



Available Now!

3,520 sf Office Building on .64 Acres

6550 Lemmon Avenue

Dallas, TX 75209

Offering Memorandum

Property Summary

Details & Highlights

- **Spacious interior** includes one foyer perfect for a lobby, showroom, waiting room, and or conference space. Private rooms include 2 offices in front facing Lemmon Avenue and 2 in the rear, 4 identical & centrally-located offices with plumbing, 1 central kitchen, Washer and Dryer hookup, ample utility and storage space, 1 break and lounge area
- Large parking lot (17 + 1 handicap space)
- Highly visible site on Lemmon Avenue
- Large lot (.64 acres) with fenced yard



Scope of Work

Highlights – Scope of Work

- two new 200amp Electrical Panels
- Durable High-Traffic LTV Flooring
- All new windows & interior doors
- 12.75 R38 attic insulation
- automatic shades
- Smooth Level 4 Walls
- All New LED Interior/Exterior Lighting
- New fixtures and cans / electrical wiring throughout

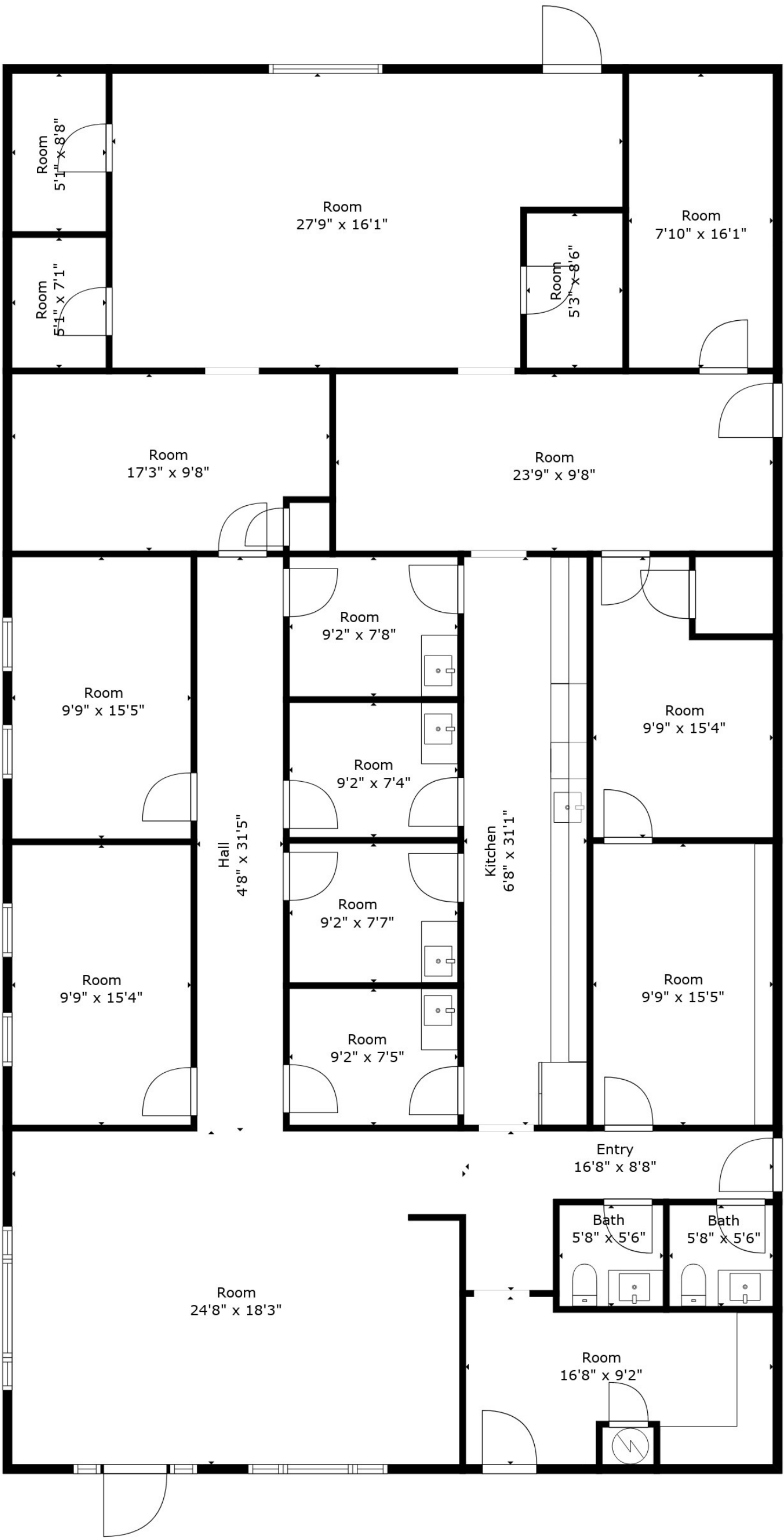
Before



After



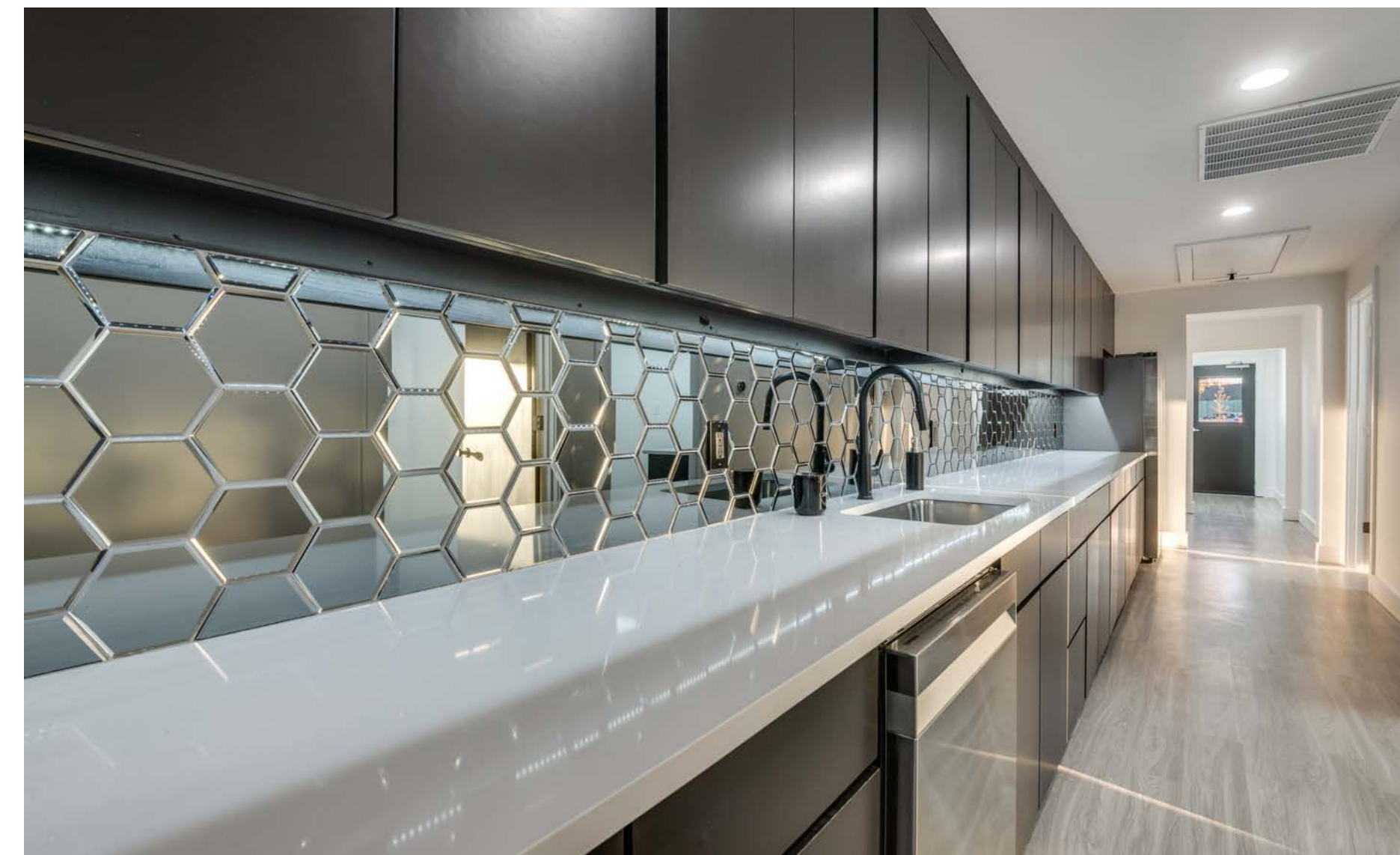
Building Floor Plan



Property Photos



Property Photos



Property Summary (continued)

Bldg SF:	3,520/Appraiser	Gross SqFt:	26,854
Yr Built:	1981/Assessor/Preowned	Zoning:	Community Retail (CR), Love Field Airport height restrictions apply
