

MACY NEWMAN

COMMERCIAL REAL ESTATE

EXCLUSIVELY OFFERED FOR SALE

3008 E. Hebron Pkwy

Building B · Suite #400

CARROLLTON, TEXAS 75010

OFFERING PRICE

\$1,752,660

4,494

SQ FT

6

OFFICES

2

CONF.

COVERED

PARKING

MARK MACY

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A Distinctive Office in Castle Hills

An exceptional, turn-key office condominium set within Castle Hills' Tudor-inspired Village District.

The 4,494-square-foot suite blends architectural character with a bold, light-filled industrial interior. Exposed steel ductwork, two-story, custom acoustic walls and refined natural-finish millwork throughout. Six private offices, two conference rooms, a chef's break room, dramatic open work area and private mezzanine deliver a workplace unlike anything else on market.

Reserved covered parking and abundant overflow parking. Walkable to retail, dining and the Castle Hills lifestyle amenities. Minutes from the Dallas North Tollway and the President George Bush Turnpike.

4,494

TOTAL SF

6

PRIVATE OFFICES

2

CONFERENCE ROOMS

2

STORIES

RESERVED

COVERED PARKING

TURN-KEY

MOVE-IN READY

OFFERED AT

\$1,752,660

EXTERIOR & GROUNDS

Tudor Architecture · Pond-side Setting



INTERIOR

Refined Finishes · Industrial Touch



THE SIGNATURE SPACE

Two Stories

One Unforgettable Workplace.

An open central ceiling rises the full height of the building, natural light shines in from oversized industrial-grid windows, framed by exposed spiral ductwork and warm wood-tone column wraps.

Above, a mezzanine office and conference room overlook the floor through black-framed glazing. It's a workplace that creates instant identity equally suited to a creative agency, financial firm, professional services tenant or owner-user seeking a flagship Dallas-area address.

20'+

CEILING HEIGHTS

FULL

MEZZANINE LEVEL

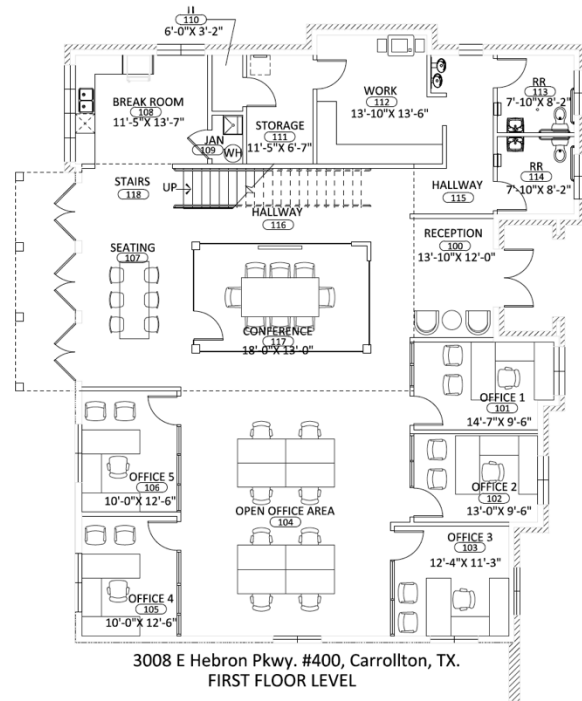
LIGHT

FILLED VOLUME

MACY NEWMAN · SIGNATURE SPACE



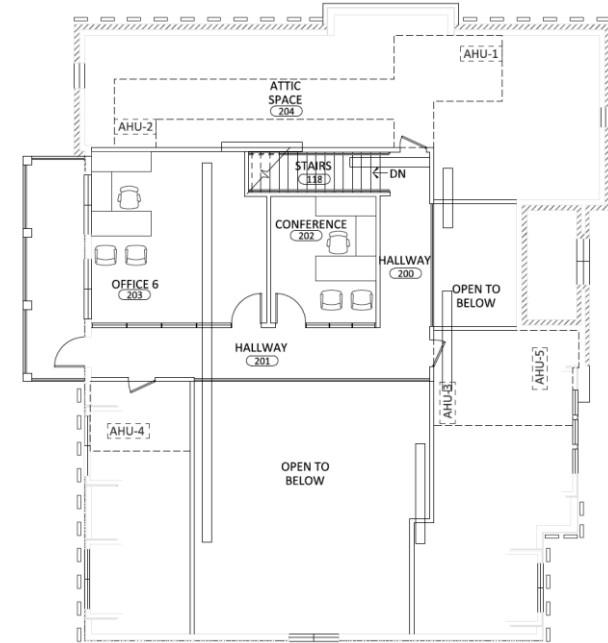
Layout & Spaces



3008 E Hebron Pkwy. #400, Carrollton, TX.
FIRST FLOOR LEVEL

FIRST FLOOR

Reception · 5 Offices · Conference · Break Room



3008 E Hebron Pkwy. #400, Carrollton, TX.
MEZZANINE FLOOR LEVEL

MEZZANINE LEVEL

Office · Conference · Open to Below

Floor plans for marketing purposes only. Not to scale. Buyer to verify dimensions.

FOR ADDITIONAL INFORMATION & TOURS

Speak with the listing team.

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M A C Y N E W M A N

MACYNEWMAN.COM

THE PROPERTY

3008 E. Hebron Pkwy · Building B · #400

Carrollton, Texas 75010

All information furnished is from sources deemed reliable. Macy Newman makes no representation or warranty as to its accuracy. Buyer to independently verify all data prior to purchase.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Macy Newman	452227-B	mmacy@macynewman.com	972.392.3611
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Mark Macy	452227-B	mmacy@macynewman.com	214.808.8235
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Trey Tubbs	756592-SA	trey@macynewman.com	214.536.5327
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date