



WYNMARK
COMMERCIAL



5477 Glen Lakes Dr.
DALLAS, TEXAS 75231

FOR LEASE
Suite 135 - 5,218 SF

DALLAS, TEXAS

- 5477 Glen Lakes Drive is strategically positioned in Dallas, providing easy access to US 75 and 635. The Hill is right next to this building for all your restaurant needs. It is close enough to walk to restaurants. This central location is ideal for businesses looking to establish themselves in a thriving economic area.
- This is a great space that is located off the lobby right when you walk in the building. New lobby finishes throughout and the space has beautiful interiors. Currently finished out for a general office user, but could be converted to medical.
- Two internal restrooms to this space with one having its own shower.
- Secure underground reserved parking.
- Join a great mix of other medical and office users.

SUMMARY

- Suite 135: 4,302 RSF
- Condition: 2nd Gen Medical Office (Sleep Lab)
- 6 Private Office, 2 Conference Rooms and open area for cubicles. Multiple phone/breakout rooms
- High End Finishes
- 9 Reserved Underground Parking Spaces
- Zoning: Professional Office

ECONOMICS

- Lease Price: \$25.00 + NNN
- NNN Estimate: \$13.09 psf (Includes Utilities and Janitorial)
- Allowed Uses: Medical and Office

TENANTS

- Dentist, Internal Medicine, Fertility Clinic, Psychotherapist, Family and Relationship Therapist, Private Equity

