

# 4320 MARSH RIDGE ROAD



4320 MARSH RIDGE | CARROLLTON, TEXAS 75010

# THE BUILDING



**YEAR BUILT**  
2010

**PROPERTY SIZE**  
29,808 SF

**LOCATION**  
Carrollton

**TYPE**  
OFFICE / FLEX

**LOADING**  
Grade Level

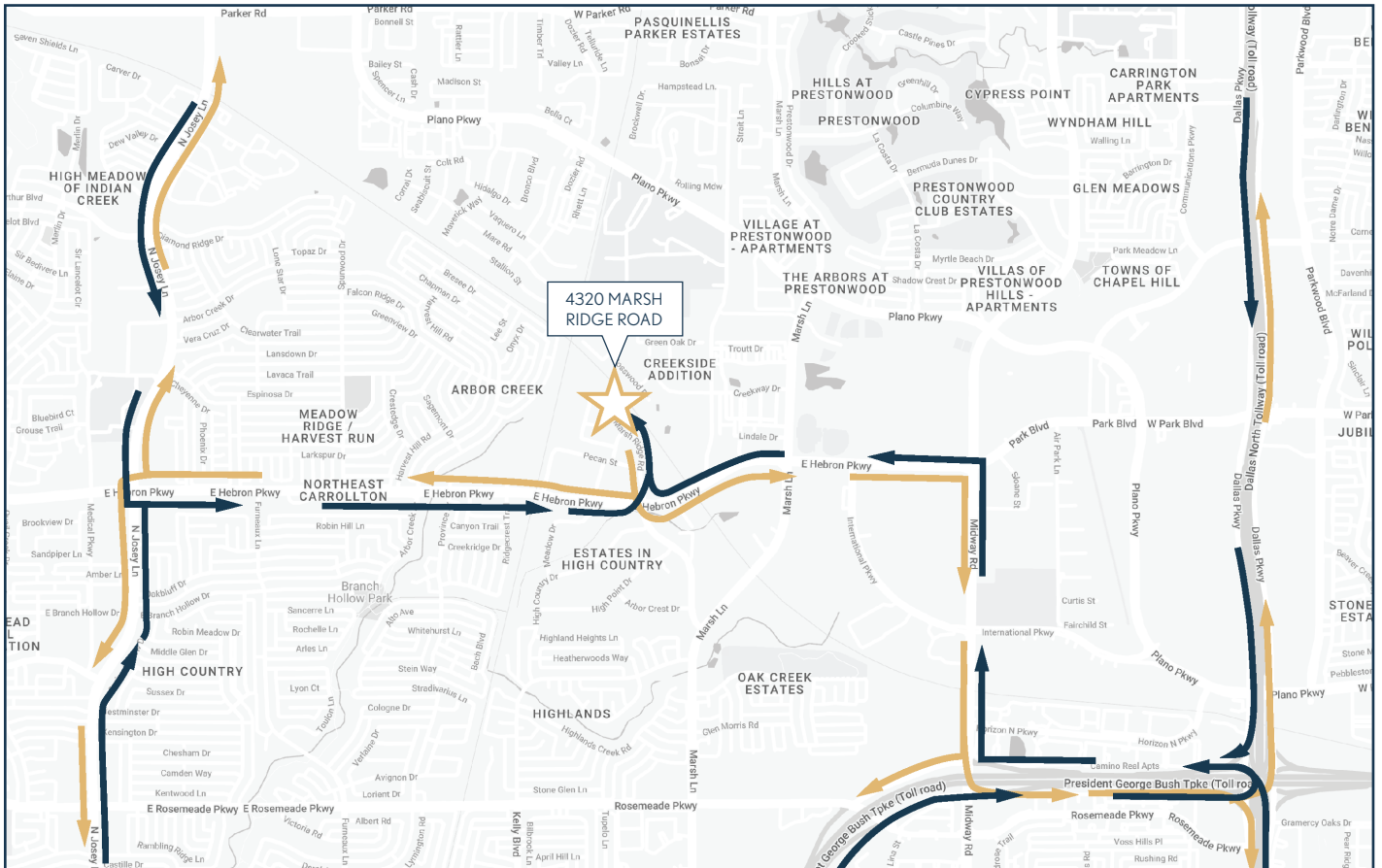
**AVAILABLE**  
8,208 SF



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# THE LOCATION

← INGRESS  
→ EGRESS

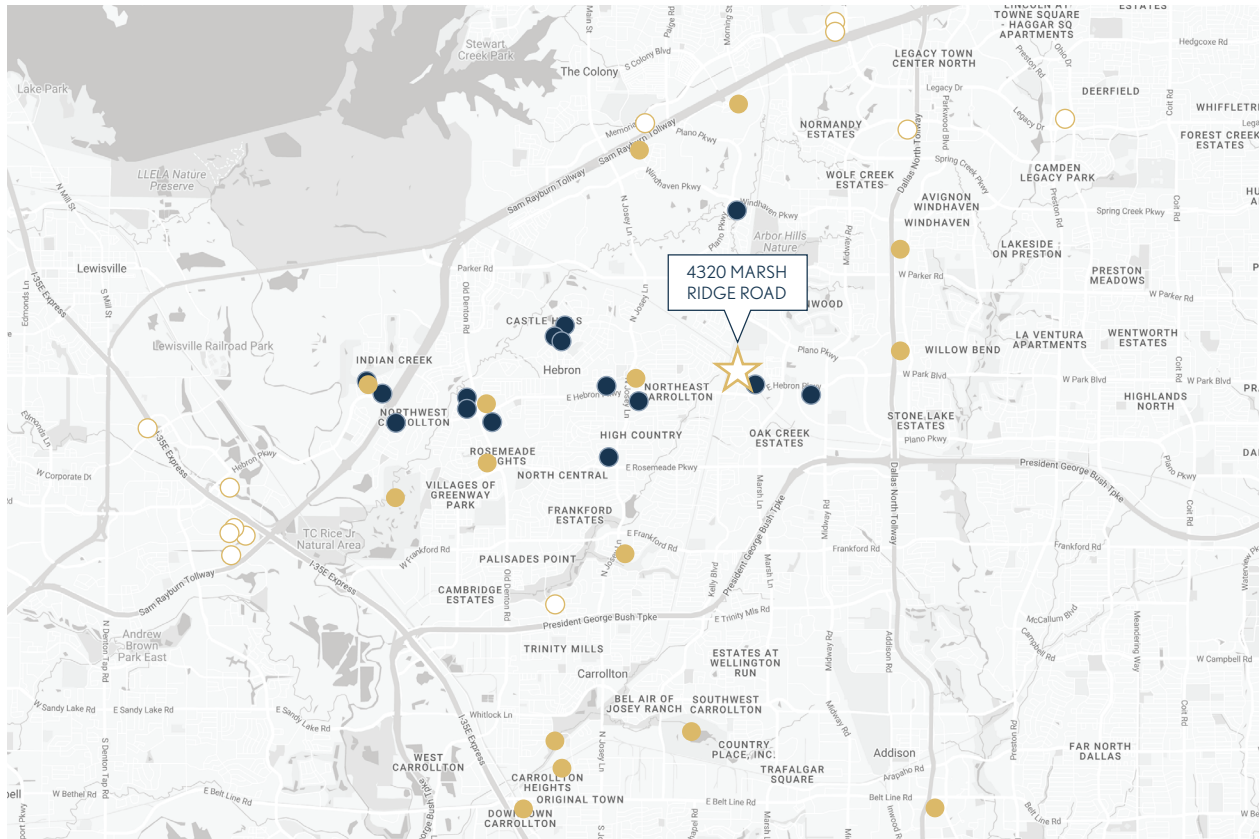


**15 MIN**  
DFW INTL.  
AIRPORT

**24 MIN**  
LOVE FIELD  
AIRPORT

**12 MIN**  
ADDISON  
AIRPORT

# THE NEIGHBORHOOD



## ● DINING

401K BBQ SHACK  
