

LOVERS LANE OFFICE BUILDING

4311 W LOVERS LN, DALLAS, TX 75209

- > FOR LEASE
- > ±2,000 SF AVAILABLE
- > IDEAL W LOVERS LANE LOCATION
- > DEDICATED FIBER INTERNET



EXCLUSIVELY OFFERED BY

FABIO FELIX

Cell: 323.893.3440

Office: 214.520.8818 x 6

fabio@sljcompany.com

SLJ

SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209

www.sljcompany.com

PROPERTY DETAILS

Address: 4311 W Lovers Ln, Suite 101, Dallas, TX 75209

Available Space: ±2,000 SF

Land Area: ±0.40 Acres (17,247 SF)

Year Built: 2006

Parking: Shared Parking

USE

Zoning: PD 326 (Area A)

Previous Uses: Office

Recommended Uses:

- Office

PRICING

Lease Rate: Contact Broker

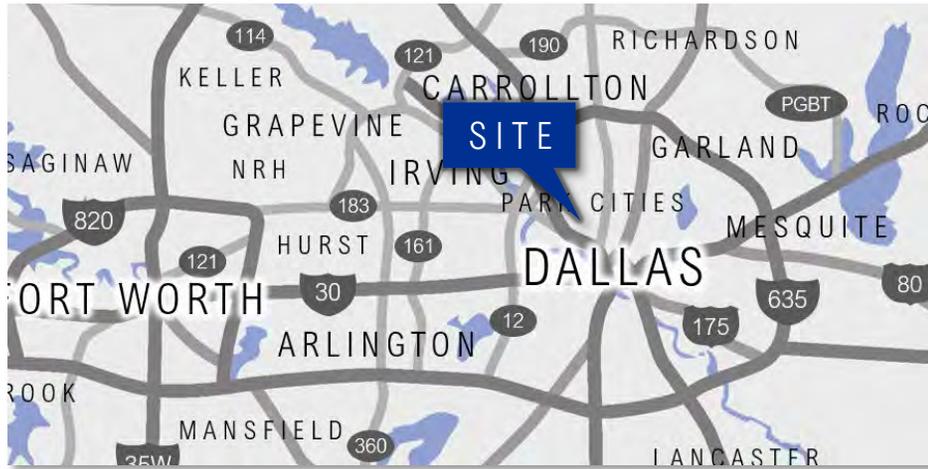
Expense Escrow Estimates: \$11.45 PSF

- Real Estate Taxes - \$4.50 PSF
- Insurance - \$1.21 PSF
- CAM - \$1.60 PSF
- Utilities - \$4.14 PSF (includes internet)

