



RETAIL/OFFICE SPACE FOR LEASE

4807 - 4819 Norma St | Dallas, TX 75247



PROPERTY HIGHLIGHTS

Located just off I-35E, the Norma Street Flex Park offers versatile flex space in a prime Dallas location. With quick highway access and proximity to major business corridors, it's ideal for office, showroom, or light production use. Similar properties in this area are in short supply, making this a unique opportunity for businesses seeking flexible, well-located space in the center of Dallas..

PRICE

\$17/ SF / YR + NNN

SIZE

4807 +/- 2,269 SF
4809 +/- 2,779 SF
4811 +/- 2,164 SF
4815 +/- 2,900 SF
4817 +/- 2,164 SF

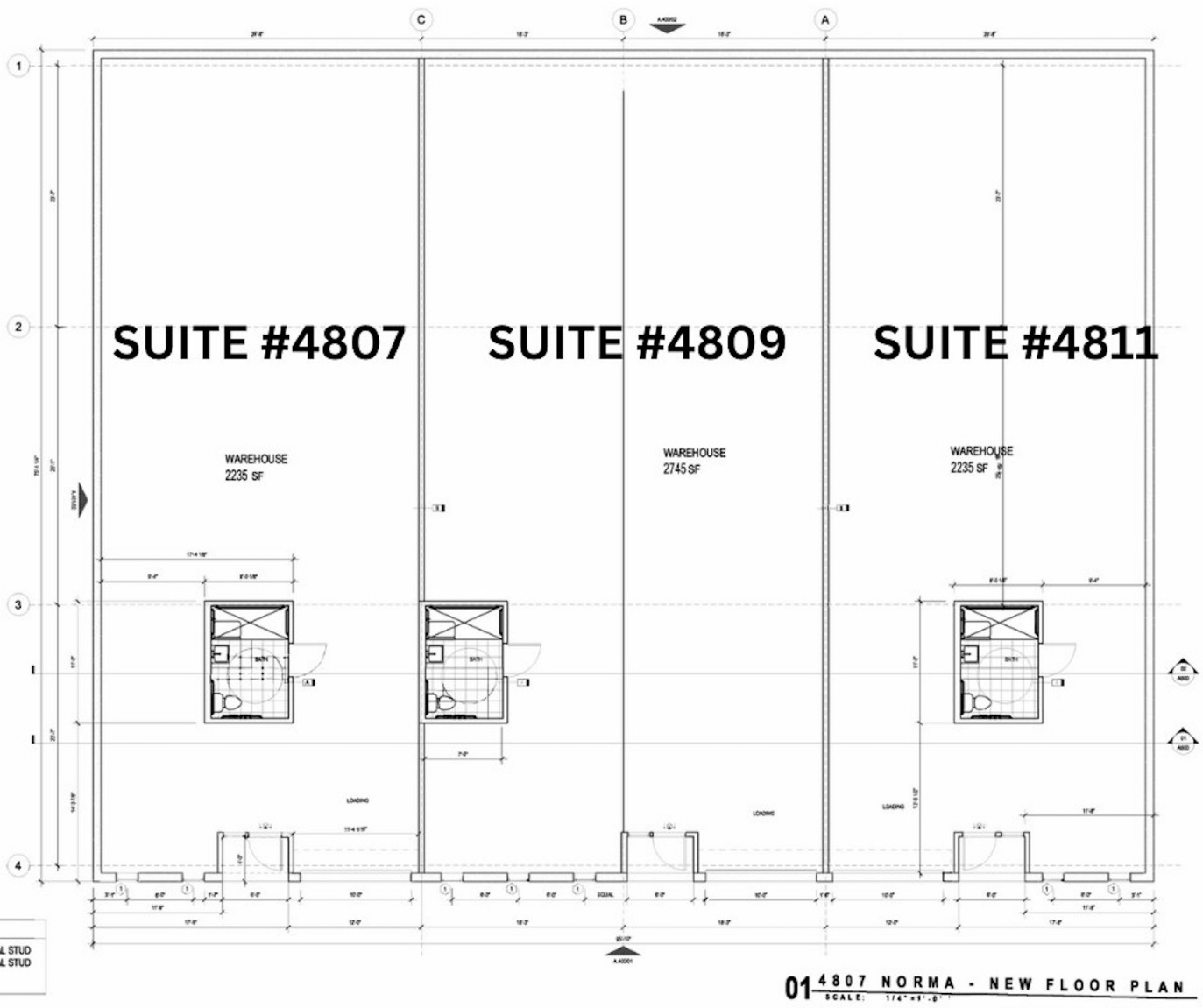
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AUSTIN DAVIS

austin@stagcre.com | (940) 400 -STAG

FLOORPLAN

4807 - 4819 Norma St | Dallas, TX 75247



NORMA WAREHOUSE BLDG.
LOT 14 - 4807 & LOT 15 - 4811 NORMA STREET
DALLAS, TEXAS 75247

HD DESIGN GROUP, LLC
10000 DALLAS STREET, SUITE 100
DALLAS, TEXAS 75247
714.455.1000
www.hddesigngroup.com

