



**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

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



### 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

1<sup>st</sup> Floor - 9,744 SF

2<sup>nd</sup> Floor - 9,744 SF

Available Immediately

Lease Expires: Negotiable

Al Paniagua | 214-365-2711  
Hudson Taylor | 214-365-2752



**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



**DACY LANE PROFESSIONAL BUILDING**  
1300 Dacy Ln  
Kyle, TX

Office | Sublease | 1,302 SF

Contact Broker For Pricing

Available Immediately

Lease Expires: 2/28/2022

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





**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



**TOLLWAY OFFICE CENTER II**  
3905 Dallas Pkwy  
Plano, TX

Office | Sublease | 40,000 SF

\$27.00 + E  
Available Immediately  
Lease Expires: 6/30/2030  
Term Negotiable  
Allowance Available

Ben Goldthorpe | 214-365-2716  
Bruce Hecht | 214-365-2712



**1901 N Central Expressway**  
1901 N Central Expy  
Richardson, TX

Office | Sublease | 1,820 SF

\$16.00 + E  
Suite 230  
Available Immediately  
Lease Expires: 11/30/2024

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



**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**



### ADVANTAGE SPORTS COMPLEX

2800 N I-35 E  
Carrollton, TX

Specialty Space | Sale or Lease

Contact Broker  
104,850 SF Sports Athletic Training Center  
15,000 SF Fitness Gym  
10,450 SF Office/Observation Area  
100% HVAC

Blaine Shawaker | 214-365-2707  
Jim Montgomery | 214-365-2766



### 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)



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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