Lot SqFt:	26,833/Assessor	Mult Zone:	No
		# Units:	1
		Acres:	0.616
		#Stories:	1
Building Use:	Medical, Office, Retail, Other		
Alarm/Security:	Security System, Smoke Detector(s), Other		
Inclusions:	Land & Improvements		
Lot Size/Acre:	.64 acres		
		Ceiling Height:	8 to10 Feet
		Flooring:	Concrete, Luxury Vinyl Plank
		Heating:	Central, Natural Gas
		Cooling:	Central Air, Electric, Zoned
Rd Front Desc:	City Street		
Tenant Pays:	None		
Foundation:	Slab		
Construction:	Brick		
Roof:	Composition, Shingle		
Walls:	Brick		
Freight Doors:	No Dock		
Street/Utilities:	City Sewer, City Water, Concrete, Curbs, Electricity Connected, Individual Gas Meter, Individual Water Meter, Sidewalk		
Showing:	Appointment Only		
Parking/Garage :	Concrete, On Site, Parking Lot, Private		
		Owner Pays:	All Utilities
		Lease Desc:	None
		Special Notes:	Agent Related to Owner, Survey Available
		Possession:	Closing/Funding

Area Summary

About Lemmon Avenue & Surrounding Area

- Lock-and-fly location! A sweet opportunity to own this highly visible property across from the Frontiers of Flight Museum at Love Field and among the likes of Sewell Automotive, Jackson's Home & Garden, Ruibals Plants of Texas, LA Fitness, and bordering the transitioning Elm Thicket neighborhood.
- Lemmon Avenue is a significant business corridor where .64 acres is rare. This road cuts through the Oak Lawn, Turtle Creek and West Village neighborhoods of Dallas, providing a central thoroughfare for Dallas commerce.



Other Information



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

Douglas Elliman Real Estate	900706	tx.info@elliman.com	(214)521-7355
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Alice Belinda Fernandez	0499580	belinda.fernandez@elliman.com	(281)652-5588
Designated Broker of Firm	License No.	Email	Phone
Concho Minick	0785993	concho.minick@elliman.com	(469)676-8143
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Breck Gallini		breck.gallini@gmail.com	(214)986-8532
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

Bolo Realty, 4848 Lemmon Ave Dallas TX 75219 Phone: (214)986-8532 Fax: 6550 Lemmon Ave
Breck Gallini Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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About Douglas Elliman

Your Journey, Your Partner

At Douglas Elliman, we understand that real estate is a journey – and that personal relationships built on trust are the key to finding your way home.

