



MOTE & ASSOCIATES

Medical/General Office For Lease

2707 Bolton Boone Drive, DeSoto



- +/-7,414 SF split into 4 suites. Adjacent tenants are a medical lab and a general medical practice.
- Located in Williamsburg Medical District on Bolton Boone just across from Methodist Charlton Medical Center. Just blocks from Highway 67 and near dart bus stop.
- Built in 1990, remodeled in 2020 & 2021 with upscale finishes.
- Ample wrap around parking and each suite has a private exterior entrance.
- Landlord currently pays for common area maintenance, tenant pays interior maintenance plus utilities.

Availability:

Suite 100 +/-3,000 SF \$5,000 per month + Pro Rata Share of Utilities

Suite features a reception/waiting area, 6 exam rooms, 4 private offices, a break area with sink, and a restroom. Can also be used for general office.

Suite 102 +/-1,318 SF \$2,196.67 per month + Pro Rata Share of Utilities

Located on the side of the building near the back, suite features upscale finishes that include fresh paint, granite counters and LVT flooring. Suite includes a reception and waiting room, a large nurse station, 3 exam rooms with sinks, and 2 restrooms. Can also be used for general office.

Lease Rate:

\$20.00 SF

Pro Rata Share of Utilities

Location:

Williamsburg Medical district,
next to Methodist Charlton Hospital

Use:

Medical, Office



Offered for lease exclusively by:

Mote & Associates

Contact: Sarah R. Mitchell

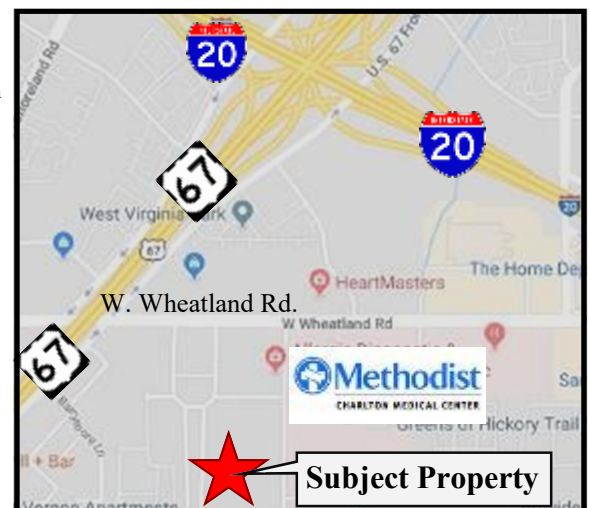
O: 972-296-2856

M: 469-569-3019

sarahm@moteandassociates.com

326 Cooper Street, Suite A1

Cedar Hill, TX 75104



All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. Price subject to change without notice.



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Interior Photos

Suite 100 Interior Photos

Reception



Nurse Station



Exam Room



Breakroom



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Interior Photos

Suite 102 Interior Photos

Reception



Nurse Station



Exam Room



Lab Room



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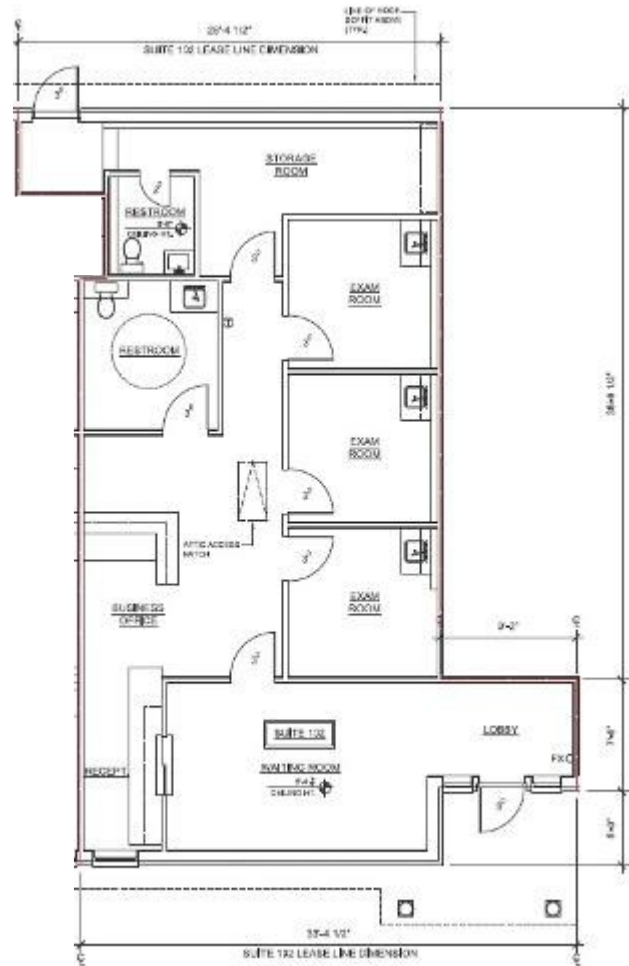
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Suite 102 Floor Plan

