

# SWEARINGEN

Est. 1972

REALTY GROUP, L.L.C.

# INVENTORY AUGUST 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)

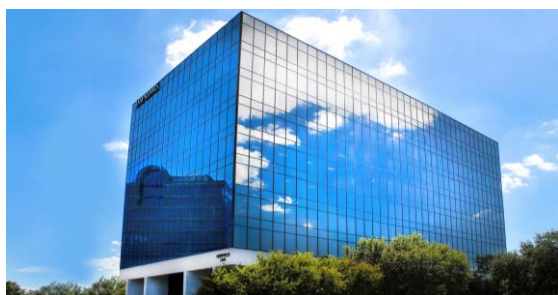


**3307 NORTHLAND DRIVE**  
3307 Northland Dr  
Austin, TX

Office | Sublease | 6,719 SF or 10,000 SF

\$20.00 FS  
4<sup>th</sup> Floor Suite - 6,719 SF  
5<sup>th</sup> Floor Suite - 10,000 SF  
Lease Expires: 6/30/2022  
Both Suites Available Immediately

Dan Paterson | 214-365-2738  
Dan Brown | 214-365-2790  
Hudson Taylor | 214-365-2752



**HERITAGE ONE**  
4835 Lyndon B Johnson Frwy  
Dallas, TX

Office | Sublease | 18,371 SF

\$23.50 FS  
Suite 1100  
Available Immediately  
Furniture Available  
Lease Expires: 2/28/2026

Dan Paterson | 214-365-2738  
Conner Adkins | 214-365-2770



**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 | 214-365-2752

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**BRIARGROVE PLACE**  
17855 North Dallas Pkwy  
Dallas, TX

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

\$26.00 + E  
Suite 140 & Suite 320  
Available Immediately  
Lease Expires: 02/28/2023

Jack Moravcik | 214-365-2527



**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



**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 Pkwy  
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

Office "Plug & Play" Sublease @ Below Market Rates



## ATRIUM AT CAMPUS CIRCLE

5800 Campus Circle Dr  
Irving, TX

Office | Sublease | 1,024 SF

\$15.95 + E  
Suite 204A  
Available Immediately  
Lease Expires: 7/31/2024

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



## RECOGNITION CENTER

2701 E Grauwylar Rd  
Irving, TX

Office | Sublease | 82,695 SF

\$13.00 + E & J Supplies  
Available Immediately  
Lease Expires: 11/30/2025

Jim Buddrus | 214-365-2791  
Duke Biggers | 214-365-2784



## 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

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**2390 INNOVATION DRIVE**

**2390 Innovation Dr  
DFW Airport, TX**

**Medical Office | Lease | 8,125 SF**

**Freestanding ER & Urgent Care  
7 Emergency Care Suites  
2 Urgent Care Units  
Available Immediately**

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



**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)**



**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**

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# INVENTORY AUGUST 2020



## 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



## 210 S. US HIGHWAY 175

210 S. US Highway 175  
Seagoville, TX

Flex | Sale or Lease | Call For Details

**\$1,499,000 (Price Reduced)**  
23,790 SF Building  
1.7 AC Lot  
Concrete Paved Outside Storage Yard

Lease Available at \$10,000/mo

Greg McLane | 214-365-2701



## 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](http://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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