

FOR LEASE

2007 Farrington Street
Dallas, TX 75207

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2007

CAPSTONE COMMERCIAL

- 7,700 SF
- Showroom/Office/Warehouse
- 100% AC
- Glass Entryway/Conference Room
- IKEA Kitchen/Breakroom Area
- 2-Large Open Workrooms
- Stained & Sealed Floors
- White Pin Wheel Insulation on the Ceiling
- 2-ADA restrooms
- IT & Security System Room
- Skylights
- 4-Private Offices
- Recessed Dock Door w/ Electric Motor
- TPO White Roof/14' Clear Height
- Zoned MU-3 PD/621 (live, work, light manufacturing)

4300 SIGMA . SUITE 100 . DALLAS . TX | T 972.250.5800 | F 972.250.5801 | www.capstonecommercial.com



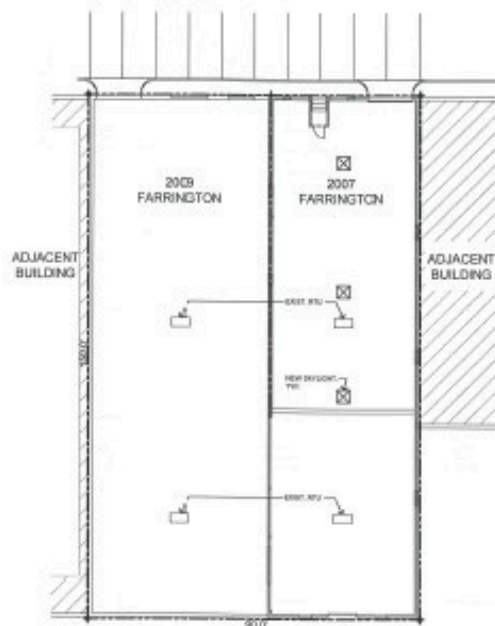
The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions,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



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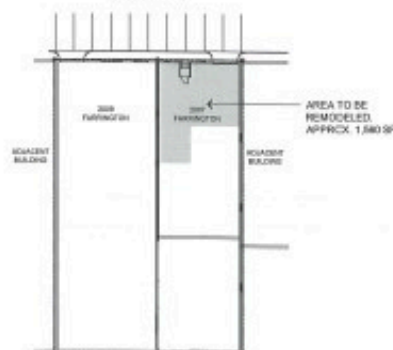


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1 SITE PLAN / ROOF PLAN

1/16" = 1'-0" ON 22 X 34
0' 6" 12" 18"



2 KEY PLAN

N.T.S.



PARKING ANALYSIS

TENANT AREA: 5,751 SF

PARKING REQUIRED:
1/1,100 FOR SHOWROOM/WAREHOUSE
5,751 SF = 95

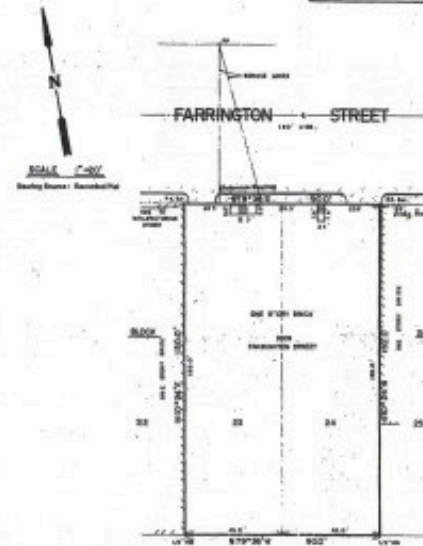
PARKING PROVIDED: 12



VICINITY MAP
2007 & 2003 FARRINGTON ST.
DALLAS, TX 75207



SURVEY



3 EXISTING SURVEY

N.T.S.

BUILDING INFORMATION:
BUILDING USE: 'B' BUSINESS
CONSTRUCTION TYPE: 3-B
NON-SPRINKLED
SINGLE-STORY
APPROX. 13,500 TOTAL SF

TENANT INFORMATION SUITE 2007:
OCCUPANCY USE: WHSE-SHOWROOM EXISTING
APPROX. 5,751 SF

ISSUE RECORD

1/14/15 ISSUE FOR PERMIT & CONSTRUCTION

JOB NUMBER: 14-044



GROUP

WADDILL
ARCHITECTURE DESIGN CONSULTING
1100 OLSON STREET, SUITE 100, DALLAS, TX 75207
PHONE: 214.741.1111 FAX: 214.741.1111 WWW.WADDILL.COM