 CHIPOTLE MEXICAN GRILL  
 DIRTY BURGER BAR  
 EGGSELLENT CAFÉ  
 FAJITA PETE'S  
 FUZZY'S TACO SHOP  
 GRILL 19  
 HILLS CAFÉ  
 ITALIAN VILLA CARROLLTON  
 JIMMY JOHN'S  
 LA VISTA COCINA + CANTINA  
 LEO'S BRUNCH HOUSE  
 LITTLE GREEK FRESH GRILL  
 MARSHALL'S BAR-B-Q  
 NEW YORK PIZZA AND PINTS  
 PIE 314 EVERYDAY EATERY  
 TBD KITCHEN  
 THE GRIND BURGER BAR CASTLE HILLS  
 WINGTOWN GRILL  
 ZOCADOS MEXICAN RESTAURANT

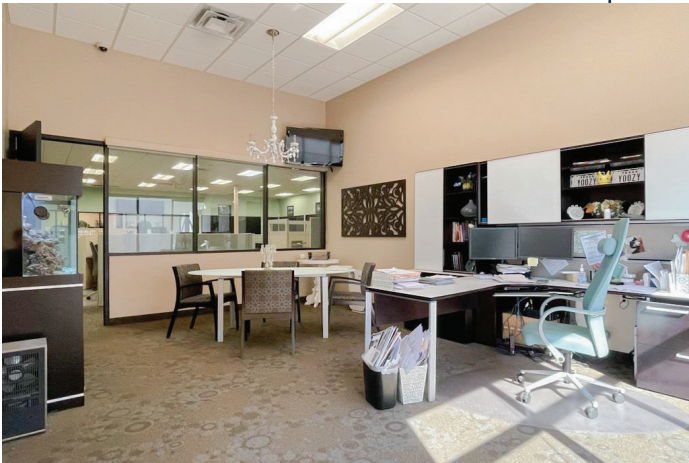
## ○ HOTELS

ALOFT  
 COUNTRY INN & SUITES  
 COURTYARD MARRIOTT  
 HAMPTON INN  
 HILTON GARDEN INN  
 HOLIDAY INN EXPRESS & SUITES  
 HOMEWOOD SUITES  
 HYATT PLACE  
 LA QUINTA  
 RESIDENCE INN BY MARRIOTT  
 SHERATON STONEBRIAR  
 SONESTA  
 THE WESTIN

## ● ENTERTAINMENT

A.W. PERRY HOMESTEAD MUSEUM  
 AMC MOVIE THEATER  
 ANYTIME FITNESS  
 CARROLLTON GREENBELT PARK  
 CARROLLTON PUBLIC LIBRARY  
 CINEMARK  
 COYOTE RIDGE GOLF CLUB  
 F45 TRAINING  
 GALAXY THEATERS GRANDSCAPE  
 GREEN TRAIL PARK  
 GREENBELT DISC GOLF PARK  
 HISTORIC DOWNTOWN CARROLLTON  
 INDIAN CREEK GOLF CLUB  
 MARIDOE GOLF CLUB  
 ORANGETHEORY  
 STUDIO MOVIE GRILL

