



**FOR SALE**



**131 Yorktown Street & 2324 Beatrice Street, Dallas, Texas 75208**

**PROPERTY OVERVIEW**

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Total SF: **15,524 SF +/-**

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Level 1: 13,700 SF +/-

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Level 2: 1,824 SF +/-

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Upstairs Outdoor Patio: 5,000 SF +/- (Enclosed, Turfed, Oversized Pergola, Outdoor Lighting)

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Level 2 reinforced for improved load-bearing capacity and future expansion potential. \*Consult your engineer

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Office/Showroom/Warehouse Located in the Trinity Groves Sub-Market

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**PROPERTY FEATURES**

Fully Renovated in 2025: New modern finishes includes sealed concrete floors

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Downstairs includes reception, multi-stall mens & womens restrooms, utility closets, elevator, 4 private offices, kitchenette

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Upstairs includes full size wet bar, restrooms and lounge space and skyline views

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Fully Sprinklered & 100% HVAC (Installed 2025)

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TPO Roof (Installed 2025)

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Easy Access to I-30

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Clear Height: 16' +/-

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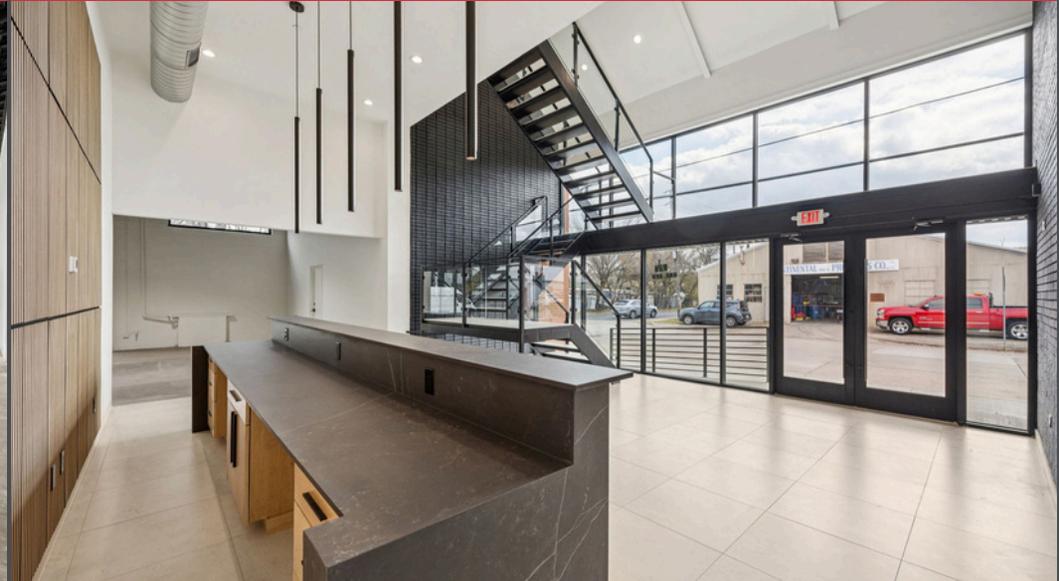
Two Overhead Rollup Doors (1) 10x12, (1) 12x14.

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**Includes Extra Parking:** 2324 Beatrice St. (6,500 SF +/-) Fenced and Lighted

**131 YORKTOWN STREET & 2324 BEATRICE STREET, DALLAS, TEXAS 75208**

131 Yorktown Street offers a modern office/showroom warehouse opportunity in the heart of Dallas's Trinity Groves submarket. Featuring  $\pm 12,300$  SF of exclusive space within a  $\pm 15,000$  SF building, the property combines flexible design with premium shared amenities. Common areas include a  $\pm 1,400$  SF reception area on Level 1, a  $\pm 1,300$  SF lounge on Level 2, and a  $\pm 3,000$  SF outdoor patio offering skyline views. Fully renovated in 2025, the property features sealed concrete floors, an insulated TPO roof (installed in 2025), and 100% HVAC throughout. Additional features include multi-stall mens and womens restrooms, 4 private offices, kitchenette, utility closets, an elevator, and spacious indoor/outdoor gathering areas ideal for work or events. With direct I-30 access, new construction quality, and high-end finishes, 131 Yorktown presents a rare and highly functional leasing opportunity in one of Dallas's most dynamic submarkets.