PARTIAL REMODEL OF EXIST. BUILDING
2007 FARRINGTON ST.
DALLAS, TX 75207

DESIGN REVIEW AND
SEAL REQUIRED FOR
CONSTRUCTION PERMIT

DATE: 1/14/15

FOR PERMIT &
CONSTRUCTION

JOB NUMBER: 14-044

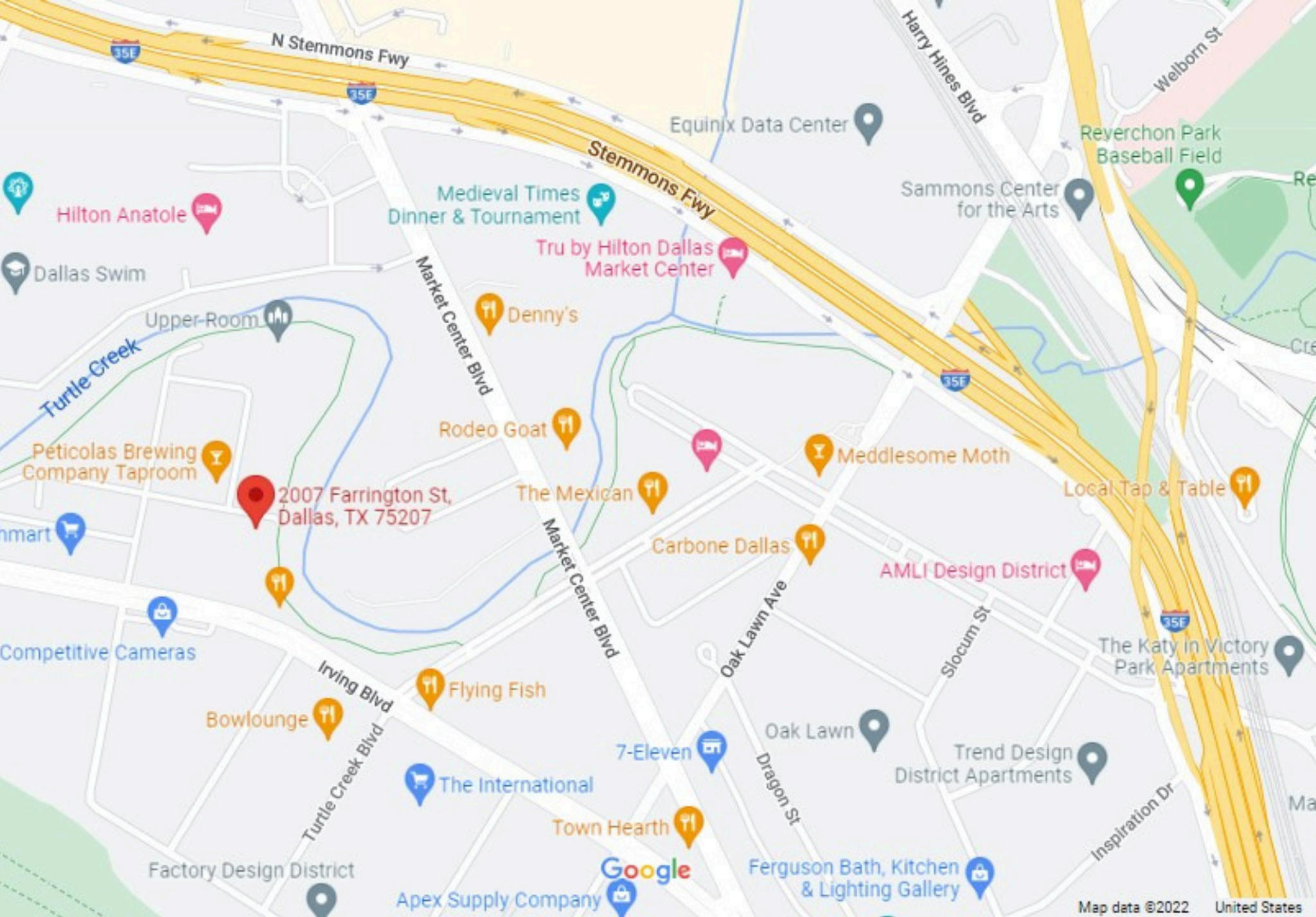
DRAWING TITLE

SITE PLAN

1/14/15

DP 3

A1



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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.

11-2-2015



TIPS 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 broker 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:
 - 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.

Capstone Commercial Real Estate Group, LLC	480574	sburnis@capstonecommercial.com	(972) 250-5800
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Burris	450870	sburnis@capstonecommercial.com	(972) 250-5858
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Douglas Molny	374402	dmolny@capstonecommercial.com	(214) 686-5930
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date