

FOR SALE

6001
SUMMERSIDE

DALLAS, TX 75252



NEWMARK

PROPERTY SUMMARY

6001 SUMMERSIDE DRIVE | DALLAS, TX



1997
Year Built



**Multi-Tenant or
Single Tenant**
Use



33,599 SF
RBA



3.0 / 1,000 SF
Parking Ratio



6,461 SF
Leased Space



**Short-Term Sale
Leaseback**
Owner Consideration



DEMOGRAPHICS

Dallas, Texas	3 Mile	5 Mile	10 Mile
2024 Total Population	144,060	391,358	1,344,301
Average Household Income	\$128,374	\$129,214	\$135,885
Median Age	35.8	36.7	36.7
Labor Force Population	88,346	236,786	795,706

PROPERTY PHOTOS



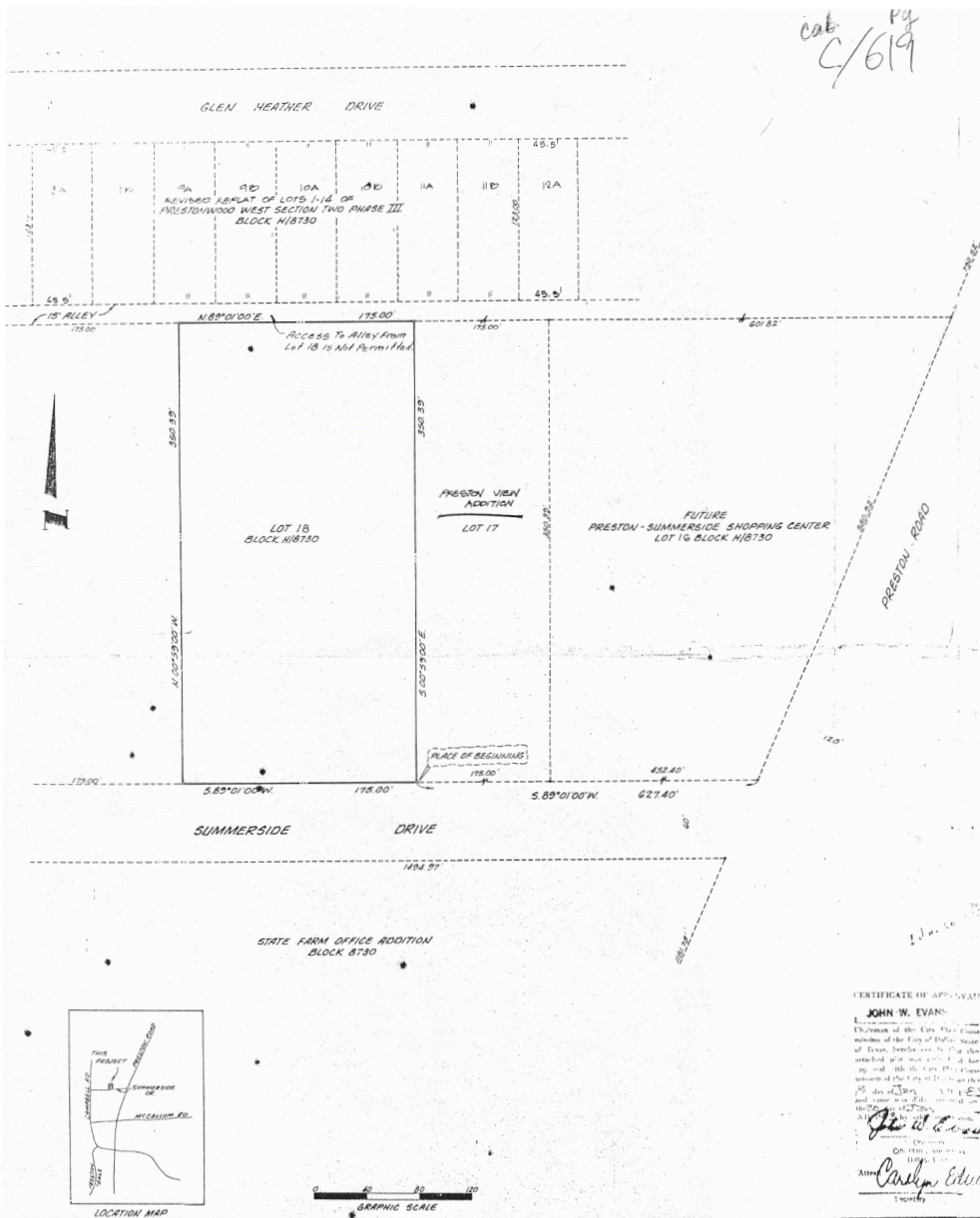
PROPERTY PHOTOS



PROPERTY PHOTOS



SITE SURVEY



cat
C/619

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, SUMMERSIDE, JOINT VENTURE is the owner of a tract of land situated in the City of Dallas Block No. 8730 and the A. B. Drank Survey, Abstract No. 283, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point in the north line of Summerside Drive said point being S 89° 01' 00" W, 427.40 feet from the intersection of the west line of Preston Road (a 120 ft. R.O.W.) and the north line of Summerside Drive (a 60 ft. R.O.W.);

THENCE S 89° 01' 00" W, 175.00 feet along said north line of Summerside Drive;

THENCE N 00° 59' 00" W, 350.39 feet;

THENCE N 89° 01' 00" E, 175.00 feet;

THENCE S 00° 59' 00" E, 350.39 feet to the Place of Beginning and containing 1.408 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SUMMERSIDE, JOINT VENTURE does hereby adopt this plat designating the herein described property as SUMMERSIDE OFFICE CONDOMINIUM ADDITION, an addition to Collin County, Texas. The easements shown thereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all time have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the home builder as required by the City Council Resolution #88-1038 and in