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LOT LINES AND MEASUREMENTS ARE APPROXI-

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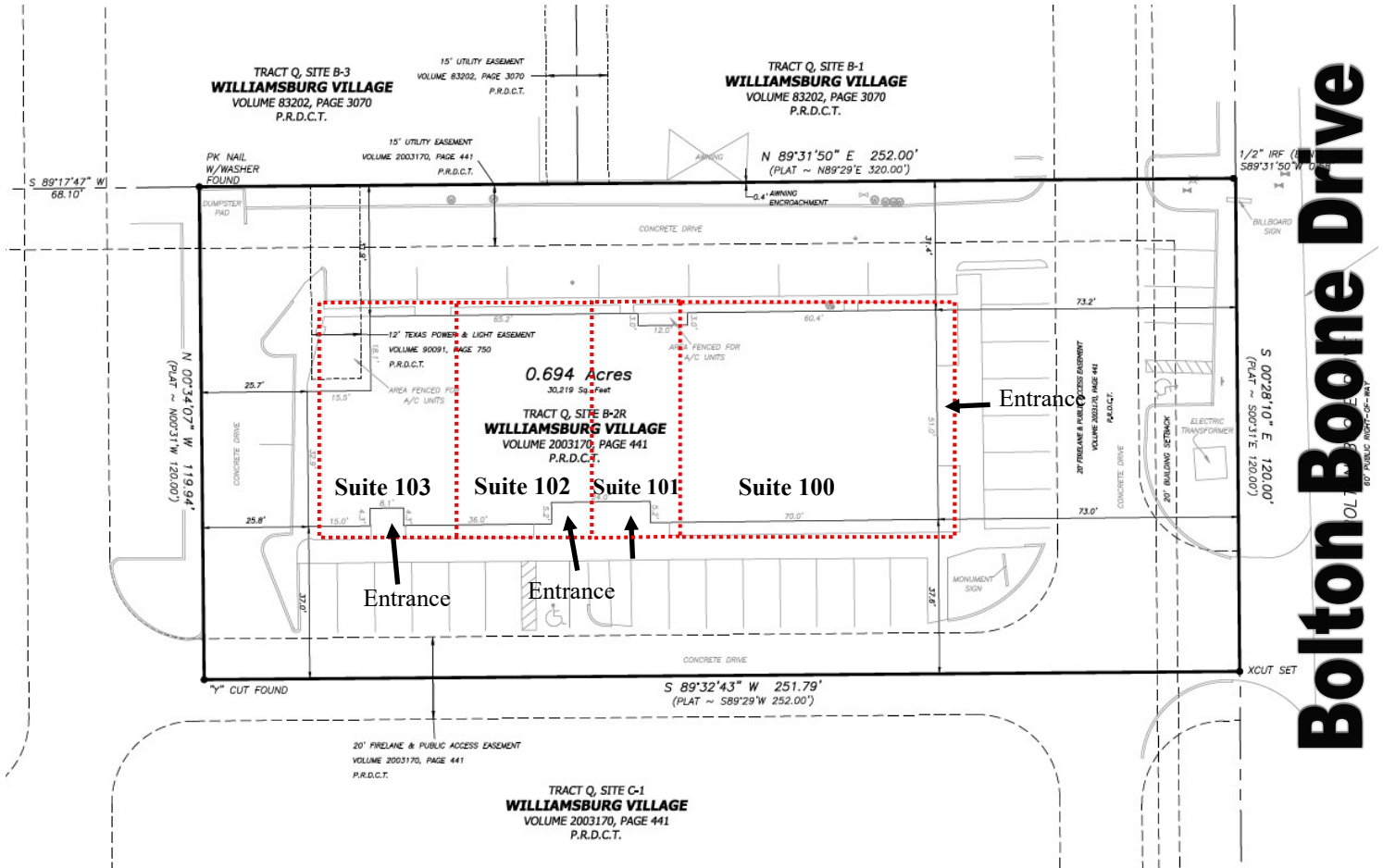
O: 972-296-2856

M: 469-569-3019

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Bolton Boone Drive

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O: 972-296-2856

M: 469-569-3019

sarahm@moteandassociates.com

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Aerial View

2707 Bolton Boone Drive, DeSoto



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Business Map

2707 Bolton Boone Drive, DeSoto



- Walters Medical Pa
- Methodist Family Health Center
- North Texas Surgery Center
- John Tenny MD PA
- Lennwood the Nursing & Rehab
- Raj Kakarla, MD
- Hand and Upper Extremity Center
- Cheryl Harth, M.D.
- Texas Cancer Center: Gandi Darshan G, MD
- Dr. David Rosenstock, MD