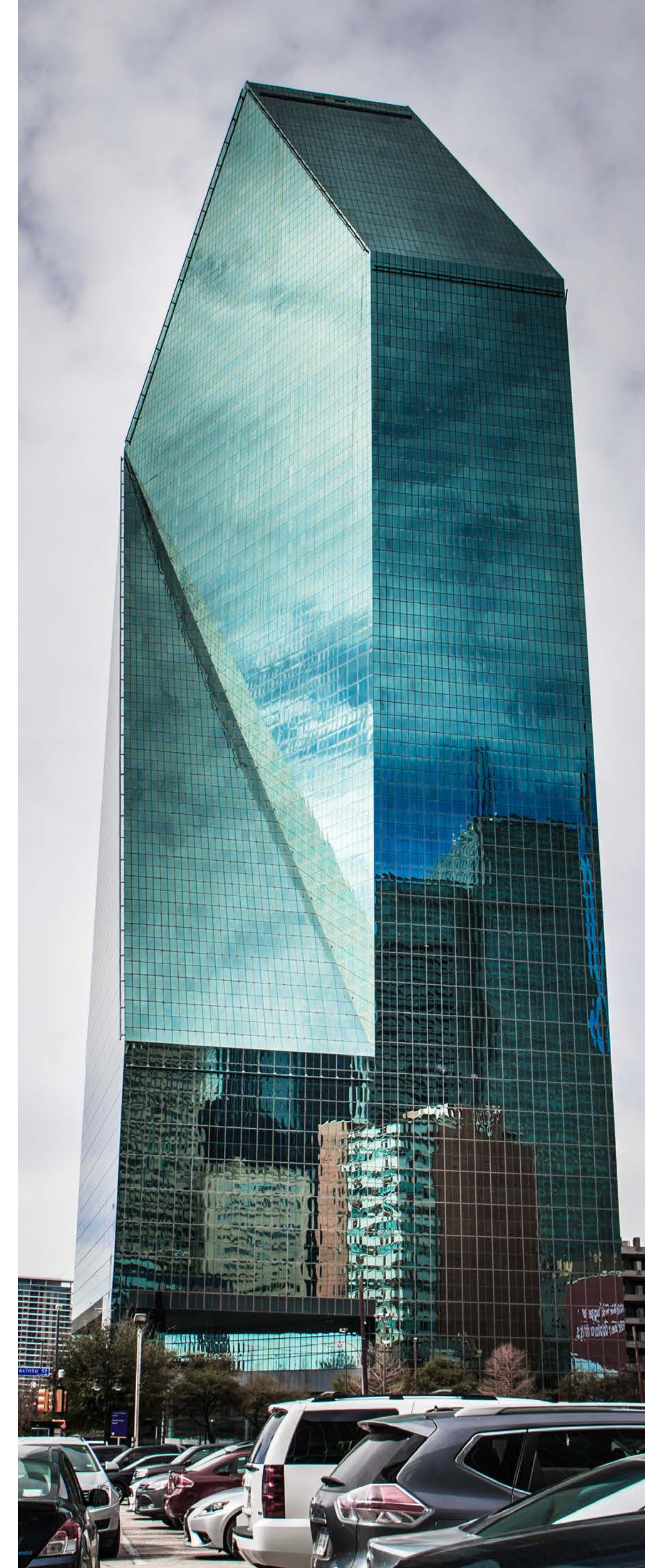
Your Agent, Your Advocate

More than a century since we were founded in New York City, we have grown to become one of the largest independent real estate brokerages in the nation. We have earned our reputation for excellence and integrity – and we empower our agents to embody those values every day.

Drawing on decades of real estate knowledge and the resources that come with our scale and reach, an Elliman agent is an essential advocate, dedicated to guiding you every step of the way.

Your Network, Your Community

Douglas Elliman agents belong to a network of real estate professionals spanning key markets across the country. They are colleagues, neighbors and members of the communities where they live and work. They promote local businesses, volunteer their time and forge true partnerships to support the causes they care about.



About Douglas Elliman (continued)

We Are Leaders in Your Market

With deep local expertise, Douglas Elliman knows the market inside and out.

Our exclusive Market Report series is a benchmark for residential market information in the region, providing your agent with the data and insights to help you to make critical and timely decisions.

Our Scale is Your Strength

With over 7,000 agents and more than 100 offices in key markets across the country, we have the reach and resources to promote your property from coast to coast.

Our scale enables your agent to leverage a powerful network of referrals and services that puts our national strength to work for you.