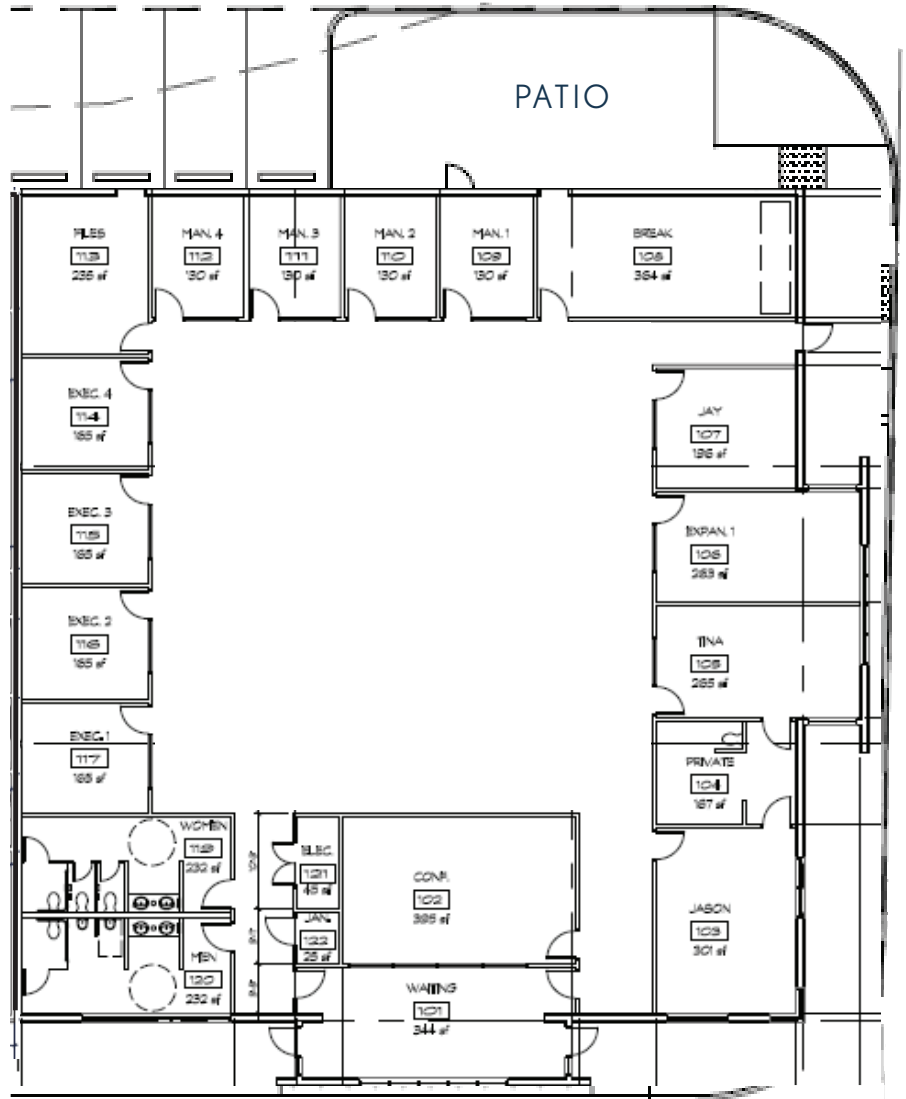
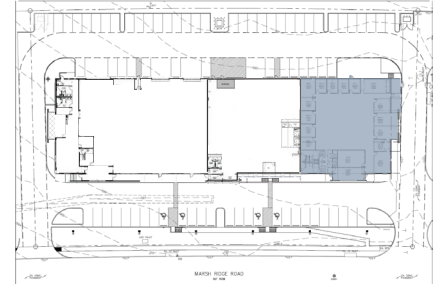
# THE SPACE FULLY FURNISHED



# 4320 MARSH ROAD

## SUITE 100 - AS-BUILT

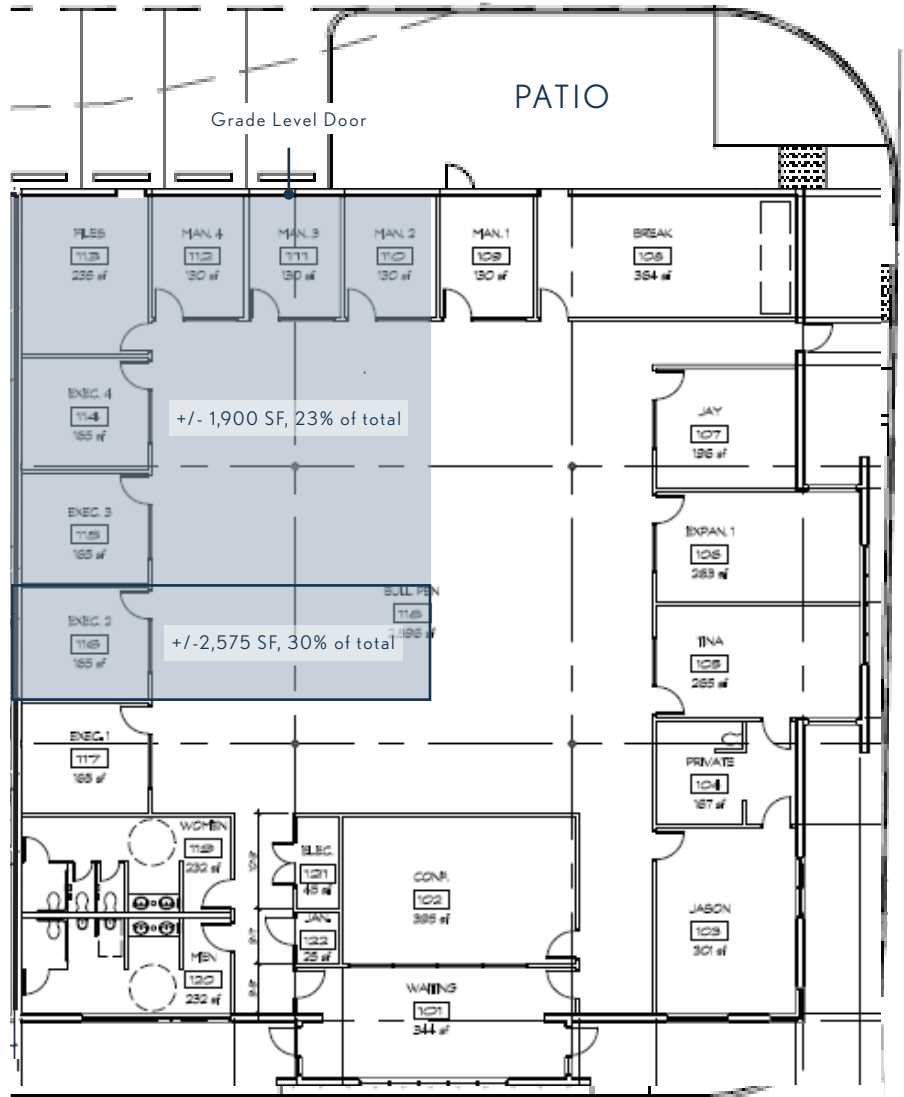
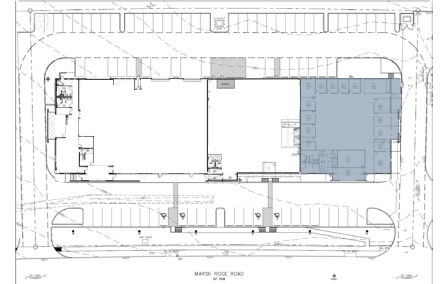
- 8,208 SF
- Thirteen (13) Private Offices
- Large Break Room
- Conference Room
- Reception Area
- Outdoor Patio
- Plug and Play Office Space



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## SUITE 100 - PROPOSED FLEX BUILDOUT

- 8,208 SF
- 1,900-2,575 SF Warehouse
- One (1) Grade Level Door
- Up to seven (7) Offices
- Large Break Room
- Conference Room
- Reception Area
- Outdoor Patio
- Plug and Play Office Space



# 4320 MARSH RIDGE ROAD

## LEASING TEAM

### **ANDREW GILBERT**

972 | 280 | 8312

AGILBERT@HOLTLUNSFORD.COM

### **WALKER FLOYD**

972 | 265 | 0141

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### **HUDSON SHEETS**

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This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.





# 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.

01-08-2024



### 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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
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