° 00' 00\"/>

THENCE North 29° 42' 40\"/>

THENCE North 64° 18' 00\"/>

THENCE South 67° 05' 41\"/>

THENCE South 64° 18' 00\"/>

C. G. Cole Survey, Abstract No. 270
City of Dallas Block 7894

SURVEYORS NOTES:
The survey was made on the ground by means of theodolite and level. The survey was made on the ground by means of theodolite and level. The survey was made on the ground by means of theodolite and level.

ONE SURVEYOR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 2038

SURVEYORS CERTIFICATE:
2016 ALTA CERTIFICATION
TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY OF TEXAS
NEW CHARITABLE AND COMMERCIAL BANK

This is to certify that this is a true and correct copy of the survey on which this is based, made in accordance with the 2016 Minimum Standards and Regulations for ALTA and AIA, and that the survey is a true and correct copy of the original survey as shown on the original survey plat and as shown on the original survey plat and as shown on the original survey plat.



W.R. Lee
Registered Professional Land Surveyor No. 2038
Surveyed July 21, 2016

By depositing this survey plat with the County Clerk of Dallas County, Texas, the surveyor certifies that the survey was made in accordance with the 2016 Minimum Standards and Regulations for ALTA and AIA, and that the survey is a true and correct copy of the original survey as shown on the original survey plat and as shown on the original survey plat.

Site

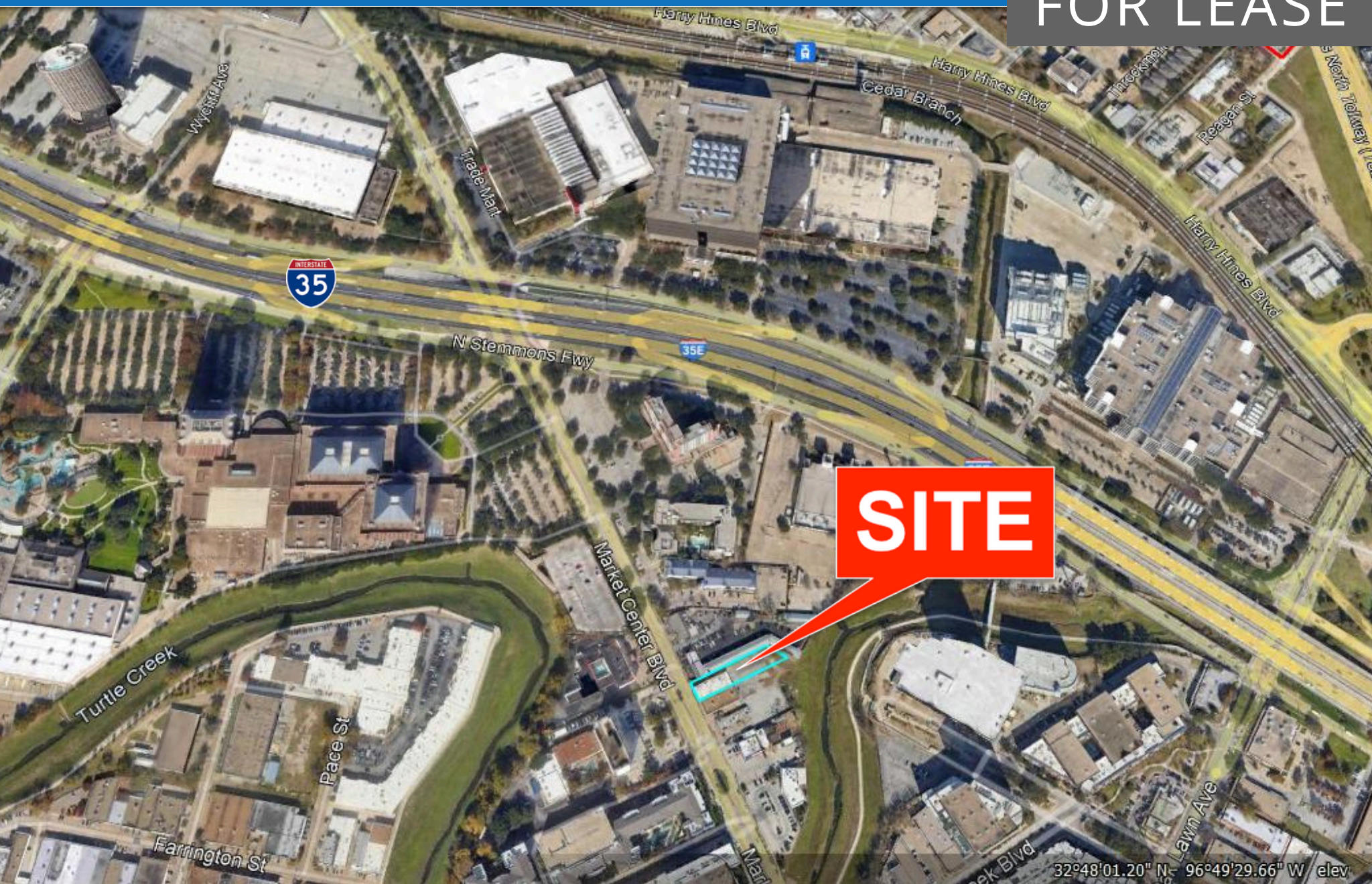
MARKET CENTER BOULEVARD
(AND R.O.W.)

*This data published here by the Surveyor is based on the survey data and is not to be used for any other purpose without the written consent of the Surveyor.

ALTA/ACSM
SURVEYORS
2010 Market Center Blvd
City of Dallas, Dallas County, Texas

W.R. Lee
Registered Professional Land Surveyor No. 2038

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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:
 - 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	480574	sburris@capstonecommercial.com	(972) 250-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Burris	450870	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
IABS 1-0