About Douglas Elliman (continued)

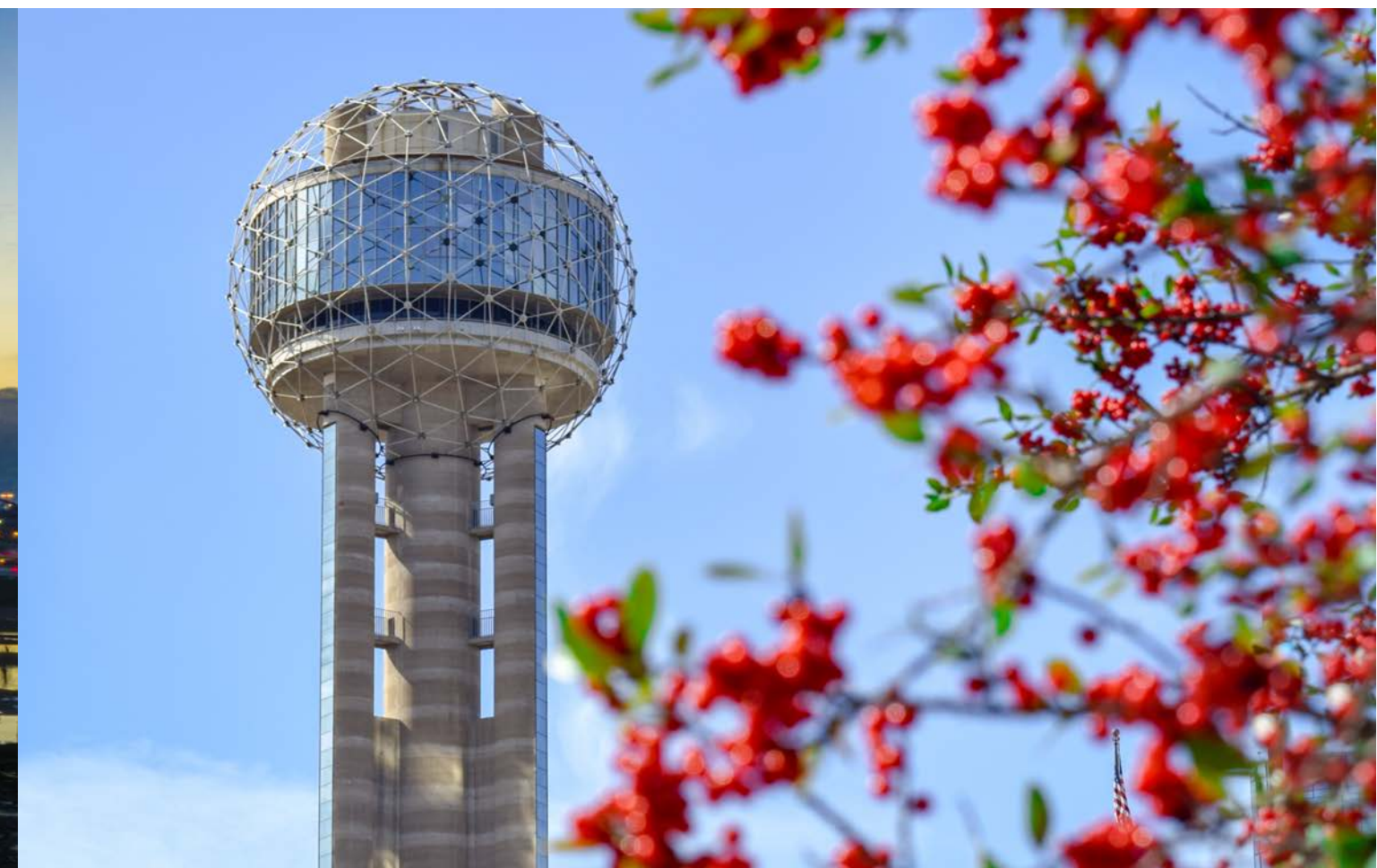
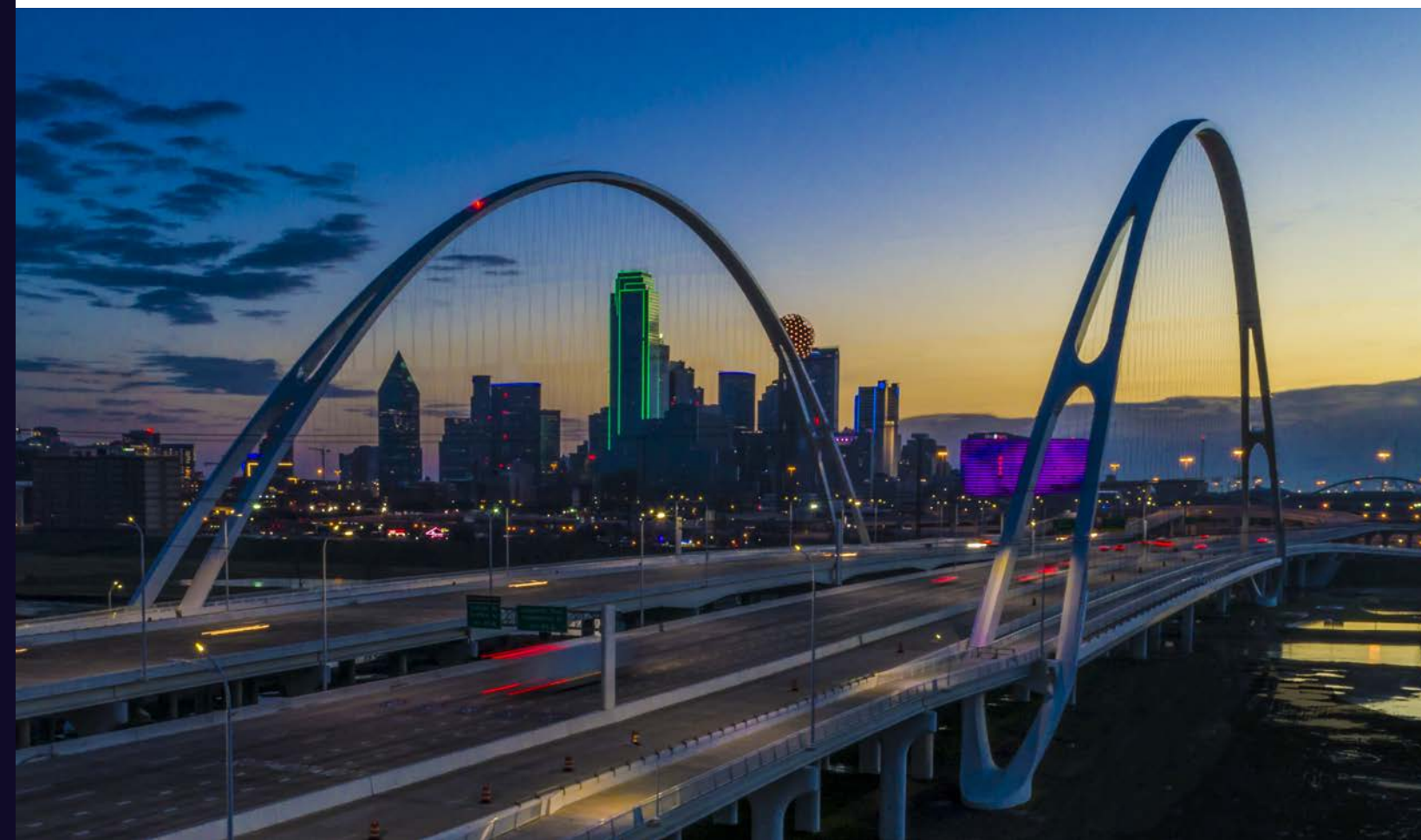
We Bring Buyers to Sellers

Douglas Elliman works within every facet of the real estate industry, with visibility and insight into how each one supports our core commitment: connecting buyers with sellers

Each of our specialized divisions provides high-level buyers that your agent can bring to your property.

Our Divisions

- Global Markets
- DE Title Services
- Sports & Entertainment
- Commercial Sales & Leasing
- Relocation
- Development Marketing
- Residential Sales
- Residential Leasing
- Property Management





Breck Gallini, J.D.

Broker Associate

breck.gallini@elliman.com

O: 469.273.1431 | M: 214.986.8532

4514 Travis Street, Suite 212

Dallas, TX 75205