



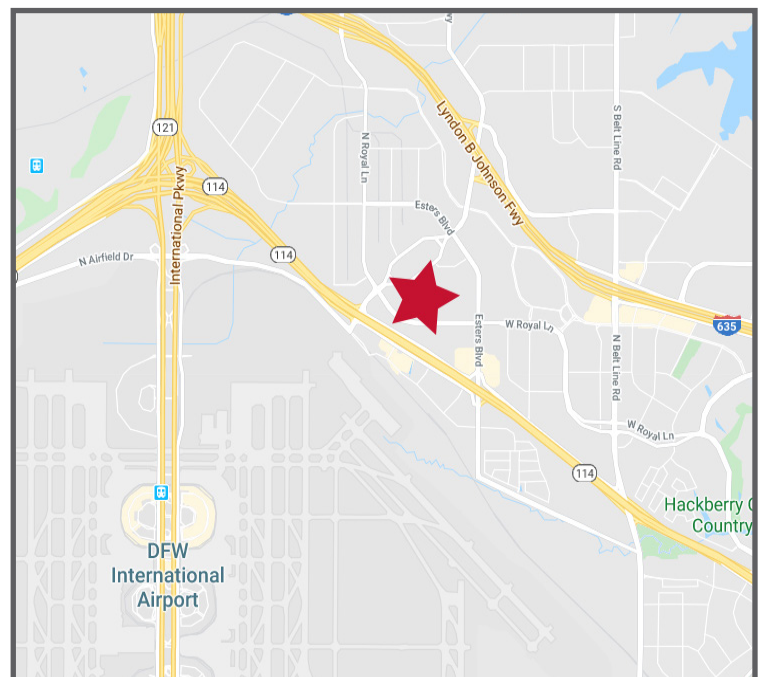
# COMMERCE OFFICE PARK

## OFFICE • FOR LEASE • FROM 552 - 2,411 SF

8402 - 8432 STERLING ST., IRVING, TX 75063

### Property Highlights:

- Class A office finish out
- Move-in ready
- Renovated common areas
- Monument signage available
- Campus-like setting
- Abundant parking
- Easy access to SH 114, I-635 and PGBT
- Less than 5 minutes from DFW International Airport



Owned by:



Leased by:



Justin Greenwood

817.587.8464  
[jgreenwood@bradford.com](mailto:jgreenwood@bradford.com)

Kyle Espie

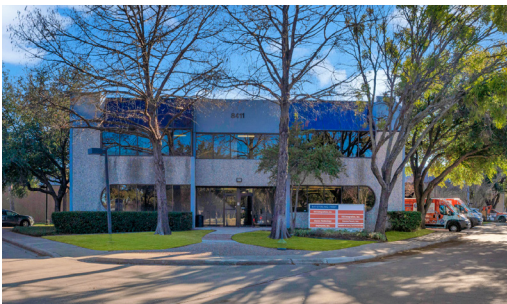
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The information contained herein was obtained from sources believed reliable; however, Bradford Companies makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.



Bldg	Type	NRA	Address
<b>6</b>	Garden Office	7,913	8411 Sterling St.
<b>9</b>	Garden Office	8,341	8405 Sterling St.
<b>18</b>	Garden Office	7,936	8402 Sterling St.
<b>33</b>	Garden Office	8,869	8432 Sterling St.

COMMERCE OFFICE PARK						
Available Office Suites						
Address	Street	Suite	Bldg.	Square Feet	Comments	
8402	Sterling Street	#200	18	1,526	Reception, 4 offices, and conf room	
8405	Sterling Street	#102	9	1,174	Large open area and 2 offices	
8405	Sterling Street	#202	9	1,417	New carpet and paint; Move-in ready	
8411	Sterling Street	#202	6	1,503	Reception, 3 offices, conf room, and break room	
8411	Sterling Street	#204	6	783	Avail 06/01/2024. Open office, and 2 private offices	
8432	Sterling Street	#101A	33	1,212	Reception and 6 offices	
8432	Sterling Street	#101B	33	1,199	Open office, conf room and break room	
8432	Sterling Street	#101A&B	33	2,411	Reception, 6 offices, conf room and break room	
8432	Sterling Street	#201	33	1,332	Wide open layout	
8432	Sterling Street	#204	33	1,200	Reception and 3 offices	



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## 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:
  - 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.

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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