Subject Property

- Wheatland Dental Care
- Dallas Adult Medicine
- Spirit Health Care
- Elizabeth E. Weeks, NP
- Vibra Speciality Hospital
- Dr. Allan C. Van Horn, MD
- Texas Hand Rehabilitation
- Dr. Yong He, MD
- DLS Home Health Services
- Jennifer L. Scott, DDS
- Pediatrics Southwest

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Area Map

2707 Bolton Boone Drive, DeSoto



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Mote & Associates

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O: 972-296-2856

M: 469-569-3019

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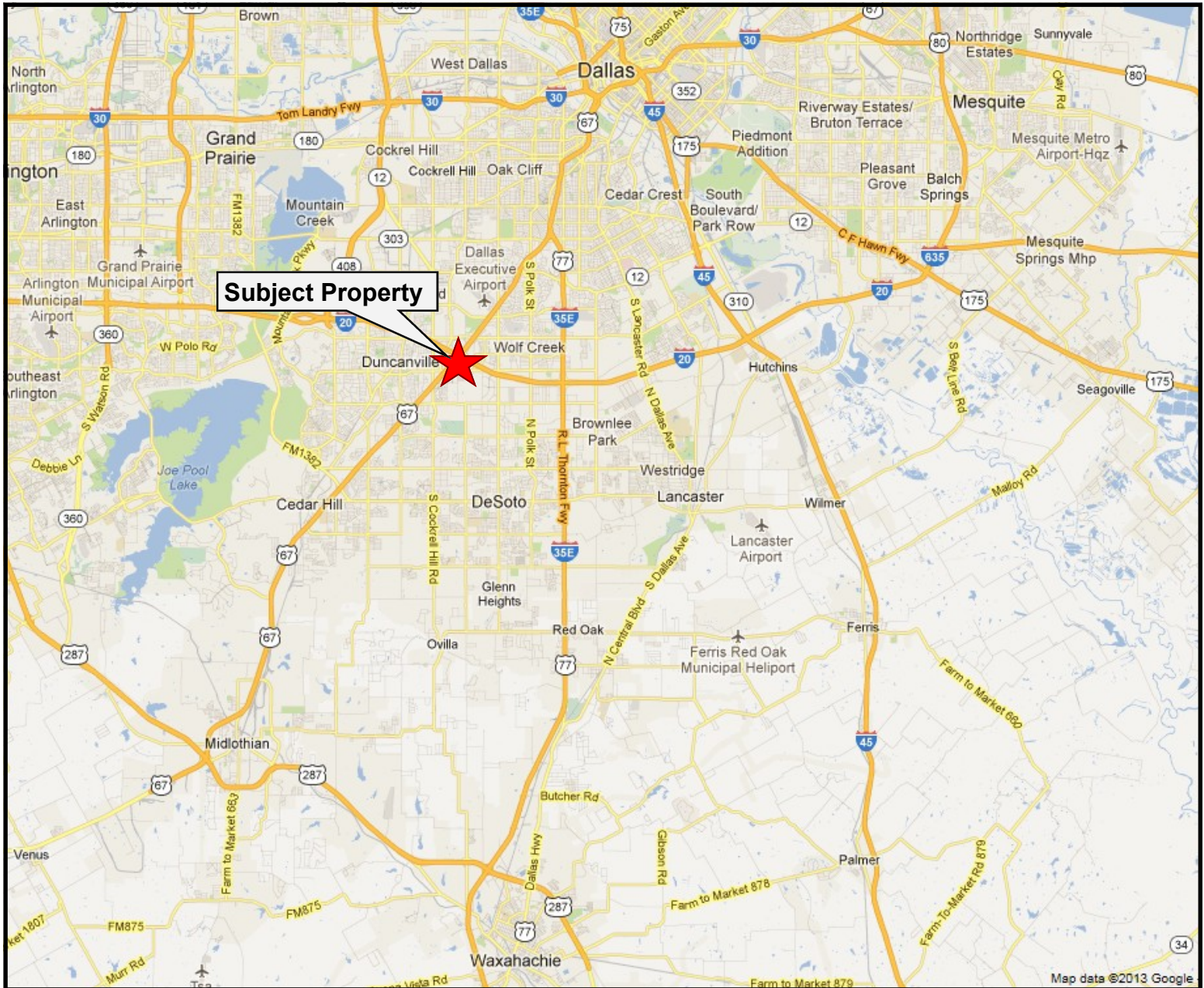
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Area Map

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Mote & Associates, Inc.

Contact: Sarah R. Mitchell

O: 972-296-2856

M: 469-569-3019

SarahM@moteandassociates.com

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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.

<u>Legacy Commercial Ventures, LLC dba Mote & Associates</u>	<u>9015108</u>	<u>sarahm@moteandassociates.com</u>	<u>(972)296-2856</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Sarah R. Mitchell</u>	<u>509548</u>	<u>sarahm@moteandassociates.com</u>	<u>(972)296-2856</u>
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov