



# THE WESTGROVE

4222 TRINITY MILLS RD | DALLAS, TX 75287



# ABOUT THE PROPERTY

Unmatched location and visibility. The property sits on Trinity Mills Road, with excellent visibility and easy access to major highways (such as the Dallas North Tollway, North Dallas Parkway, etc.) which makes commuting and delivery/logistics easier.

The building offers Class B office space, with upgraded lobby finishes, separate entrances for ground-floor tenants, 24-hour access and camera surveillance—attributes that support business operations, professionalism, and security.

Flexible space for users of every type. There are suites available of various sizes (from ~700 to ~5,388 square feet) which allows medical users (who might need multiple exam rooms), small retail, or offices of differing scales to take space that matches their needs.

Excellent demographics and neighborhood amenities. Positioned in the growing Quorum/Bent Tree submarket, which is growing, well-populated, with good household incomes, lots of retail and dining nearby, walkability, and transit connectivity. 4222 Trinity Mills is the ideal location to attract employees, customers, and patients.

Overall, for an office, medical, or retail tenant seeking good exposure, strong traffic flow, flexible space in a professionally managed building, plus proximity to clients or patients, 4222 Trinity Mills is your answer.



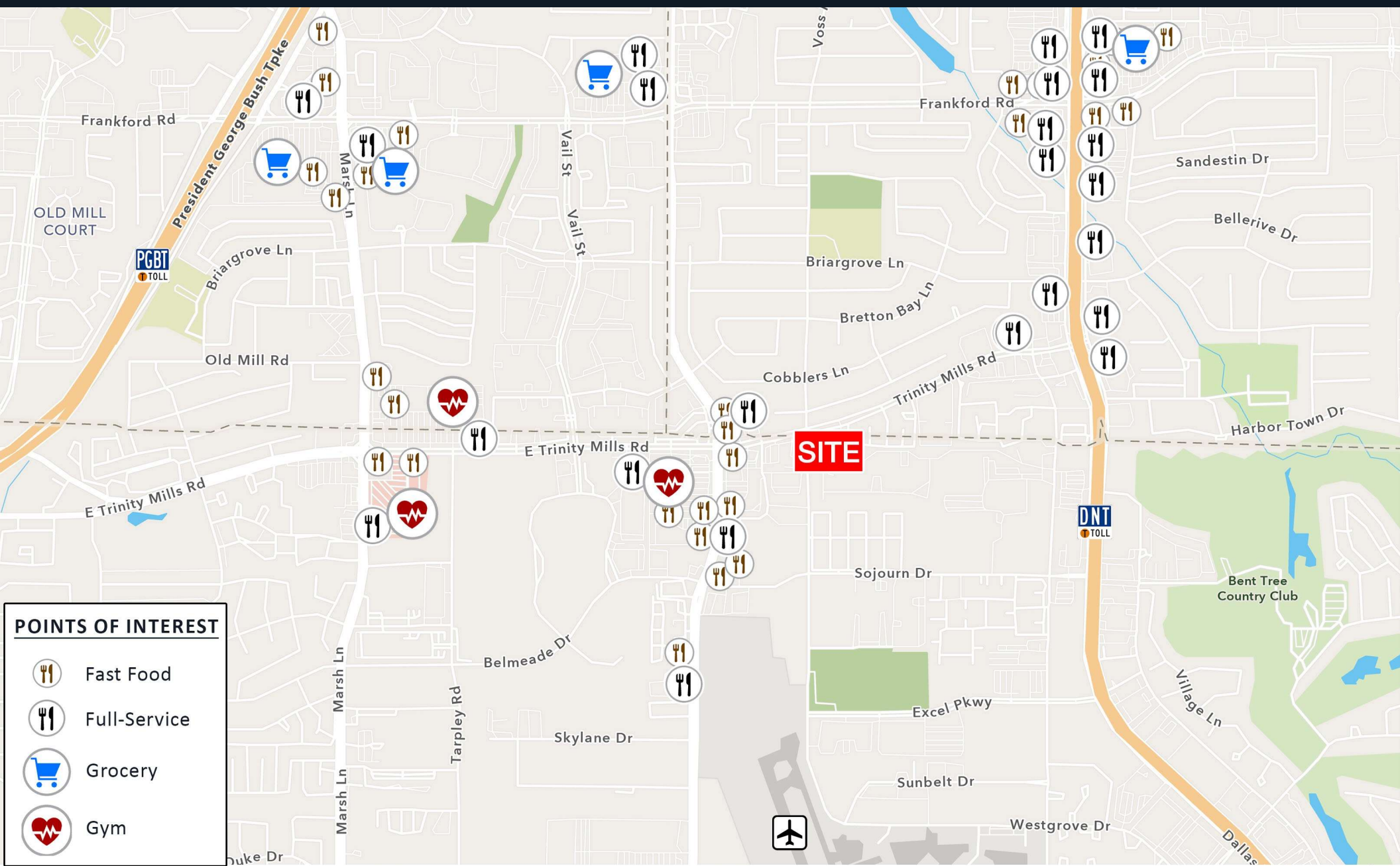


# PROPERTY SUMMARY

QUOTED RENTAL RATE	\$20.00 PSF NNN
FLOORS	2
ELEVATORS	2
PARKING	3.10:1,000
BUILDING HOURS	7:00 AM to 6:00 PM Monday through Friday
HVAC HOURS	7:00 AM to 6:00 PM Monday through Friday
SECURITY	Secure Building with Key Fob accessed entrances
CEILING HEIGHT	8' 6"
WALK SCORE	Very Walkable (77)
DATA PROVIDER	AT&T, Spectrum

