

OFFICE - SUBLEASE

1120 Empire Central Place, Dallas, TX



3 Story Office Building

9,800 SF SUBLEASE

Rental Rate: \$9,800/Mo Gross Lease

- Features:**
- 9,800 SF Office Space
 - Entire Floor
 - Multiple Bathrooms
 - Stemmons Sub-Market
 - 7 minutes to Medical Center
 - 12 minutes to Love Field
 - 13 minutes to Downtown
 - Elevator

Lease Term: Negotiable
Date Available: April 1, 2024

Property Overview

Entire Office Floor for Lease.

9,800 sf of Contiguous Office Space (entire floor) in a 22,500 sf office building located in the Stemmons Sub-Market. This 3-story boutique office building is centrally located with easy access to I-35 and John W. Carpenter Freeway.

TI available to adapt to new tenant. Quiet Office area submarket with numerous restaurant and retail spots less than 5 minutes.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Recipients should conduct their own investigation of the property and transaction.

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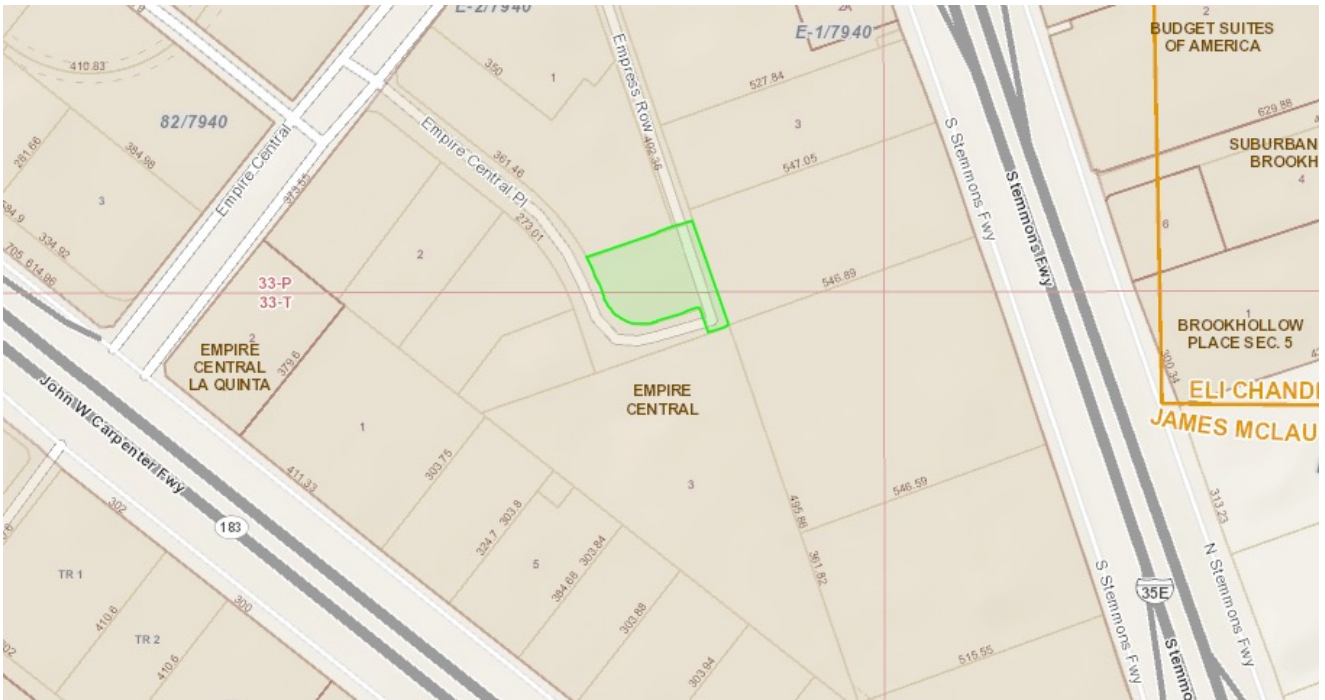
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LOCATION

- **Stemmons Submarket**
- **Easy Access to I-35**
- **Easy Access to John Carpenter Freeway**
- **Between I-35 and 183**

- **7 minutes to Medical District**
- **12 minutes to Love Field**
- **18 minutes to DFW**
- **13 minutes to Downtown**



The property is centrally located with easy access to I-35 and John W. Carpenter Freeway. It is nestled between I-35 and 183, giving it multiple ingress and egress points. Downtown Dallas is 13 minutes away, Dallas Love Field Airport is 12 minutes away, and DFW Airport is 18 minutes away.