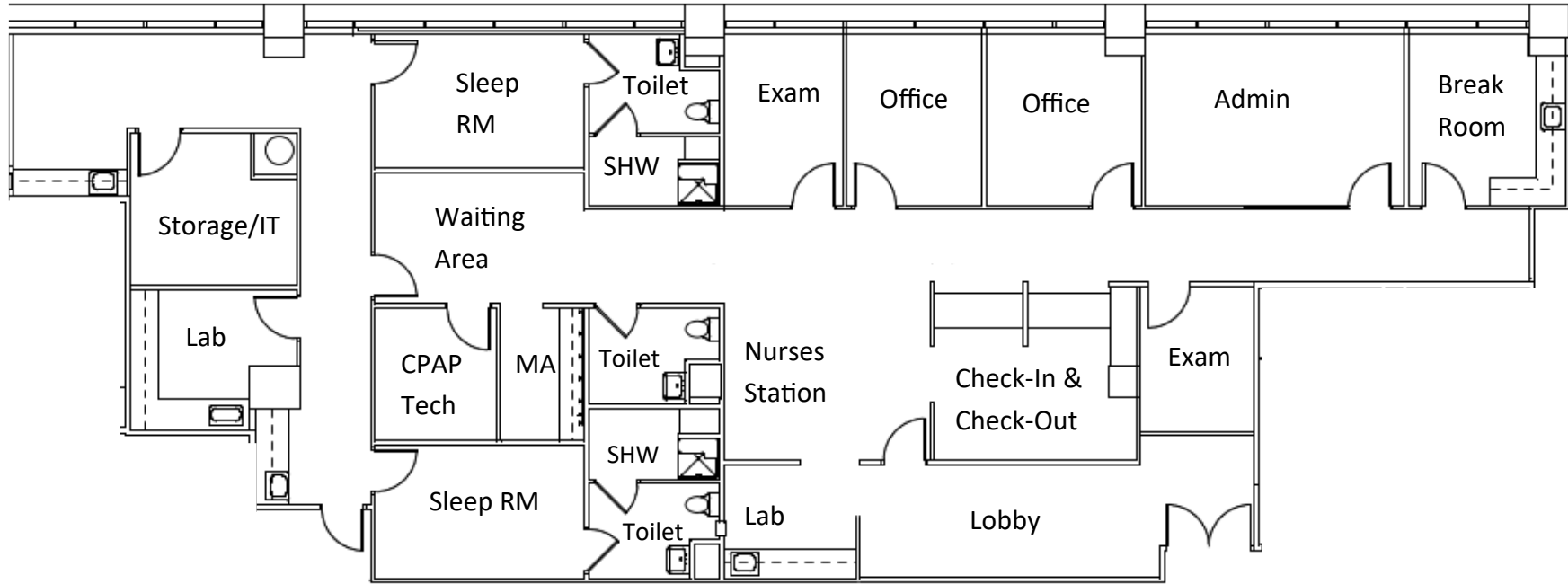
SITE PLAN



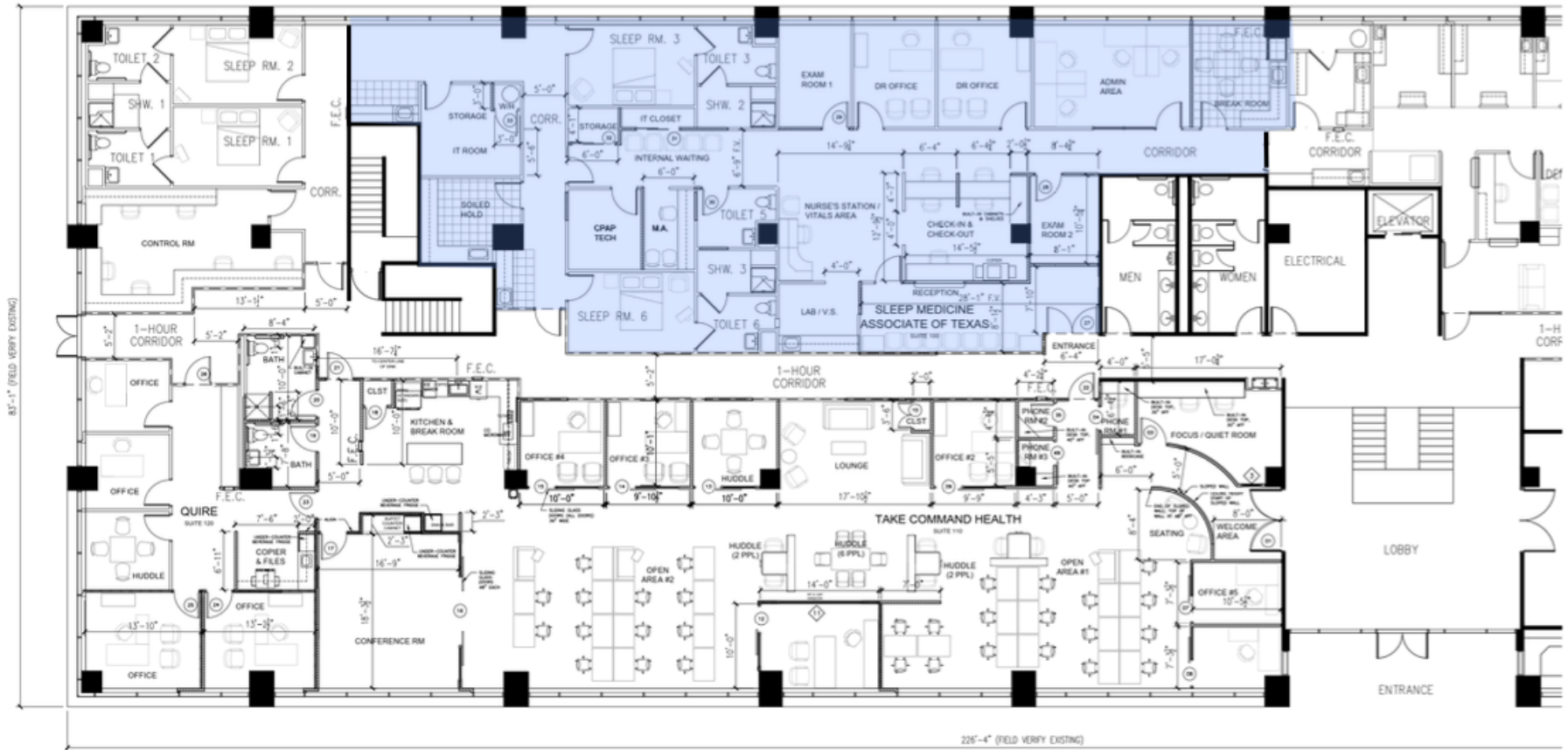
GLEN LAKES DRIVE

MANDERVILLE LANE

SUITE 135 FLOOR PLAN



1ST FLOOR PLAN



GLEN LAKES DRIVE

INTERIOR PHOTOS



INTERIOR PHOTOS



LOCATION



DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
2023 Households by HH Income	10,277	155,874	559,385
<\$25,000	2,022 19.68%	23,246 14.91%	87,264 15.60%
\$25,000 - \$50,000	3,198 31.12%	31,870 20.45%	121,608 21.74%
\$50,000 - \$75,000	1,806 17.57%	25,167 16.15%	102,994 18.41%
\$75,000 - \$100,000	1,009 9.82%	14,013 8.99%	64,012 11.44%
\$100,000 - \$125,000	598 5.82%	12,031 7.72%	50,269 8.99%
\$125,000 - \$150,000	466 4.53%	8,800 5.65%	32,499 5.81%
\$150,000 - \$200,000	276 2.69%	10,603 6.80%	36,415 6.51%
\$200,000+	902 8.78%	30,144 19.34%	64,324 11.50%
2023 Avg Household Income	\$79,038	\$116,064	\$96,965
2023 Med Household Income	\$49,466	\$72,576	\$66,909

Radius	1 Mile	5 Mile	10 Mile
Population			
2028 Projection	23,911	357,361	1,401,327
2023 Estimate	23,955	367,956	1,402,559
2010 Census	20,359	366,644	1,254,448
Growth 2023 - 2028	-0.18%	-2.88%	-0.09%
Growth 2010 - 2023	17.66%	0.36%	11.81%



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.

11-2-2015

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:
 - 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.

Wynmark Commercial Property Management Company LLC	9005856	christina@wynmarkcommercial.com	972-810-4308
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Pittman	526294	markp@wynmarkcommercial.com	972-897-0562
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



Please
Contact

AUSTIN EASTMAN

972.360.8787

Austin@wynmarkcommercial.com

KRISTIN HOLLEK

972.360.8787

Kristin@wynmarkcommercial.com