

± 2,429 SF FREESTANDING OFFICE

FOR LEASE



FOR
OVER **30** YEARS
Tradition Invests
Trust in CIG.

4235 Cedar Springs Rd., Dallas, TX 75219



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Property Description:

4235 Cedar Springs is a 2,429± SF freestanding office space located in Dallas' desirable Oak Lawn neighborhood. The well-designed layout includes four private offices, two bathrooms, a waiting area, conference space, a full kitchen, and a storage closet. With natural light and a professional, private setting, this space is perfect for a variety of businesses. The Oak Lawn area offers a vibrant mix of residential, retail, and commercial spaces, providing a dynamic environment.

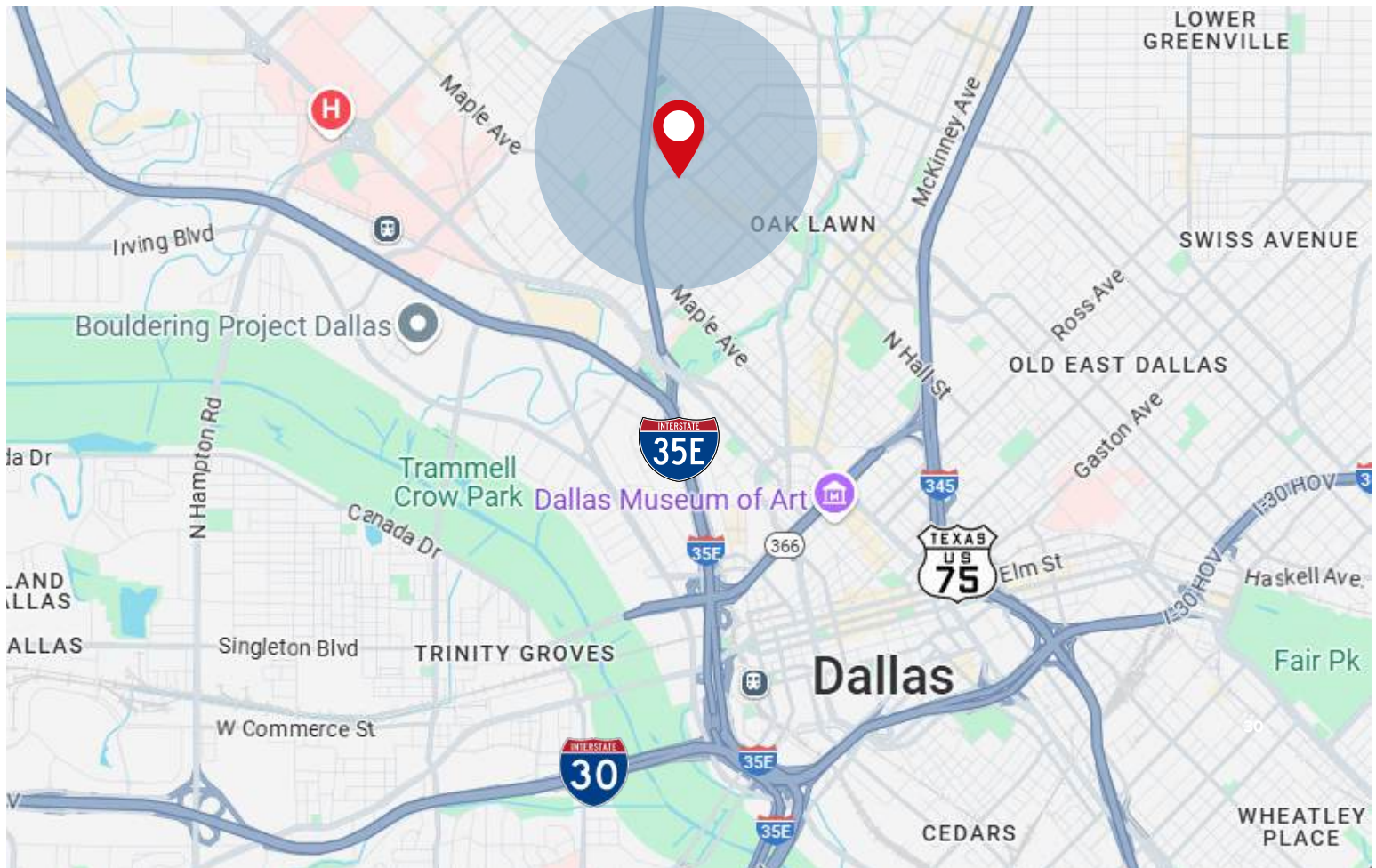
Conveniently located near Dallas Love Field Airport, public transportation, and green spaces. Walkable to nearby restaurants, and located just minutes from Uptown Dallas. Access to major thoroughfares such as Inwood Road, Mockingbird Lane, and the Dallas North Tollway makes commuting easy and efficient. This is a prime opportunity for businesses seeking a central, accessible location in a thriving area.

