

# FOR SUBLEASE

2007 Farrington Street  
Dallas, TX 75207

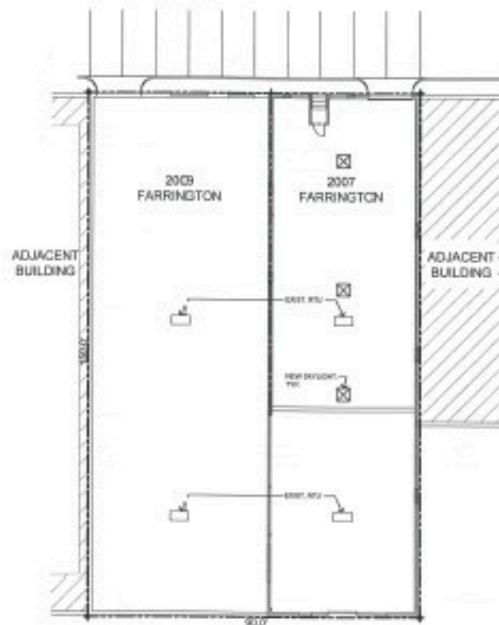
DOUG MOLNY  
214.686.5980  
DMOLNY@CAPSTONECOMMERCIAL.COM



2007

## CAPSTONE COMMERCIAL

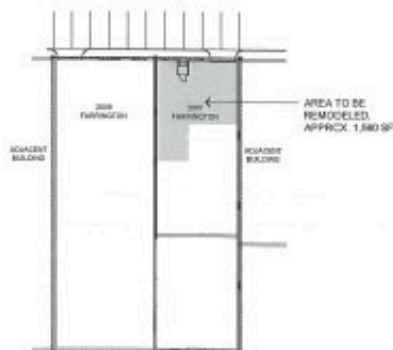
- 7,700 SF
- Showroom/Office/Warehouse
- 100% AC
- Glass Entryway/Conference Room
- IKEA Kitchen/Breakroom Area
- 2-Large Open Workrooms
- Stained & Sealed Floors
- White Pin Wheel Insulation on the Ceiling
- 2-ADA restrooms
- IT & Security System Room
- Skylights
- 4-Private Offices
- Recessed Dock Door w/ Electric Motor
- TPO White Roof/14' Clear Height
- Zoned MU-3 PD/621 (live, work, light manufacturing)
- Lease expires Dec. 31, 2026



**1 SITE PLAN / ROOF PLAN**  
 1/16" = 1'-0" ON 22 X 34  
 PLAN NORTH



**3 EXISTING SURVEY**  
 N.T.S.



**2 KEY PLAN**  
 N.T.S.  
 PLAN NORTH

**PARKING ANALYSIS**  
 TENANT AREA: 5,751 SF  
 PARKING REQUIRED:  
 1/1,100 FOR SHOWROOM/WAREHOUSE  
 5,751 SF = 95  
 PARKING PROVIDED: 10



**VICINITY MAP**  
 2007 & 2009 FARRINGTON ST.,  
 DALLAS, TX 75207  
 TRUE NORTH

**BUILDING INFORMATION:**  
 BUILDING USE: 'B' BUSINESS  
 CONSTRUCTION TYPE: 3-B  
 NON-SPRINKLED  
 SINGLE-STORY  
 APPROX. 13,500 TOTAL SF