accordance with the requirements of the Director of Public Works of City of Dallas. Water Main and Sanitary Sewer Easements shall also include additional area of working space for the construction and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meters and boxes, sewer laterals from the main to the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

WITNESS OUR HANDS AT DALLAS, TEXAS this 26th day of January, 1982.

SUMMERSIDE, JOINT VENTURE
Ralph B. Blahly
Ralph B. Blahly, Managing Partner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RALPH BLAHLY, Managing Partner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of January, 1982.
Comm. expires 8-14-95
John C. Burkhardt
Notary Public, Dallas County, Texas

SURVEYOR'S CERTIFICATE:

NOW ALL MEN BY THESE PRESENTS:

That I, JOHN H. FERGUSON for FERGUSON-DEEBE, INC. do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Dallas, Texas.

John H. Ferguson
John H. Ferguson, Licensed Public Surveyor

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOHN H. FERGUSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration herein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of January, 1982.

Richard T. Hays
Notary Public, Dallas County, Texas

CERTIFICATE OF APPROVAL:

I, Chairman of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the Plan Commission of the City of Dallas on the 28th day of January, 1982, and same was duly approved on the 20th day of January, 1982 by said Commission.

Richard T. Hays
Chairman, City Plan Commission
Dallas, Texas

ATTEST:

Secretary

CERTIFICATE OF APPROVAL:

JOHN W. EVANS
Chairman of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the Plan Commission of the City of Dallas on the 28th day of January, 1982, and same was duly approved on the 20th day of January, 1982 by said Commission.