Property Features:

- ± 2,429 SF Office
- Layout includes four private offices, two bathrooms, a waiting area, a conference area, a full kitchen, and an ample storage closet
- Bright, airy environment with natural light throughout
- High-visibility location with easy street access and ample parking
- Freestanding building offering privacy and a professional image
- Ideal for businesses seeking a central office in a prestigious, well-connected area



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Area Highlights:

- Located in the vibrant Oak Lawn neighborhood, known for its mix of residential, commercial, and retail spaces, providing a dynamic environment for businesses to thrive
- Within close proximity to Dallas Love Field Airport, making travel logistics easy for both clients and employees
- Neighboring businesses include established retail, dining, and professional services, creating an active, welcoming community
- Convenient access to public transportation and several green spaces, perfect for a work-life balance

Access to Major Thoroughfares:

- Situated near major highways, including Inwood Road, Mockingbird Lane, and the Dallas North Tollway, providing excellent connectivity to the greater Dallas area
- Just minutes from Uptown Dallas, making it easy to connect to the city's commercial and cultural hubs
- Quick access to I-35 and I-635, offering seamless routes to both North and South Dallas and the surrounding regions



Population	2 miles	5 miles	10 miles
2020 Population	99,263	369,441	1,280,764
2024 Population	108,600	397,231	1,303,686
2029 Population Projection	109,927	400,911	1,302,452
Annual Growth 2020-2024	2.4%	1.9%	0.4%
Annual Growth 2024-2029	0.2%	0.2%	0%
Median Age	34.4	34.9	34.7
Bachelor's Degree or Higher	66%	52%	35%
U.S. Armed Forces	40	147	659
Households	2 miles	5 miles	10 miles
2020 Households	59,917	176,221	508,537
2024 Households	64,994	190,795	521,073
2029 Household Projection	65,692	192,782	521,219
Annual Growth 2020-2024	2.5%	2.4%	1.3%
Annual Growth 2024-2029	0.2%	0.2%	0%
Owner Occupied Households	15,267	61,297	202,576
Renter Occupied Households	50,425	131,484	318,643
Avg Household Size	1.6	2.2	2.4
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending (\$)	\$2B	\$5.8B	\$15B
Income	2 miles	5 miles	10 miles
Avg Household Income	\$116,189	\$110,554	\$92,210
Median Household Income	\$84,906	\$73,433	\$62,610
< \$25,000	9,088	33,529	103,284
\$25,000 - 50,000	7,729	30,661	106,949
\$50,000 - 75,000	12,908	33,213	95,659
\$75,000 - 100,000	6,993	19,531	55,735
\$100,000 - 125,000	6,971	15,885	40,584
\$125,000 - 150,000	5,019	12,014	30,694
\$150,000 - 200,000	5,850	14,402	31,597
\$200,000+	10,434	31,559	56,570



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



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.

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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

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