

FOR LEASE/SALE

147 Pittsburg Street
Dallas Design District

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CAPSTONE COMMERCIAL

- 11,250 square feet
- Office, Warehouse, Showroom
- Full Kitchen
- Approx. 9,250 SF of Warehouse
- Entry is electronic with video, highly secure building
- Recent thermal windows installed across the front
- 18' Clear Height
- Recessed dock high loading
- 3-Phase Electrical
- Covered Patio



The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice



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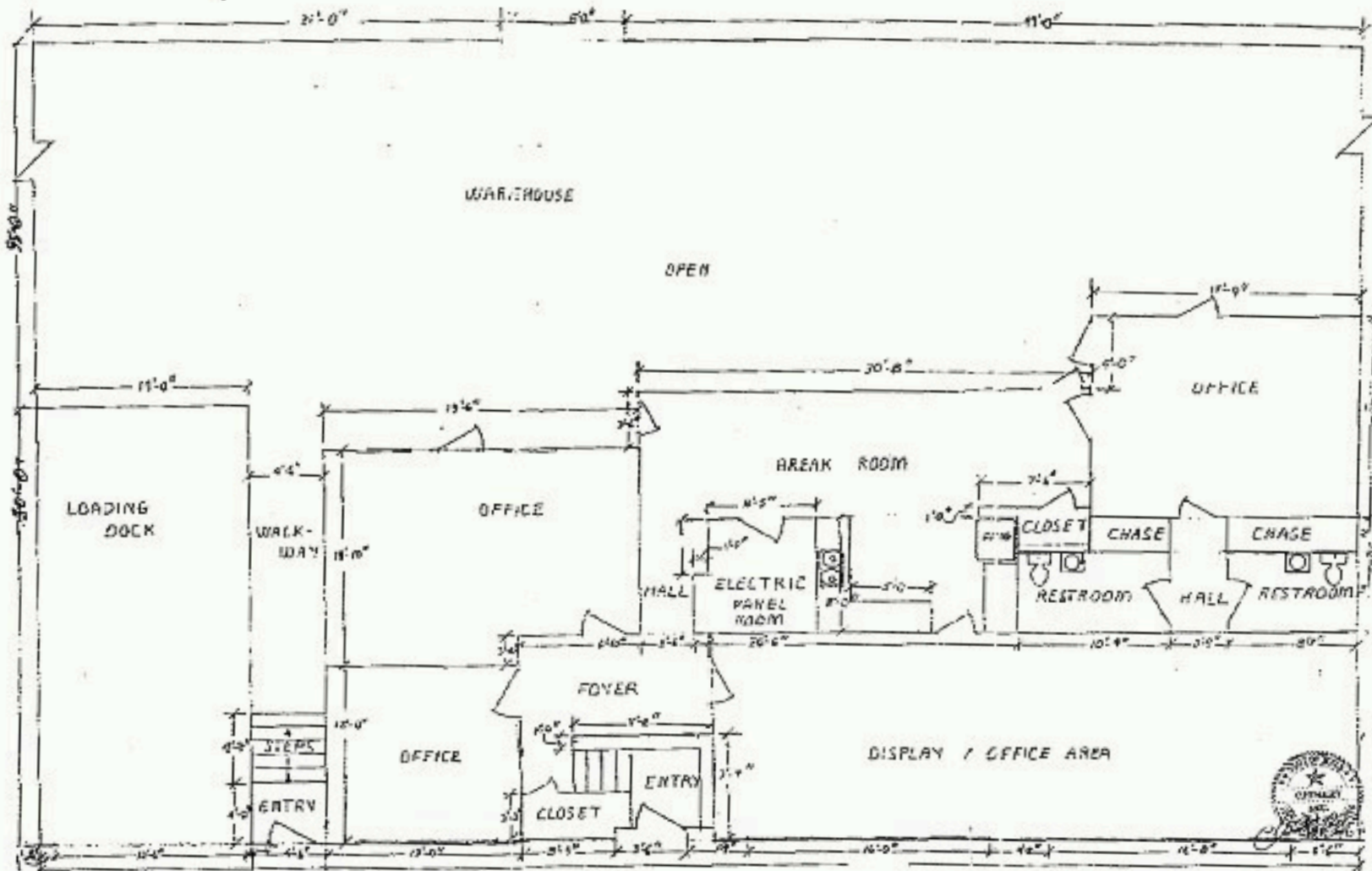


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CONSTRUCTION IMPROVEMENTS

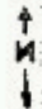
Completed in 2011

- Insulated roof
- Plumbing has been replaced, ADA restrooms, including warehouse restroom
- All lighting fixtures throughout building were replaced.
- Outside security lighting and security cameras on both ends of the building
- Key card electronic access, both audio and video phone entry from interior office
- Full kitchen with new countertops and full set of cabinets. Appliances include dishwasher, microwave, refrigerator, stove with single oven and vent-a-hood, double sink with disposal, fax machine, fire extinguisher's.
- All walls have been rebuilt with new stud walls and sheetrock
- Interior Offices and warehouse areas have been painted.
- Exterior has been painted and thermal windows added in 2020.
- Private offices have hardwood floors, kitchen has tile floors, with a mixture of stained and sealed concrete in showroom area.
- 100% HVAC - all new units, including new 100 gallons full size hot water unit.
- Doors and hardware have been replaced, gated overhead door with electric motor, recessed dock area with railing and personal door to the outside.
- Monitored Security system, new data and phone lines throughout
- Warehouse area has electric louvered fans to move air efficiently on the rear wall.
- The rear area is fenced and the entire area landscaped with a custom trellis and large landscape rocks, including a rolling gate & wooden patio & steps entry to the warehouse.
- Rear windows have security bars
- Electrical meter and power cut off box are on the front exterior wall
- Solar blinds on the windows facing Pittsburg St.
- Tenant added a squared ceiling tiles and small sitting room easily removed

