

SWEARINGEN

Est. 1972

REALTY GROUP, L.L.C.

INVENTORY OCTOBER 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
4th Floor Suite - 6,719 SF
5th Floor Suite - 10,000 SF
Both Suites Available Immediately
Lease Expires: 6/30/2022

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



4890 ALPHA ROAD
4890 Alpha Rd
Dallas, TX

Office | Sublease | 2,282 SF

\$23.00 + E
Suite 110
Available Immediately
Lease Expires: 5/31/2023

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



ENERGY SQUARE II
4849 Greenville Ave
Dallas, TX

Office | Sublease | 3,249 SF

\$24.00 Mod Gross
Suite 400
Available 8/15/2020
Lease Expires: 10/31/2022

Dan Brown | 214-365-2790
Jack Sikora | 214-365-2731

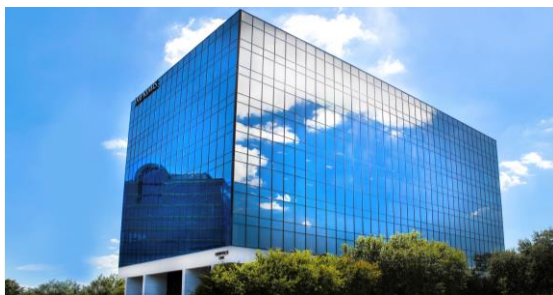
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HERITAGE ONE

4835 Lyndon B Johnson Frwy
Dallas, TX

Office | Sublease | 18,371 SF

\$19.75 + E

Suite 1100

Available Immediately

Furniture Available

Lease Expires: 2/28/2026

Dan Paterson | 214-365-2738

Conner Adkins | 214-365-2770



ONE MAIN

1201 Main St
Dallas, TX

Office | Sublease | 3,247 SF

\$17.00 Full Service

Suite 1320

Available in 30 Days

Lease Expires: 5/31/2025

Hudson Taylor | 214-365-2752

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



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: 2/28/2023

Jack Moravcik | 214-365-2527



10200 PLANO ROAD

10200 Plano Rd
Dallas, TX

Office | Sublease | 19,488 SF

\$12.00 + E

1st Floor - 9,744 SF

2nd Floor - 9,744 SF

Available Immediately

Lease Expires: Negotiable

Al Paniagua | 214-365-2711

Hudson Taylor | 214-365-2752



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



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



PARKWAY CENTER IV

**2701 Dallas Pkwy
Plano, TX**

Office | Sublease | 6,379 SF

**Contact Broker For Pricing
Suite 650
Available Immediately
Lease Expires: 8/31/2025**

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



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**



NETWORK TECH CENTER

**12400 Network Blvd
San Antonio, TX**

Office | Sublease | 21,650 SF

**\$16.00 NNN
Contact Broker for Availability
Lease Expires: 8/31/2023**

**Alex Foley | 214-365-2771
Ben Goldthorpe | 214-365-2716
Bruce Hecht | 214-365-2712**

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1102 N SHILOH ROAD

**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)**



210 S. US HIGHWAY 175

**210 S. US Hwy 175
Seagoville, TX**

Flex | Sale | Call For Details

**\$1,650,000
Triple Net Investment at a 7.25% Cap
23,790 SF Building
1.7 AC Lot
Concrete Paved Outside Storage Yard**

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



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

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

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