

SWEARINGEN

Est. 1972

REALTY GROUP, L.L.C.

INVENTORY MARCH 2020

OFFICE



FORUM II
4004 Beltline Rd
Addison, TX

Office | Sublease | 2,612 SF

\$15.50 + E

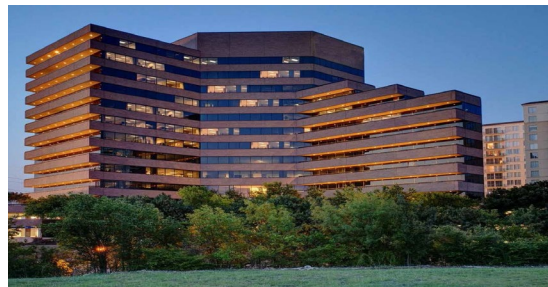
Suite 225

Available Immediately

Furniture Available

Lease Expires: 1/5/2022

Cameron Tapley | 214-365-2796 (D)
214-808-3535 (C)



CITYMARK ON THE KATY TRAIL
3100 McKinnon St
Dallas, TX

Office | Sublease | 2,000 - 9,357 SF

\$25.00 + E

Suite 200

Available Immediately

Lease Expires: 11/30/2021

Dan Brown | 214-365-2790
Hudson Taylor | 214-365-2716



BRIARGROVE PLACE
17855 North Dallas Pkwy
Dallas, TX

Office | Sublease | 2,885 SF & 13,222 SF

\$26.00 + E

Suite 140 & Suite 320

Available 06/01/2020

Lease Expires: 02/28/2023

Jack Moravcik | 214-365-2527



SKILLMAN LIVE OAK CENTER
2010 Skillman St
Dallas, TX

Office | Sublease | 2,557 SF

\$23.50 NNN

\$5.28 NNN EST

Suite 102

Available Immediately

Lease Expires: 03/31/2021

Jack Moravcik | 214-365-2757

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4201 SPRING VALLEY ROAD
4201 Spring Valley Rd
Dallas, TX

Office | Sublease | 18,659 SF

\$19.25 + E

Suite 1500

Available with 90 Day Notice

Lease Expires: 05/01/2024

Jason Brecheen | 214-365-2727
Caleb Bush | 214-365-2715



VALLEY VIEW TECH CENTER
2307 Springlake Rd
Farmers Branch, TX

Office | Sublease | 9,652 SF

\$8.00 NNN

Suites 650-670

Available Immediately

Lease Expires: 12/31/2021

Dan Paterson | 214-365-2738



HILLCREST MEDICAL PARK
4500 Hillcrest Rd
Frisco, TX

Office | Sublease | 2,639 SF

\$17.50 NNN

Suite 120

Available Immediately

Lease Expires: 3/31/2023

Alex Foley | 214-365-2771
Ben Goldthorpe | 214-365-2716



2559 SW GRAPEVINE PARKWAY
2559 SW Grapevine Parkway
Grapevine, TX

Office | Sublease | 6,000 SF

\$23.00 Full Service

Suite 300

Available Immediately

Lease Expires: 12/31/2021

Hudson Taylor | 214-365-2752
Dan Brown | 214-365-2790

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OFFICE



RICHARDSON DRIVE PLAZA

**1475 Richardson Dr
Richardson, TX**

Office | Sublease | 1,160 SF

\$16.50 + E

Suite 265

Available Immediately

Lease Expires: 4/30/2021

Alex Foley | 214-365-2771

Ben Goldthorpe | 214-365-2716



LAS COLINAS CORPORATE CENTER II

**6363 N State Highway 161
Irving, TX**

Office | Sublease | 1,903 SF

\$14.75 NNN

\$10.47 NNN EST

Suite 325

Available Immediately

Lease Expires: 11/30/2020

Cameron Tapley | 214-808-3535 (C)

214-365-2796 (D)

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Retail | Land | Investment Properties



FORMER SONIC DRIVE-IN
619 S MacArthur Blvd
Coppell, TX

Restaurant | Sale | Call For Details

\$629,000

1,414 SF Building

±1 AC Lot

Evan Bloom | 214-365-2726



I-35 & SHEATLAND RD
8155 S RL Thornton Frwy
Dallas, TX

Retail Build-To-Suit | Ground Lease
±1 AC Pad Site | Call For Details

Proposed 7,200 SF Multi-Tenant Retail
Excellent Visibility From I-35
Existing High-Volume Taco Casa
w/Drive Thru On Site

Evan Bloom | 214-365-2726



SKILLMAN LIVE OAK CENTER
2010 Skillman St
Dallas, TX

Office | Sublease | 2,557 SF

\$23.50 NNN

\$5.28 NNN Est

Suite 102

Available Immediately

Furniture Negotiable

Lease Expires: 3/31/2021

Jack Moravcik | 214-365-2757



12600 ROLATER RD
12600 Rolater Rd
Frisco, TX

Medical Office | Sublease | 8,297 SF

Fully Furnished ER & Urgent Care
All Equipment & Furniture Included
Available Immediately

Greg McLane | 214-365-2701 (D)
214-923-0076 (C)

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1102 N SHILOH RD
1102 N Shiloh Rd
Garland, TX

Land | Sale | ±11 AC | \$1.5MM

Adjacent to Baylor Scott & White Medical
Center
Development Opportunity

Cameron Tapley | 214-365-2796 (D)
214-808-3535 (C)



CHASE OAKS PLAZA
6517 Chase Oaks Blvd
Plano, TX

Office | Sale | Call For Details

\$3,500,000
13,800 SF Building
3.07 AC Lot

Evan Bloom | 214-365-2726



CHASE OAKS PLAZA
6521 Chase Oaks Blvd
Plano, TX

Office | Sale or Lease | Call For Details

\$1,499,000
5,940 SF Building
3.07 AC Lot

Lease Available at \$25.00 NNN

Evan Bloom | 214-365-2726



HIGHWAY 77
Hwy 77 @ Mushroom Rd
Waxahachie, TX

Land | Sale | 1 AC | \$350,000

Direct Access to Hwy 77
Fast Growing Retail Corridor

Joe Arata | 214-365-2730
Chris Mims | 214-365-2789



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.

Swearingen Realty Group, LLC	0443604	cparker@swearingen.com	214-365-2700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bruce M. Hecht	342820	bhecht@swearingen.com	214-365-2712
Designated Broker of Firm	License No.	Email	Phone
Bruce M. Hecht	342820	bhecht@swearingen.com	214-365-2712
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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



SWEARINGEN REALTY GROUP, L.L.C. | 5950 Berkshire Lane, Suite 500 | Dallas, TX 75225 | 214.365.2700

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