15080 E Beltwood Pkwy, Addison, TX 75001

ТҮРЕ	Office/Retail
SIZE	+/- 1,650 SF
LEASE PRICE	\$25.00 NNN
ZONED	Commercial

PROPERTY VITALS

- Available Space:
 - Suite 109 1,650 SF
- Flexible Floorplan
- Ample Parking
- · Located in Addison Retail/Restaurant corridor
- Easy Access to Beltline Rd., Dallas North Tollway, I-635, I-35.



EXCLUSIVELY OFFERED BY:

Angela Hawkins (214) 790-2466 ahawkins@capstonecommercial.com David D. Martin (817) 271-2757 dmartin@capstonecommercial.com

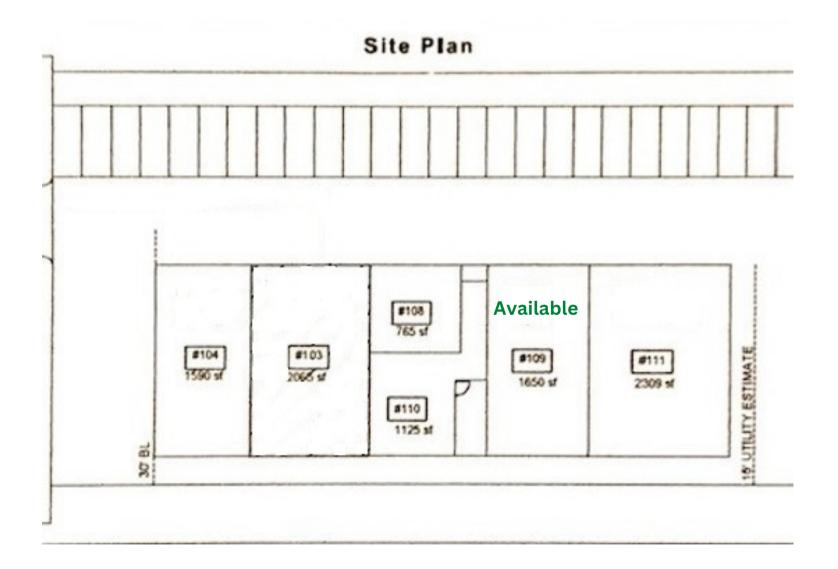


C A P S T O N E C O M M E R C I A L

4300 Sigma Rd . Suite 100 Dallas . TX 75244 T 972.250.5800 F 972.250.5801 www.capstonecommercial.com

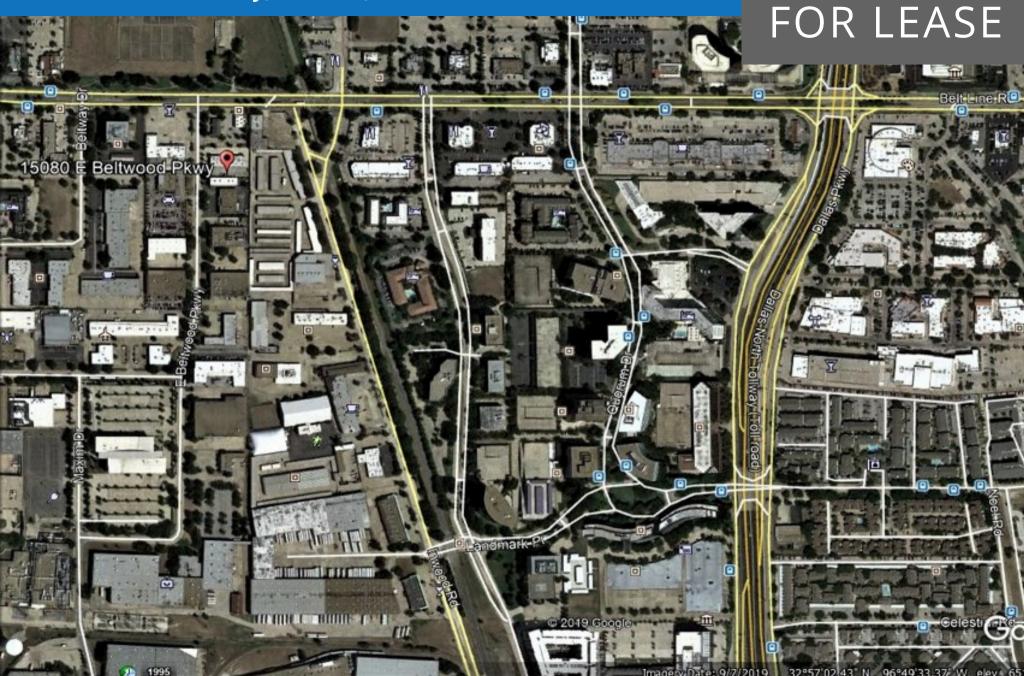
The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group, LLC makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or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

FOR LEASE



The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group, LLC 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.