2024 DEMOGRAPHICS

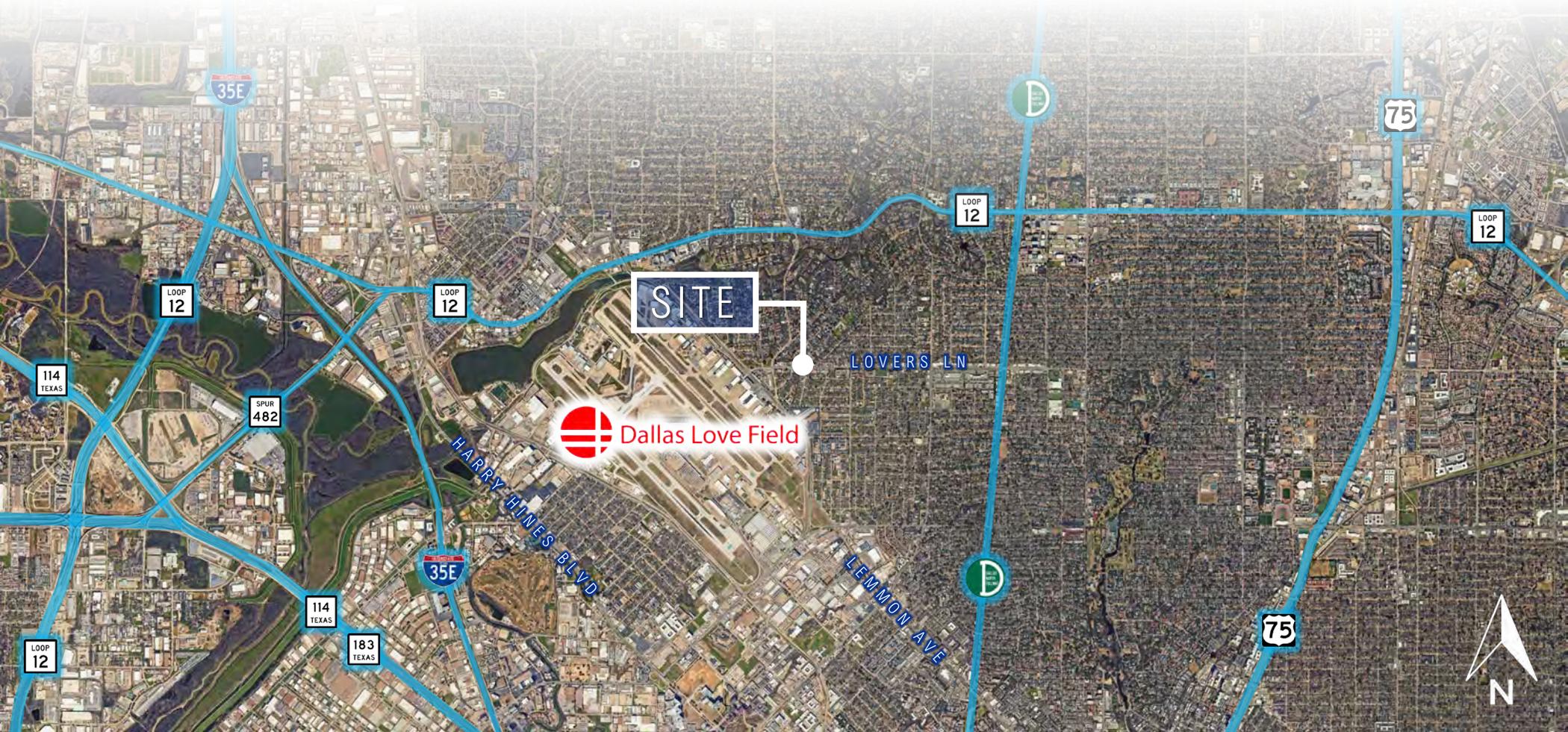
	<u>1 Mile</u>	<u>3 Mile</u>
Population:	8,605	126,327
Households:	3,674	52,244
Daytime Employees:	5,749	103,079
Average HH Income:	\$140,284	\$117,914
Median Home Value:	\$599,391	\$711,267



