



FLEX PROPERTY FOR LEASE • OFFICE / SHOWROOM / DISTRIBUTION

1330 Turtle Creek Boulevard

DALLAS, TEXAS 75207 • DESIGN DISTRICT

John Briggs

BROKER | COMMERCIAL REAL ESTATE DIRECTOR

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RHACommercial.com

ROGERS HEALY
AND ASSOCIATES COMMERCIAL

12,760 SF

TOTAL RENTABLE SQUARE FEET

4,500 RSF

OFFICE / SHOWROOM

8,260 RSF

WAREHOUSE / DISTRIBUTION

35

PARKING SPACES

0.42

ACRES

1952

YEAR BUILT

2011

YEAR RENOVATED



June 1, 2025

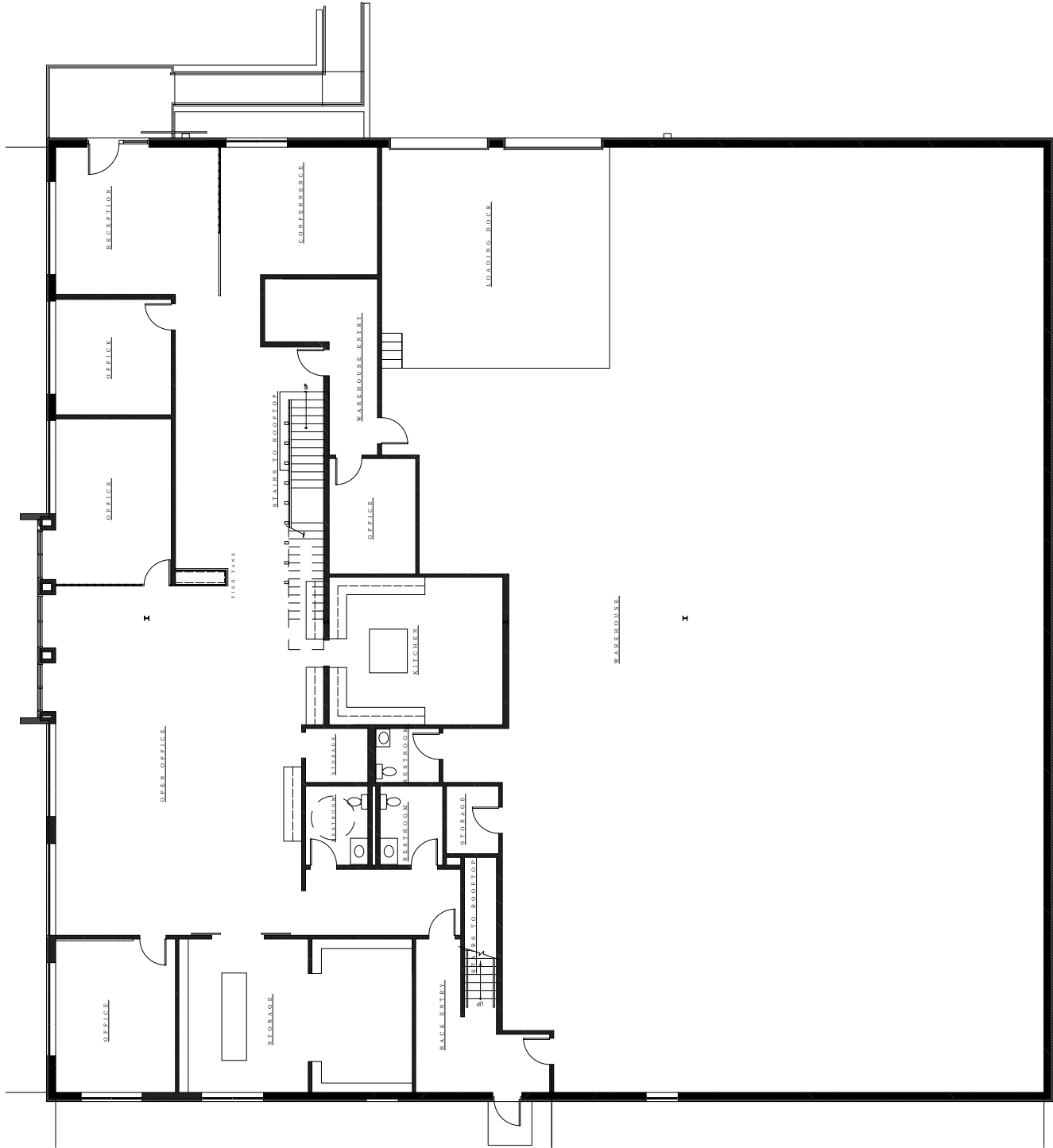
AVAILABLE FOR
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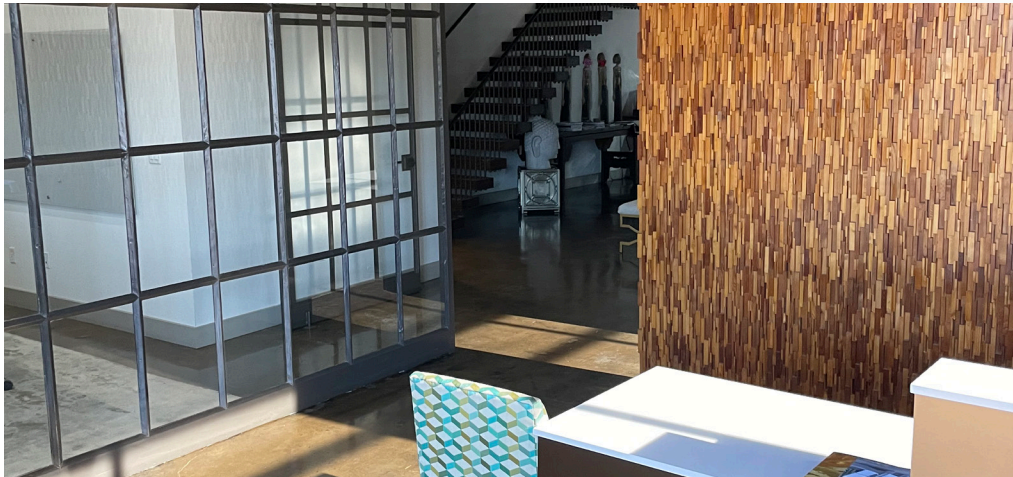
\$32.00 NNN's