15080 E Beltwood Pkwy, Addison, TX 75001



The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group, LLC 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.

HORISAGO BAUT BALVAS COMMENDES	brokerage	services to prosp	oective buyers, t	rexus row requires united estate increase induces to give the jointwing information about brokerage services to prospective buyers, tenants, sellers and landlords.	GFGRUNITY
TYPES OF REAL EST • A BROKER is r • A SALES AGEN	 TYPES OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all brokerage activities, including acts performed by sales agents si A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker. 	erage activities, inc by a broker and wo	cluding acts perfo orks with clients o	S 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.	by the broker.
A BROKER'S MININ • Put the intere • Inform the cli • Answer the cl • Treat all parti	DKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the brok 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 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.	BY LAW (A client Ill others, including rmation about the sent any offer to c action honestly an	is the person or p g the broker's own e property or tran or counter-offer fr d fairly.	 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	A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:	(TY IN A REAL EST/	ATE TRANSACTION		
AS AGENT FOR O owner, usually in a duttes above and n information disclos	AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the owner, usually in a written listing to sell or property management agreeme duties above and must inform the owner of any material information about information disclosed to the agent or subagent by the buyer or buyer's agent	ORD): The broker r property manag of any material inf gent by the buyer of	r becomes the p ement agreemen ormation about t or buyer's agent.	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 agreement with t m the broker's minim wn by the agent, includ
AS AGENT FOR BU written representat material informatio seller's agent.	YER/TENANT: The brok tion agreement. A buyer on about the property or	ter becomes the b r's agent must perf r transaction know	uyer/tenant's ag form the broker's n by the agent, in	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.	e buyer, usually throug st inform the buyer of a the agent by the seller
AS AGENT FOR BC agreement of each underlined print, se	DTH - INTERMEDIARY: <i>party</i> to the transactic et forth the broker's obli	To act as an into on. The written ag gations as an inter	ermediary betwe preement must st mediary. A broke	AS AGENT FOR BOTH - INTERMEDIARY : To act as an intermediary between the parties the broker must first obtain the written agreement of <i>each party</i> 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:	t first obtain the writt d, in conspicuous bold
 Must treat all May, with the buser) to com 	Must treat all parties to the transaction impartially and fairly; May, with the parties' written consent, appoint a different 1 buset to communicate with provide orinions and addice to	on impartially and int, appoint a diffe oninions and advi	fairly; erent license hold ce to and carry o	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 huwer) to communicate with provide oninions and advice to and carry out the instructions of each party to the transaction.	to each party (owner a to the transaction
 Must not, unline o that the c that the k any confi disclose, i 	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 w o any confidential information or any other information that a party speci disclose, unless required to do so by law.	ed in writing to do a less than the writ orice greater than any other inform b by law.	so by the party, d ten asking price; the price submitte lation that a par	t 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.	ker in writing not to
AS SUBAGENT: A buyer. A subagent of	icense holder acts as a can assist the buyer but	subagent when ai does not represen	ding a buyer in a t the buyer and m	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.	ent to represent the ner first.
TO AVOID DISPUTE • The broker's o • Who will pay	:S, ALL AGREEMENTS BE duties and responsibiliti the broker for services p	ETWEEN YOU AND es to you, and you provided to you, w	A BROKER SHOU r obligations unde hen payment will	 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. 	r ESTABLISH: . will be calculated.
LICENSE HOLDER C you to use the brok	ONTACT INFORMATION (er's services. Please ack	 This notice is be nowledge receipt 	ing provided for i of this notice belo	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.	ot create an obligation ords.
Capstone Commercial	Capstone Commercial Real Estate Group, LLC	480574	sburris@cal	sburris@capstonecommercial.com	(972) 250-5800
Licensed Broker /Br Primary Assumed B	Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.		Email	Phone
Steve	Steven Burris	450870	sburris@cal	sburris@capstonecommercial.com	(972) 250-5858
Designated Broker of Firm	of Firm	License No.		Email	Phone
David D. Martin		476787	dmartin@caps	dmartin@capstonecommercial.com	(817) 271-2757
Licensed Supervisor of Sales Agent/ Associate	rof Sales Agent/	License No.		Email	Phone
Angela Hawkins Salos Apont/Accordate's Name	ate's Name	660784 License No	ahawkins@caps	ahawkins@capstonecommercial.com Email	(214) 790-2466 Phone
אחתיכע לוווקלע כקומר					
	Buyer/Tens	Buyer/Tenant/Seller/Landlord Initials	ord Initials	Date	