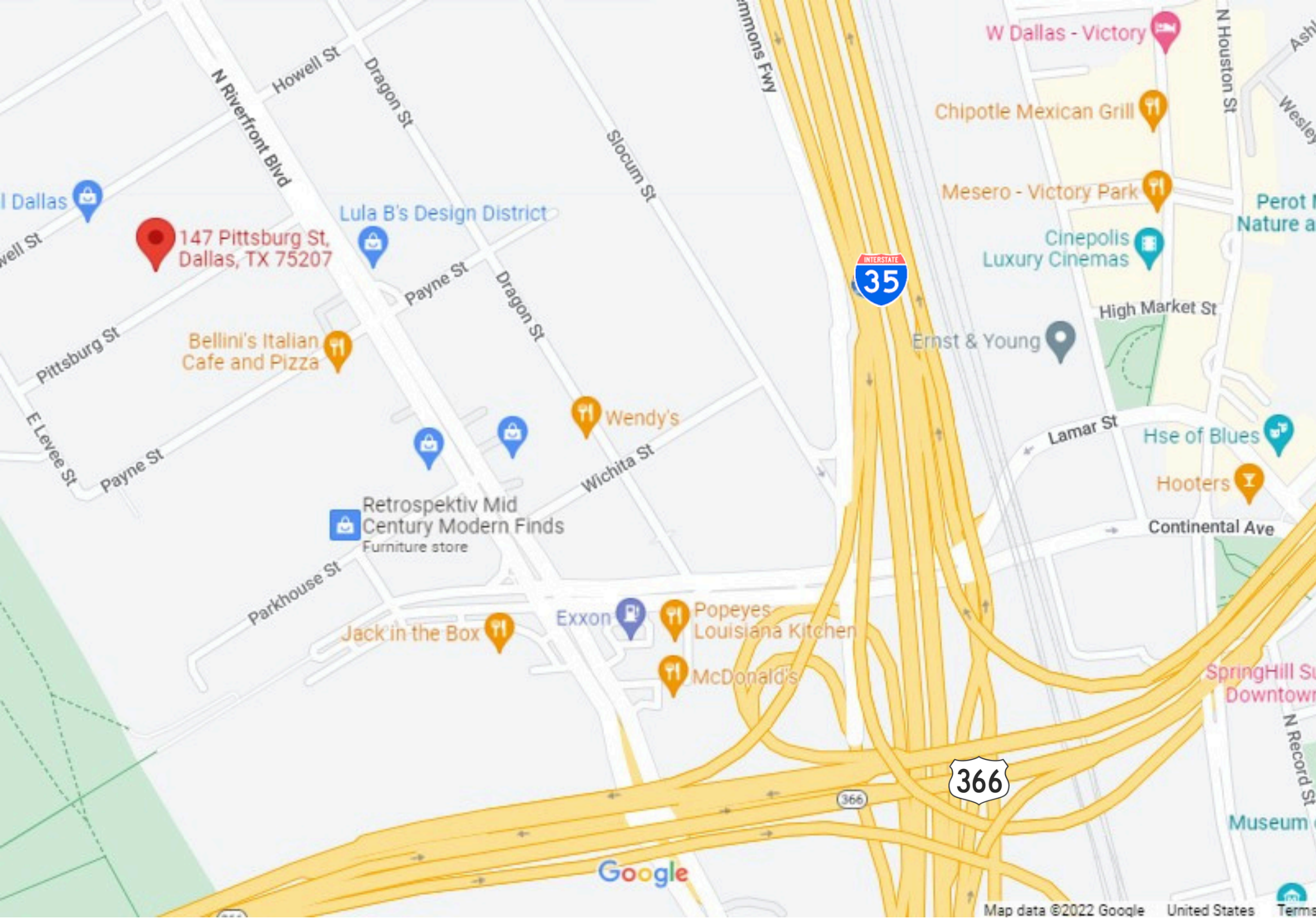


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NOTE:
 ALL WALLS ARE EXISTING.
 EVERYTHING IS BEING REPLACED AS NEEDED
 SUCH AS NEW FIRE RATED DRYWALL - DROPCEILING - PAINT - ELECTRICAL -
 PLUMBING - HVAC
 NO NEW STRUCTURAL IS BEING DONE AT THIS TIME



WAREHOUSE	
DATE: 04-16-96	PROJECT: FLOOR PLAN
BY: J-30-10	LOCATED AT: 147 PITTSBURGH



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2-10-2025

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 ads 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. **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 undefined 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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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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