**TENANT INFORMATION SUITE 2007:**  
 OCCUPANCY USE: WHSE-SHOWROOM EXISTING  
 APPROX. 5,751 SF

ISSUE RECORD	
1/14/15	ISSUE FOR PERMIT & CONSTRUCTION
JOB NUMBER: 14-044	

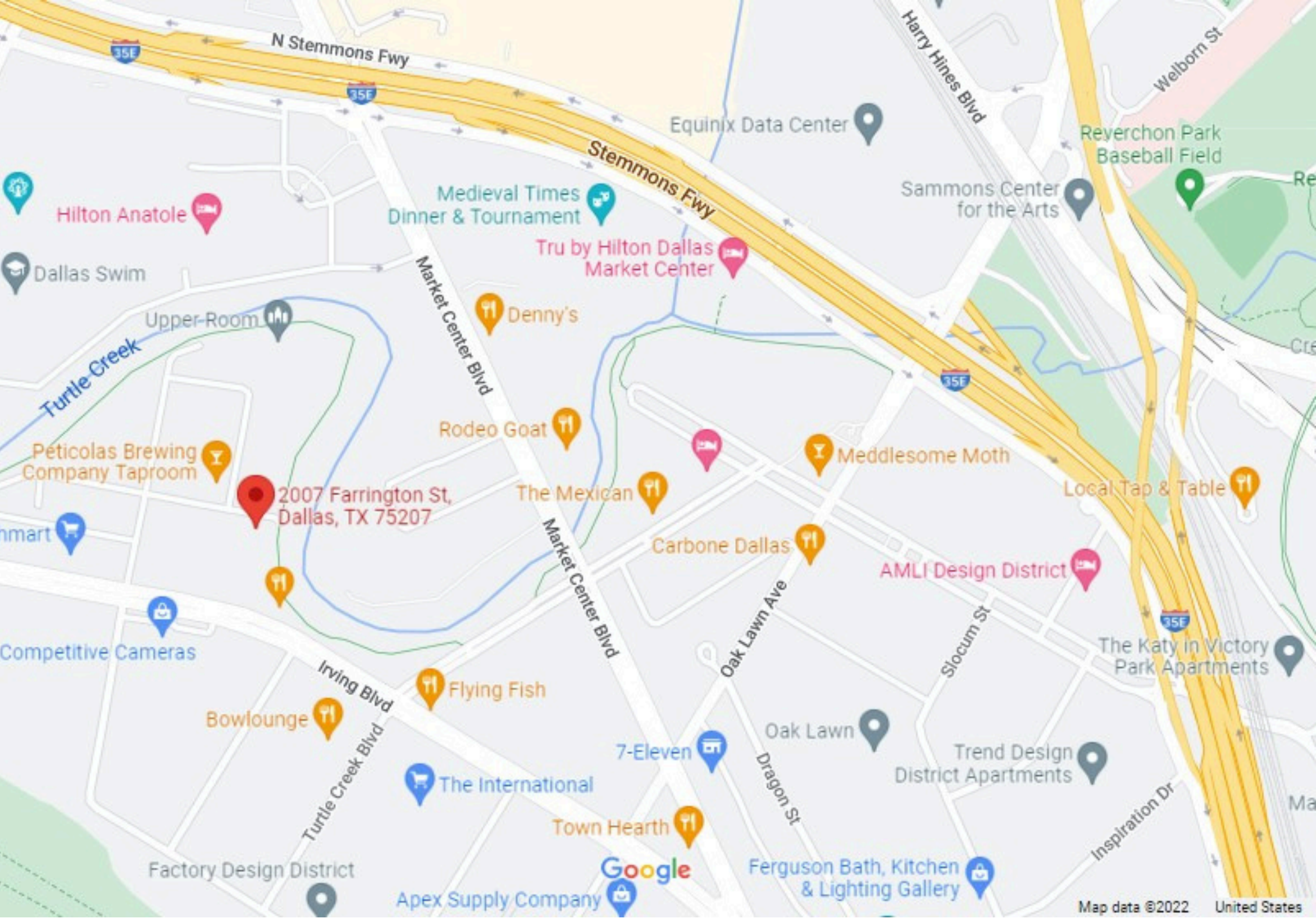


**GROUP**  
**WADDILL**  
 ARCHITECTURE, DESIGN & CONSULTING  
 1100 GRADIS STREET, SUITE 150, DALLAS, TX 75207  
 PHONE: 972-412-1415 FAX: 972-412-1415 WWW.WADDILL.COM



**PARTIAL REMODEL OF EXIST. BUILDING**  
 2007 FARRINGTON ST.  
 DALLAS, TX 75207

DATE: 1/14/15  
 DRAWN BY: J. WADDILL  
 CHECKED BY: J. WADDILL  
 APPROVED BY: J. WADDILL  
 JOB NUMBER: 14-044  
 DRAWING TITLE: SITE PLAN  
 SHEET: A1  
 OF 3



The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice



# 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.

### TIPS 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 or 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	sburnis@capstonecommercial.com	(972) 250-5800
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Burnis	450870	sburnis@capstonecommercial.com	(972) 250-5858
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Douglas Molny	374402	dgmolny@capstonecommercial.com	(214) 686-5930
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials _____ Date _____			