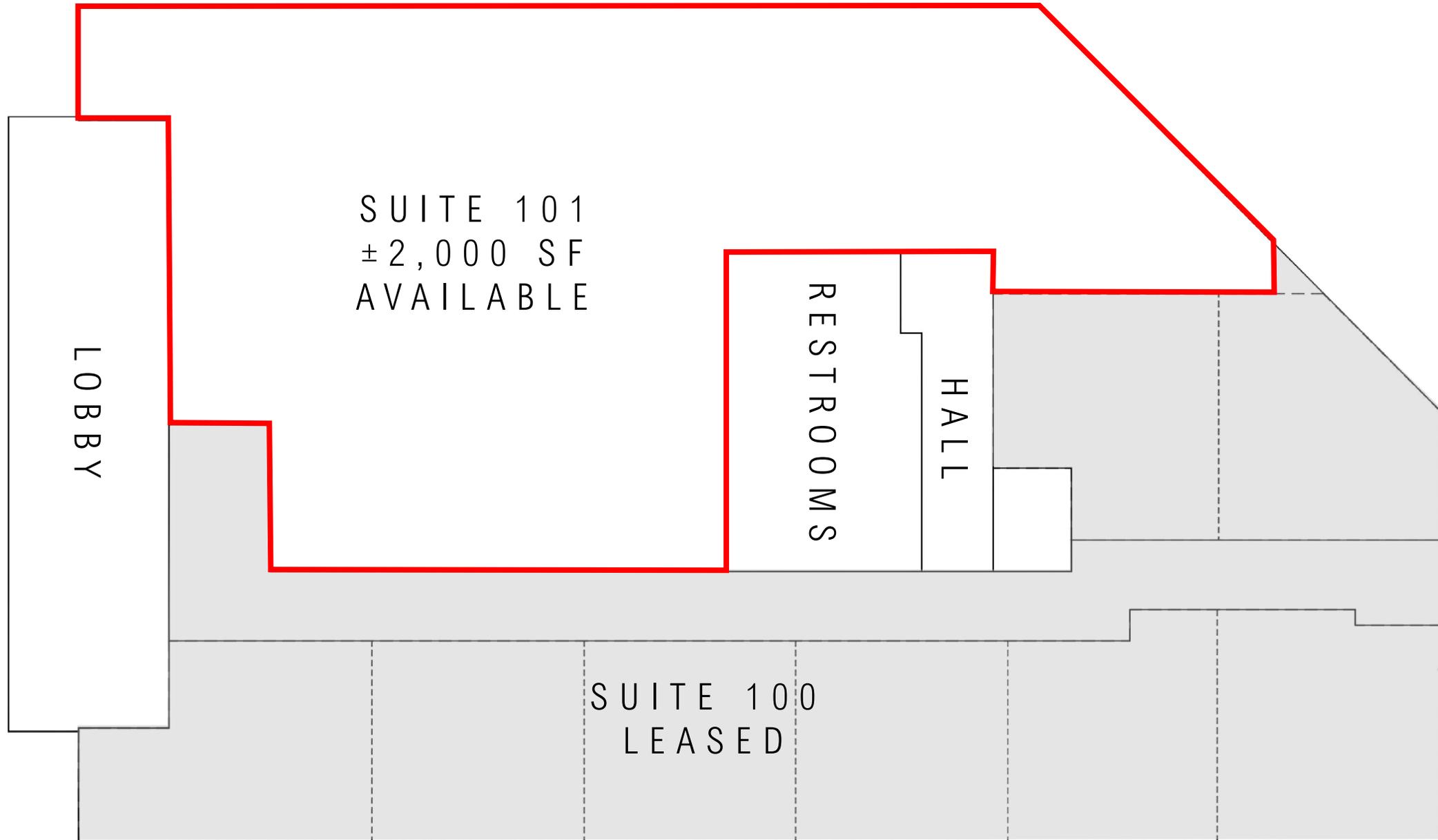


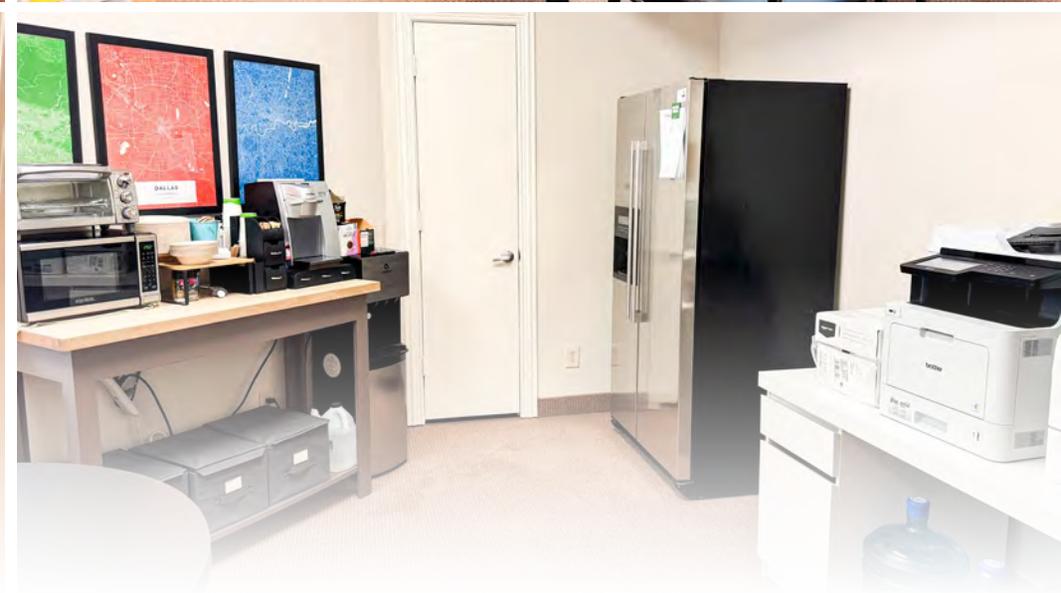
PROPERTY HIGHLIGHTS

- Located on Lovers Lane between Inwood Rd & Lemmon Ave
- Highly desirable location in the Briarwood Neighborhood
- Less than half a mile from Dallas Love Field Airport
- Close proximity to Inwood Village
- Ease of access to the Park Cities and the Medical District
- Dedicated fiber internet to the building
- New HVAC



LEASE PLAN





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Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.



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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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>SLJ Company, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>419172</u> License No.	<u>llebowitz@sljcompany.com</u> Email	<u>214-520-8818</u> Phone
<u>Louis Harold Lebowitz</u> Designated Broker of Firm	<u>171613</u> License No.	<u>llebowitz@sljcompany.com</u> Email	<u>214-520-8818</u> Phone
<u>Charles Titus Underwood III</u> Licensed Supervisor of Sales Agent/ Associate	<u>488370</u> License No.	<u>tyunderwood@sljcompany.com</u> Email	<u>214-520-8818</u> Phone
<u>Fabio Ernesto Felix Vega</u> Sales Agent/Associate's Name	<u>802044</u> License No.	<u>fabio@sljcompany.com</u> Email	<u>214-520-8818</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date