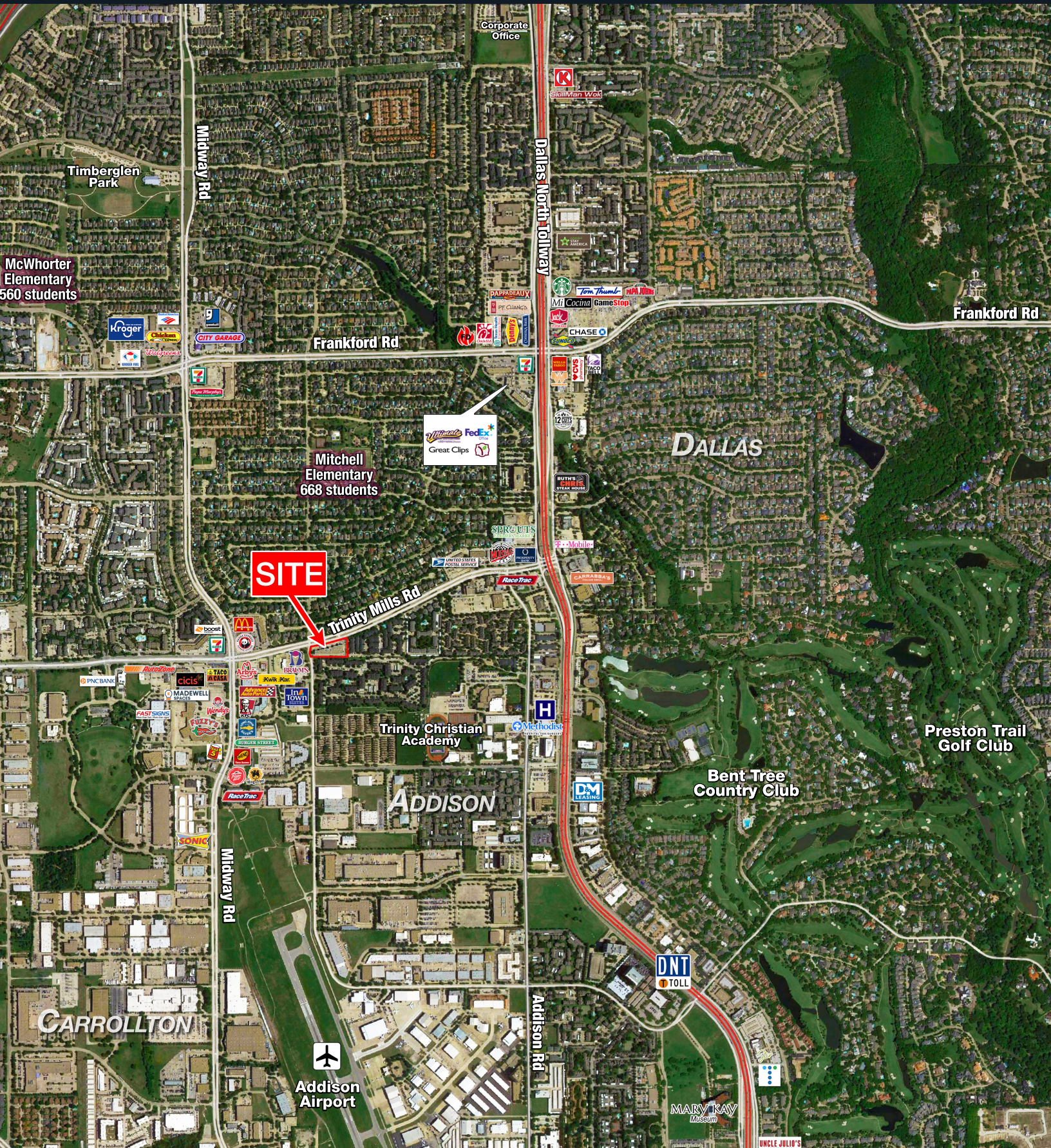


# AMENITY MAP





# PROPERTY AERIAL







## DOUG HANNA

VICE PRESIDENT AGENCY LEASING | OFFICE

dhanna@weitzmangroup.com  
214.720.3670

## COURT POWELL

VICE PRESIDENT | OFFICE

cpowell@weitzmangroup.com  
214.954.0600



# 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. **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 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

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William Douglas Hanna

Sales Agent/Associate's Name

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License No.

dhanna@weitzmangroup.com

Email

214-720-3670

Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Date