**FOR SALE**

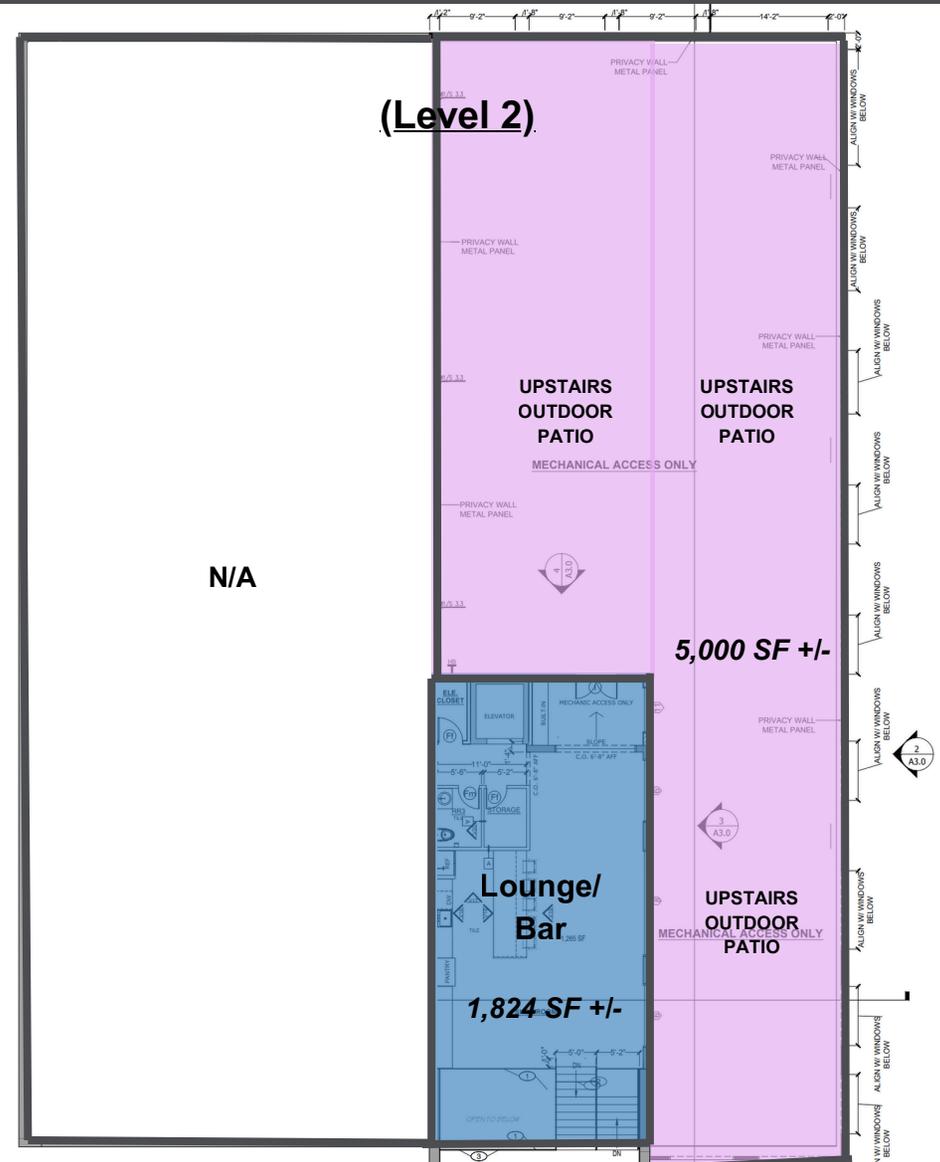
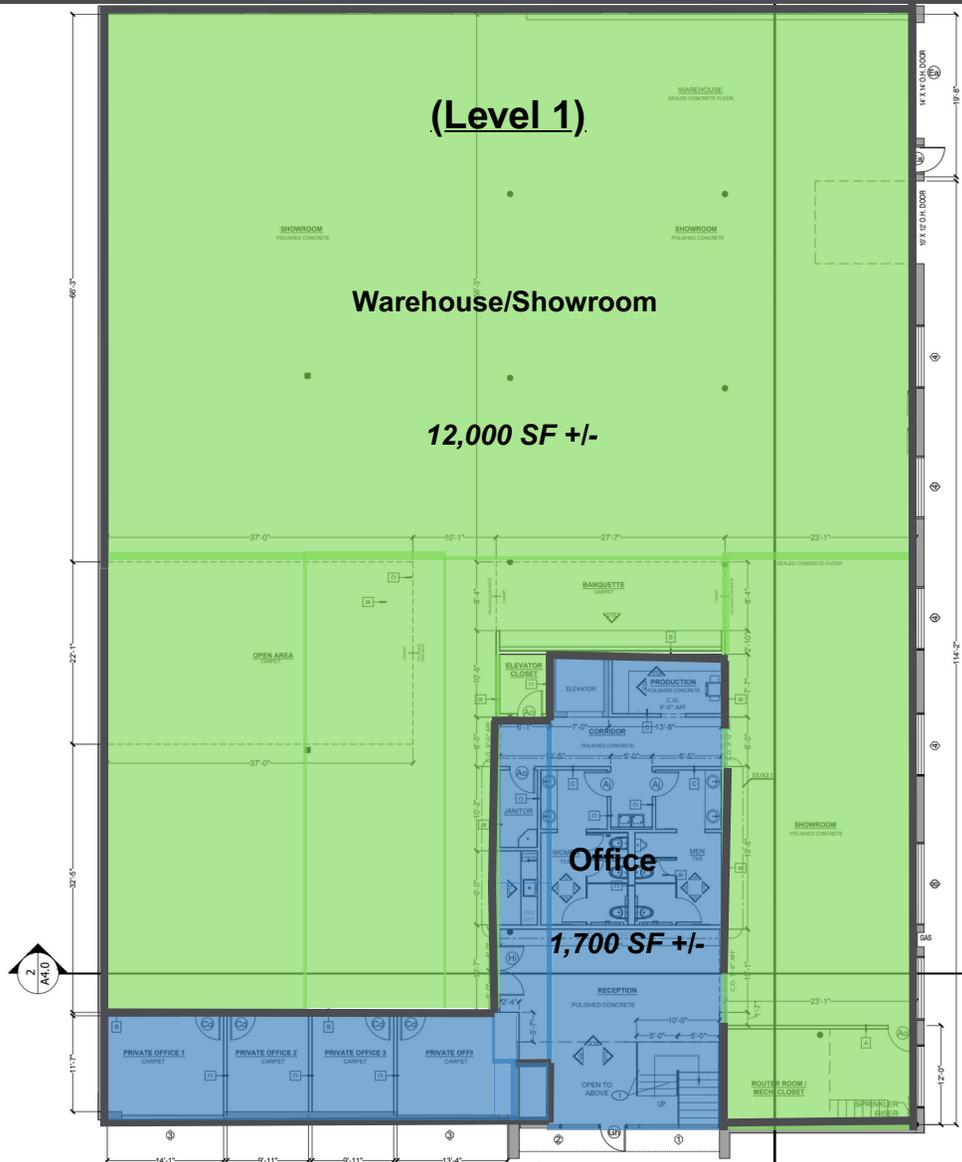
131 Yorktown Street & 2324 Beatrice Street, Dallas, Texas 75208