The Medical District, only 7 minutes away, covers more than 1,000 acres, employs over 37,000 people, and attracts over 2.9 million patient visits per year

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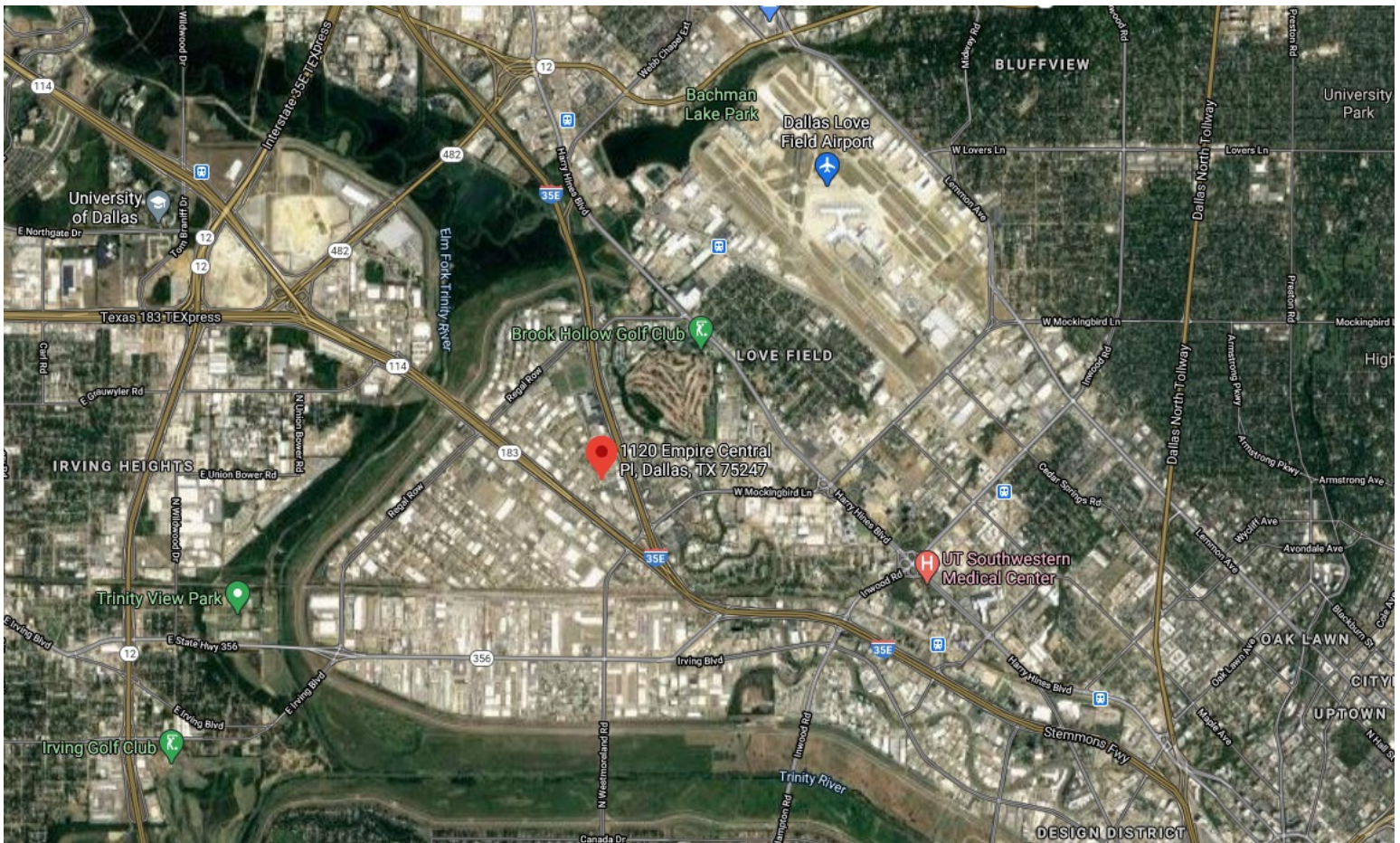
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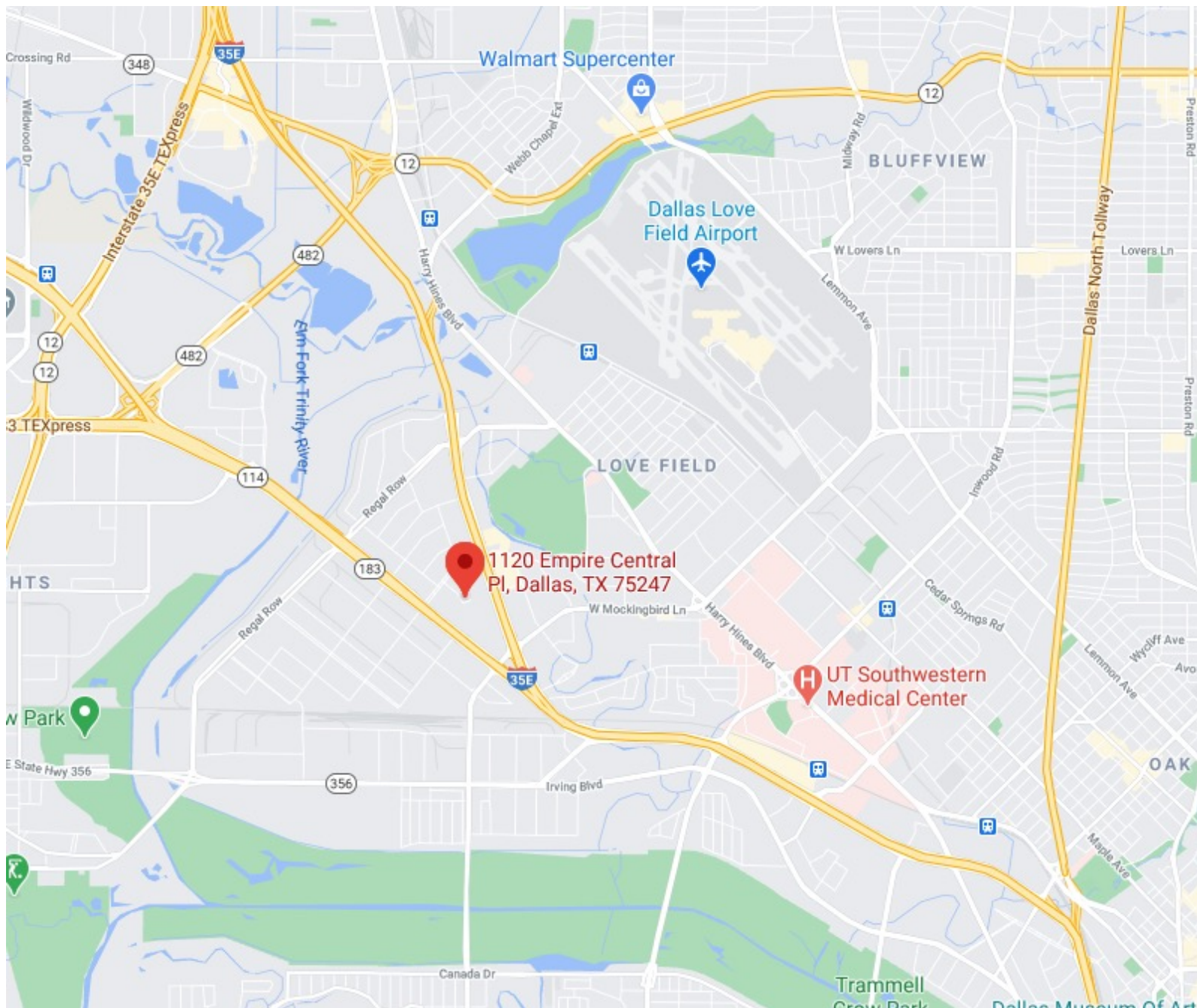
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11-2-2015



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:
 - 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.

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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

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