John W. Evans
Chairman, City Plan Commission
Dallas, Texas

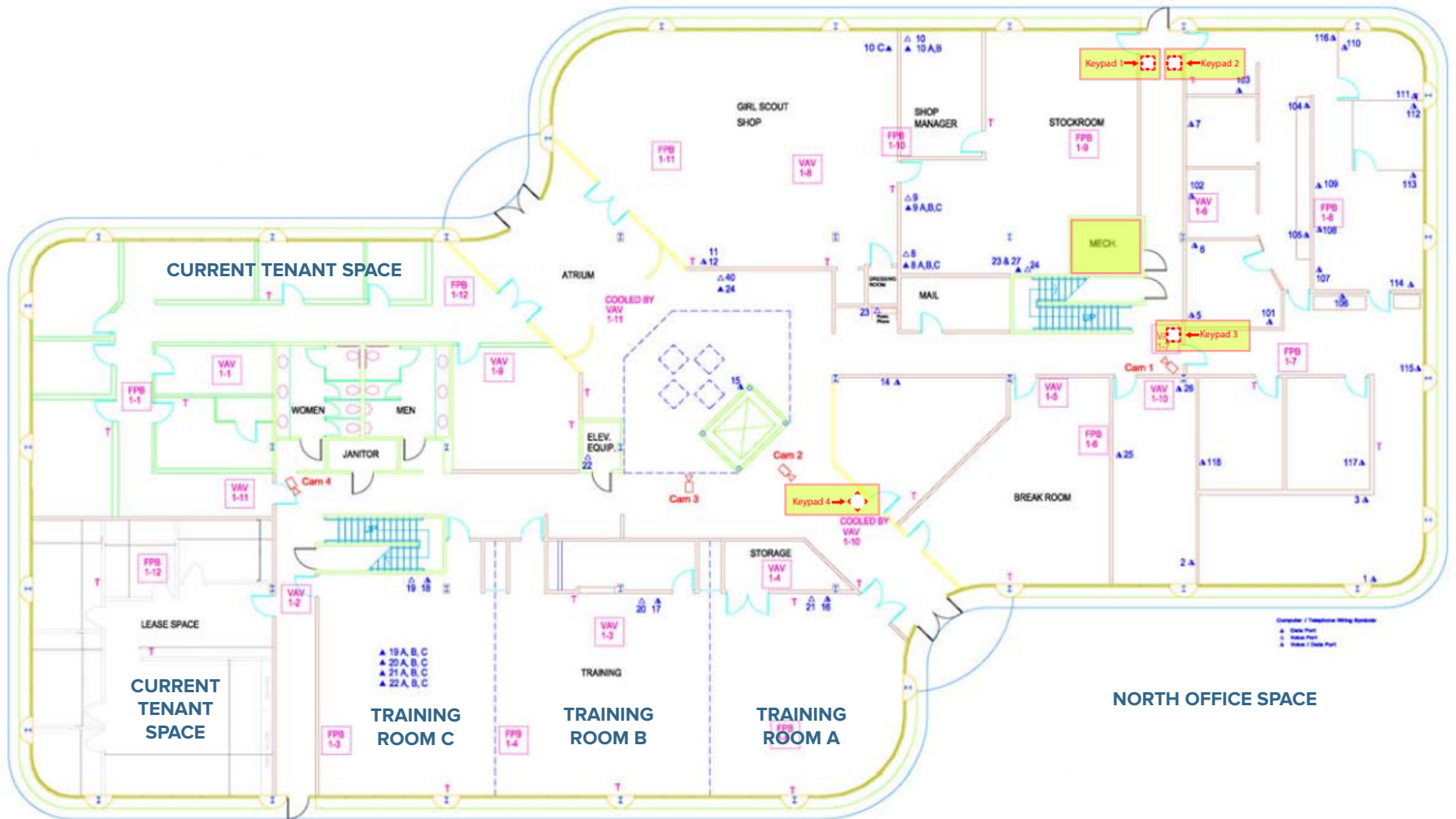
SUMMERSIDE OFFICE CONDOMINIUM ADDITION
A. B. DRANK SURVEY, ABSTRACT NO. 283
CITY OF DALLAS BLOCK NO. 8730
COLLIN COUNTY, TEXAS

SUMMERSIDE, JOINT VENTURE - OWNER
4949 WESTGROVE DRIVE
DALLAS, TEXAS

FERGUSON-DEEBE INC. - ENGINEERS
5817 KAUSLEY ROAD - DALLAS, TEXAS
DECEMBER, 1982 SCALE: 1"=40'
CITY PLAN FILE NO. S-790-2715-C