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**CALEB BATES**

 214-797-7939

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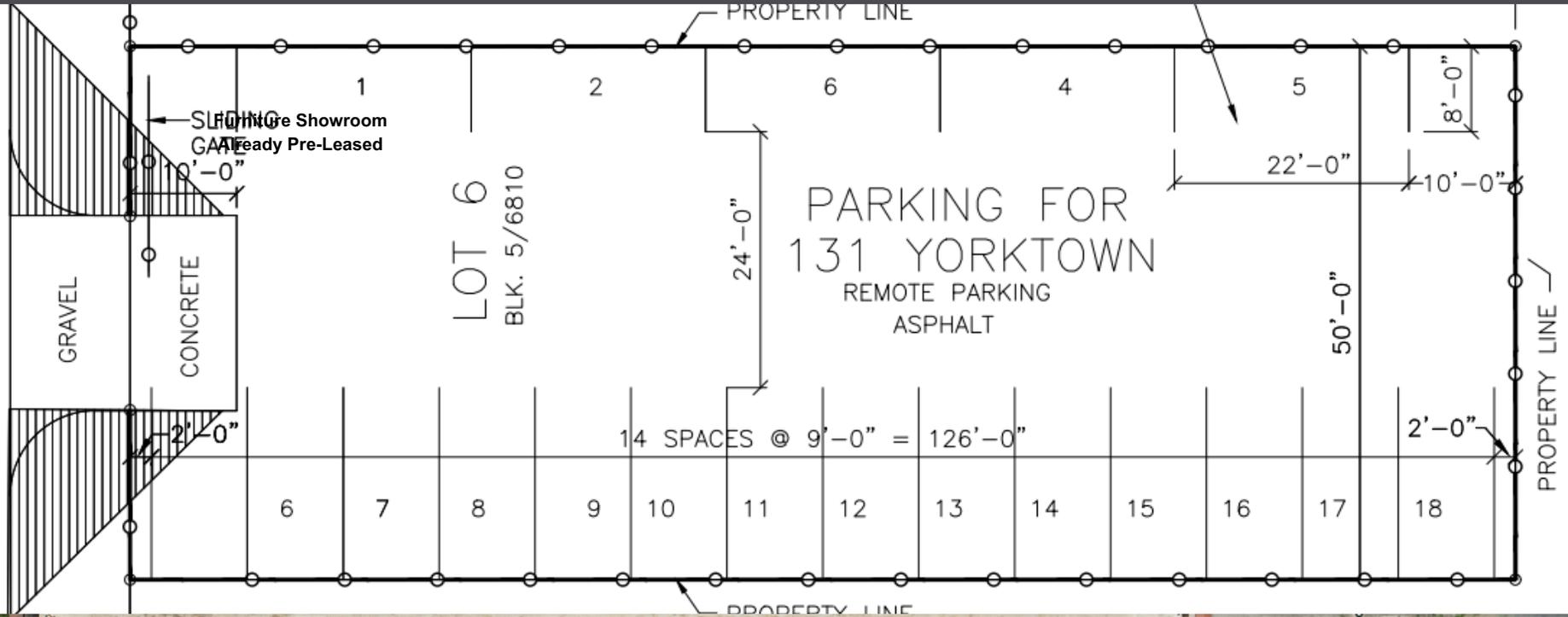
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BEATRICE ST.