SEAL: [Professional Engineer Seal]

CONSULTANTS:

ISSUE LOG:

PROJECT:
NORMA WAREHOUSE BUILDING

PROJECT NO: 18851

SHEET TITLE:
ARCHITECTURE
FLOOR PLAN

SHEET NUMBER:
A.200

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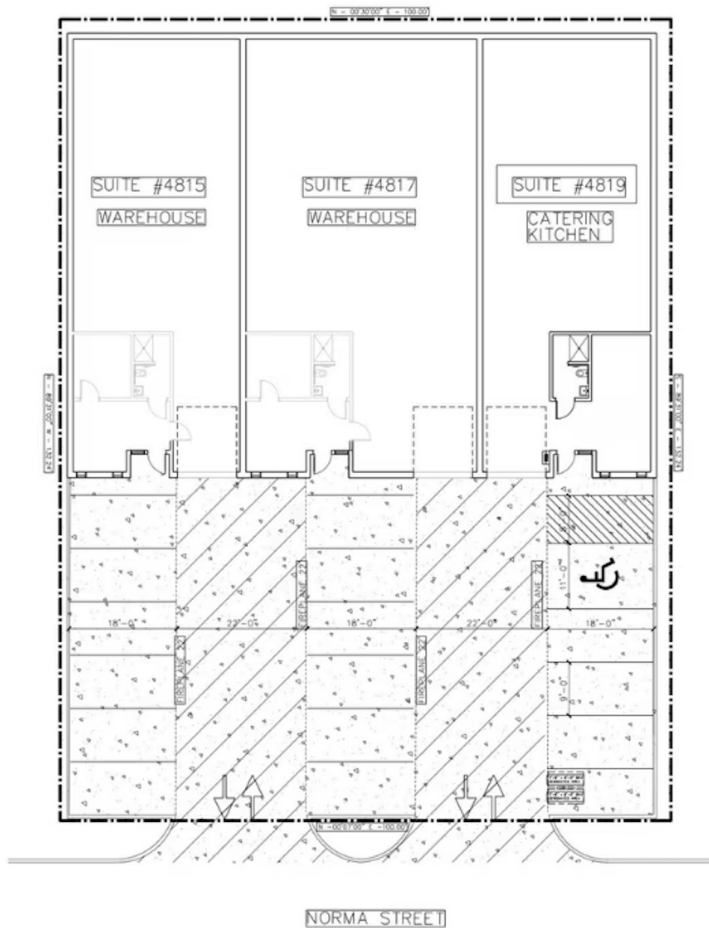
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FLOORPLAN

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SITE PLAN
COLLIER/8-11-17



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PROPERTY SUMMARY

PROPERTY:	Norma St Flex Park
ADDRESS:	4807-4819 Norma St., Dallas, TX
TYPE/ZONING:	Commercial / Retail / Office / Light Manufacturing
AVAILABLE:	<u>4807</u> +/- 2,269 SF <u>4809</u> +/- 2,779 SF <u>4811</u> +/- 2,164 SF <u>4815</u> +/- 2,900 SF <u>4817</u> +/- 2,164 SF All suites are 100% HVAC, each suite comes with one (1) OHD. All floor plans are open with the ability to customize finish out, if necessary.
RATE:	\$17 / SF / YR + NNN's (Est. \$5.00/SF)
TERMS:	3-5 years
TI:	Negotiable
UTILITIES:	Tenants Expense - All existing to the site
SIGNAGE:	Available on building facade per city ordinances and Landlords approval.
PARKING:	Ample
AGE:	Built 1985 & 2018
LISTED:	LoopNet, Costar, Crexi, and many other sites
COMMENTS:	Located just off I-35E, the Norma Street Flex Park offers versatile flex space in a prime Dallas location. With quick highway access and proximity to major business corridors, it's ideal for office, showroom, or light production use. Similar properties in this area are in short supply, making this a unique opportunity for businesses seeking flexible, well-located space in the center of Dallas.

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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:
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ 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