PRICE PER
SQUARE FOOT

\$4.25

NWW'S
PER SQUARE FOOT





Located at the high-visibility corner of Turtle Creek and Market Center Drive, this recently remodeled space offers a rare opportunity in the heart of the Design District. With a modern-industrial aesthetic and turnkey convenience, the property features:

- Stained, sealed concrete floors for a sleek, contemporary feel
- Glass entryway with wood tiled wall reception and a glass-enclosed conference room
- Full-scale kitchen for office convenience
- Three (3) oversized private offices and a large open workroom for collaboration
- Rooftop deck for breaks or entertaining
- Two (2) drive-in bays (12'6" W x 20' D x 20' W)
- 16' clear height for flexibility in use
- High-visibility signage opportunities to maximize exposure

Perfect for creative firms, showrooms, or business seeking a dynamic office/warehouses space in a premier location.





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.

11/2/2015

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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.

Rogers Healy and Associates	0570083	info@RogersHealy.com	(214)368-4663
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Rogers Healy	0521610	info@RogersHealy.com	(214)368-4663
Designated Broker of Firm	License No.	Email	Phone
Fran Fischer	0537070	info@RogerHealy.com	(214)368-4663
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Briggs	0484968	John@RHACommercial.com	(214)6938918
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
IABS 1-0 Date**

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IABS / BTR

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