**Includes Extra Parking  
at 2324 Beatrice St.  
(6,500 SF +/-) Lot  
\*Fenced & Lighted**

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## LOCATION ADVANTAGES

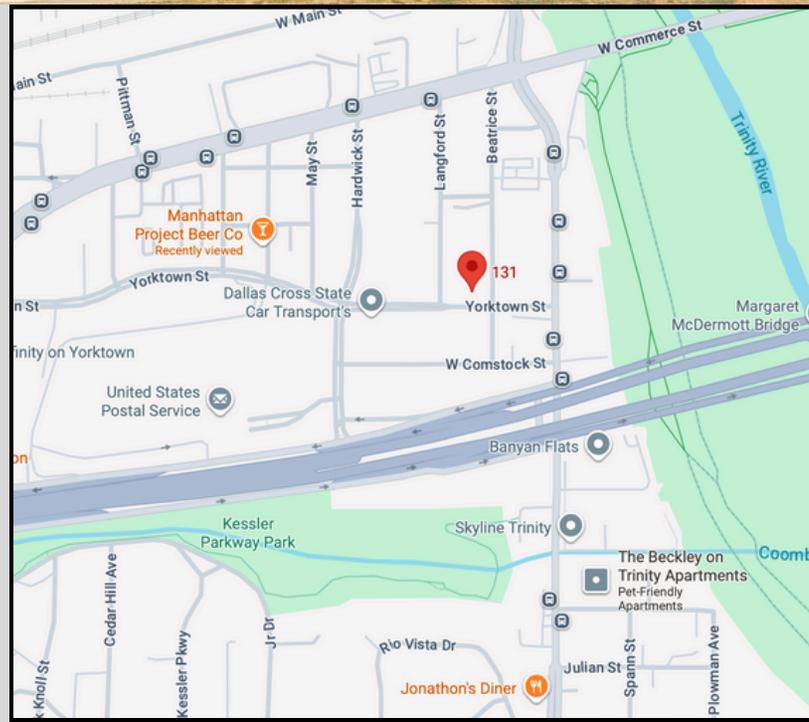
Tucked Between Trinity Groves, Kessler Park & Bishop Arts

2 Miles +/- to I-35E and 3 Miles +/- to I-30

6 Miles +/- to Dallas North Tollway and 8 Miles +/- to Dallas Love Field

25 Miles +/- to DFW International Airport

Near Proposed Harold Simmons Park





Estimated Base Rent:  
\$23.00/SF

## Pricing

Estimated OPEX:  
\$8.80/ SF

*CAM portion estimated  
at \$2.80 / SF (includes  
utilities, internet,  
cleaning, & stocked  
lounge fridge)*

An aerial photograph of a city, likely Dallas, Texas, showing a mix of industrial and commercial buildings, parking lots, and a large bridge in the background. A prominent red banner with white text is overlaid on the right side of the image.

**CONTACT US**

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75208**

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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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Bates Real Estate, LLC	9014642	accounts@batesrealstate.com	Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Caleb Bates	660669	caleb@batesrealstate.com	Phone
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 \_\_\_\_\_