

An aerial photograph of a large, modern office building with a glass facade, illuminated from within. The building is part of the Medical City complex. The sky is a mix of purple, pink, and blue, suggesting dusk or dawn. The foreground is filled with lush green trees, and a road is visible on the right side. The text 'MEDICAL CITY DALLAS SUBLEASE' is overlaid in large, white, sans-serif capital letters across the center of the image.

# MEDICAL CITY DALLAS SUBLEASE

7777 Forest, Building C, Suite 500

1,502 SF

# Sublease Available Today

Building: C

Office SF: 1,502

Rent: \$XXX Full Service

Sublease Term: April 2026, Landlord willing to extend term

Furniture: Available

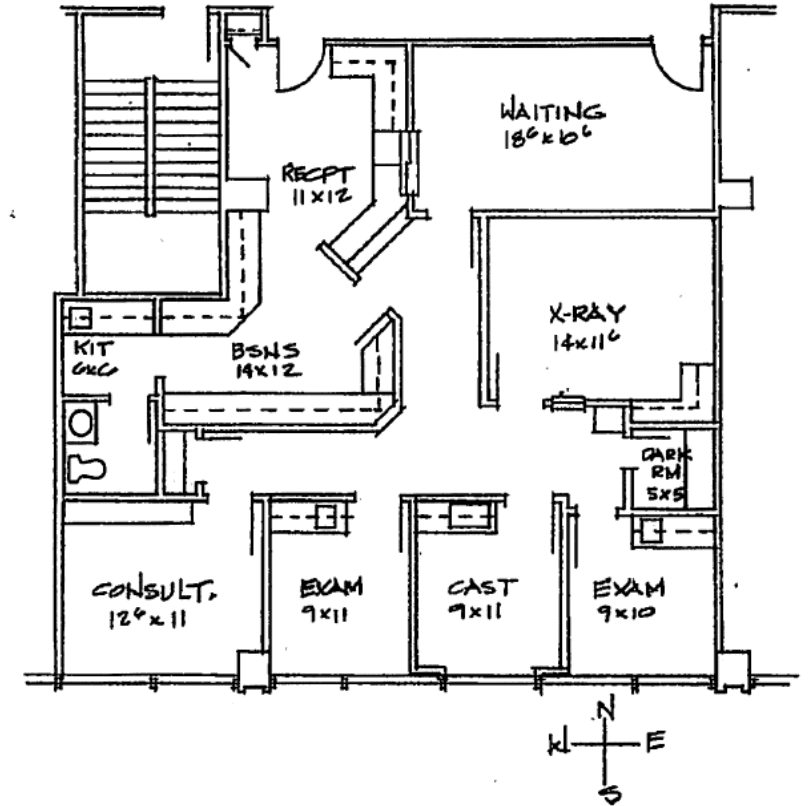
Parking Spaces: 4 spaces at NO charge

Location on the Floor: Elevator exposure

Floor Common Corridors: Recently renovated shows very well.


Comments: New LVT, views looking towards downtown

Patient Parking: New system very efficient, easy to use.





Entrance view from  
elevator lobby

A photograph of a medical examination room. In the center is a white examination table with a black top, labeled "Rüter 204". To the right is a wooden desk with a black chair, a trash can, and some brochures. A large window in the background offers a view of a city with trees and buildings under a cloudy sky. A framed abstract painting is on the wall to the left. A sink is visible in the bottom left corner.

Exam tables  
available



*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

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

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