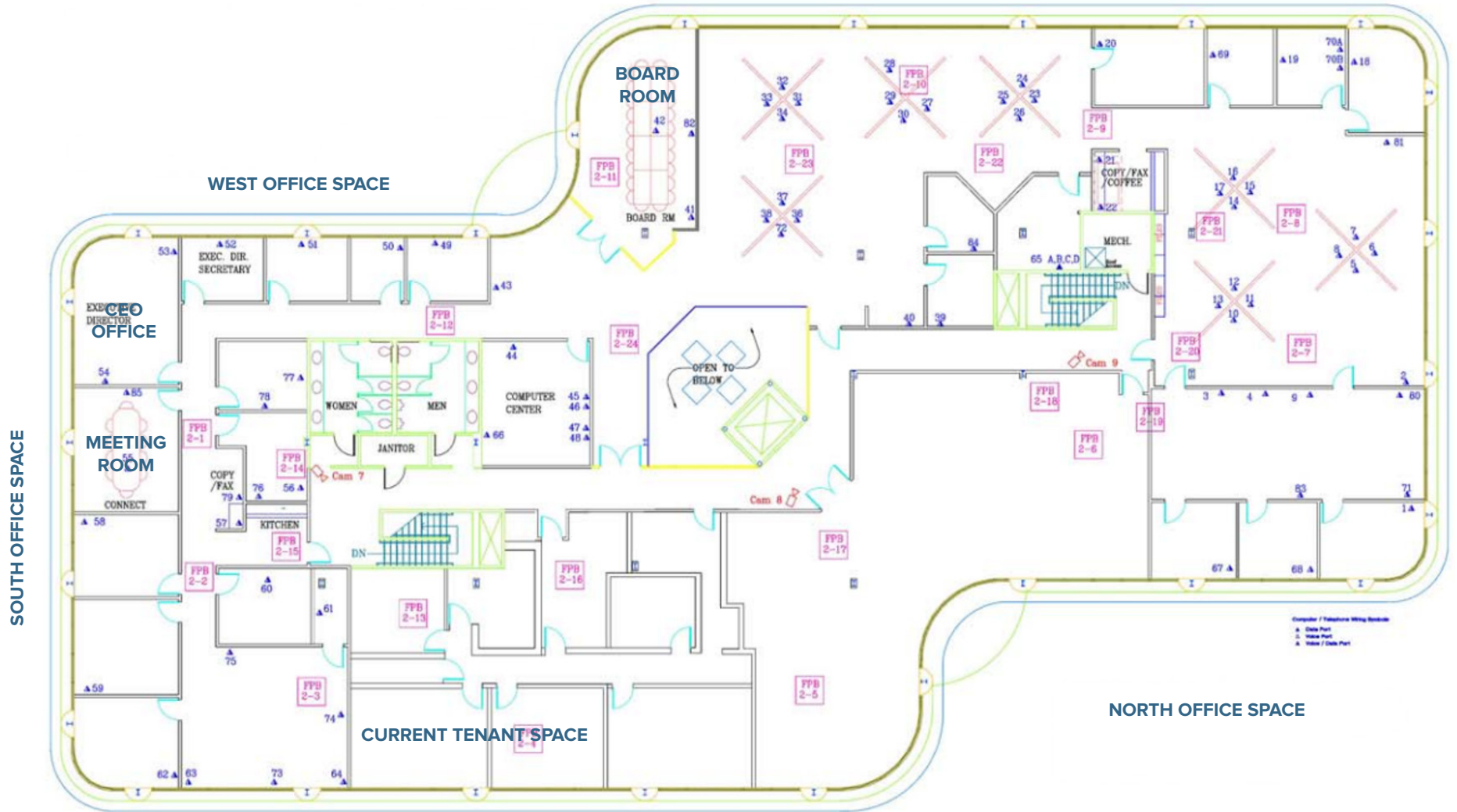
FLOOR PLANS

FIRST FLOOR



FLOOR PLANS

SECOND FLOOR



SARA FREDERICKS

Director

972.571.2146

sara.fredericks@nmrk.com

CASEY HILBUN

Director

469.688.8222

casey.hilbun@nmrk.com

SELLER SHALL SELL AND CONVEY TO BUYER, AND BUYER SHALL ACCEPT, THE PROPERTY "AS IS", "WHERE IS", AND WITH ALL FAULTS. SELLER SHALL NOT WARRANT OR MAKE ANY REPRESENTATION, EXPRESS OR IMPLIED, AS TO FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, DESIGN, QUANTITY, QUALITY, LAYOUT, FOOTAGE, PHYSICAL CONDITION, OPERATION, COMPLIANCE WITH SPECIFICATIONS, ABSENCE OF LATENT DEFECTS OR COMPLIANCE WITH LAWS AND REGULATIONS (INCLUDING, WITHOUT LIMITATION, THOSE RELATING TO HEALTH, SAFETY AND THE ENVIRONMENT) OR ANY OTHER MATTER AFFECTING THE PROPERTY.

An expanded version of the above disclaimer shall be a part of the Purchase and Sale Agreement which shall be on Seller's form contract.

NEWMARK

INFORMATION ABOUT BROKERAGE SERVICES

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.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Newmark <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	586696 <small>License No.</small>	 <small>Email</small>	469-467-2004 <small>Phone</small>
Ran Holman <small>Designated Broker of Firm</small>	326735 <small>License No.</small>	ran.holman@nmrk.com <small>Email</small>	469-467-2060 <small>Phone</small>
Sara Fredericks <small>Sales Agent/Associate's Name</small>	560005 <small>License No.</small>	sara.fredericks@nmrk.com <small>Email</small>	469-467-2000 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date