



SWEARINGEN

REALTY GROUP | EST 1972

MANDALAY TOWER 2

**25,968 SF DIVISIBLE TO 9,035 SF OF OFFICE SPACE
FOR SUBLEASE**

225 E. John Carpenter Fwy, Irving, TX 75062



Sublease Info:



\$30.00/ PSF

**Price Reduced to
\$26.50 Full Service + E**



Suite 500:
25,968 RSF
Divisible to 9,035 SF



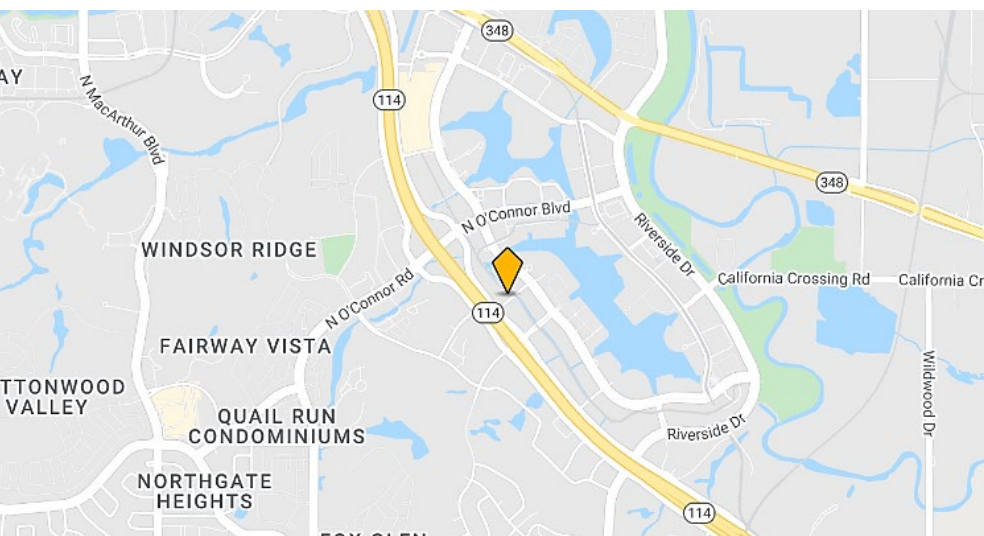
3.97/1,000 - Surface



Available December 1, 2022



Term Thru:
November 30, 2029



For more information, contact:

DAN PATERSON

214-365-2738

danp@swearingen.com

LUKE PATERSON

214-365-2732

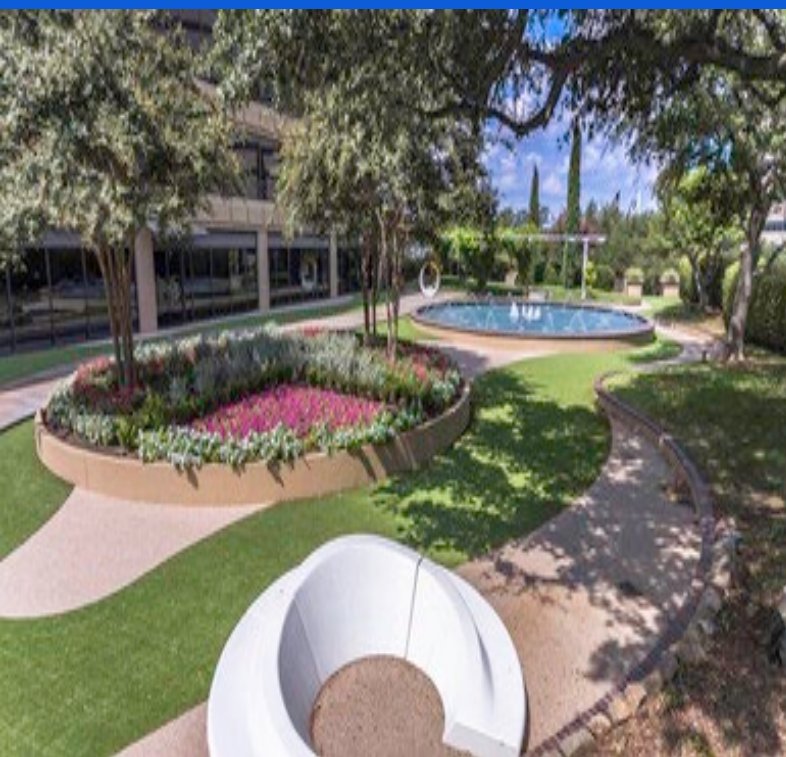
lukep@swearingen.com

MATT PATERSON

214-365-2720

mattp@swearingen.com

5950 Berkshire Lane, Suite 500
Dallas, Texas 75225



Suite Highlights:

- 25,968 RSF or 9,035 SF
- Entire Floor or Partial Floor Available
- Renovated Modern, Open Collaborative Office Space with Above Standard Finishes
- High End FF& E Available

Property Features:

- Newly Renovated Lobby
- On-site Security
- Café and 3 Restaurants
- 2 Conference Centers
- Fitness Center
- Sundry Shop
- Structured Parking

Location:

- Mandalay Tower 2 is located in a Prime Las Colinas Location
- Great Visibility
- Near John Carpenter Freeway on the Mandalay Canal
- Near Shopping, Hotels and Restaurants.
- Direct Access to DART Rail Station (Orange Line) via the APT Rail Car System

For more information, contact:

DAN PATERSON

214-365-2738

danp@swearingen.com

LUKE PATERSON

214-365-2732

lukep@swearingen.com

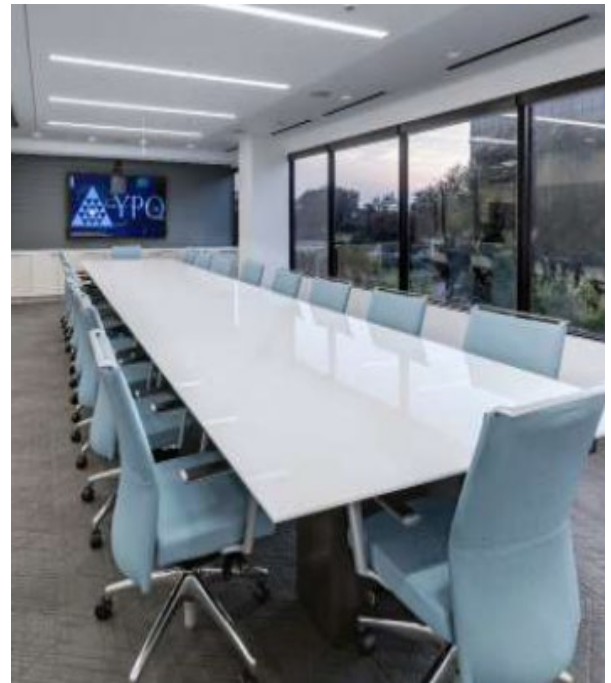
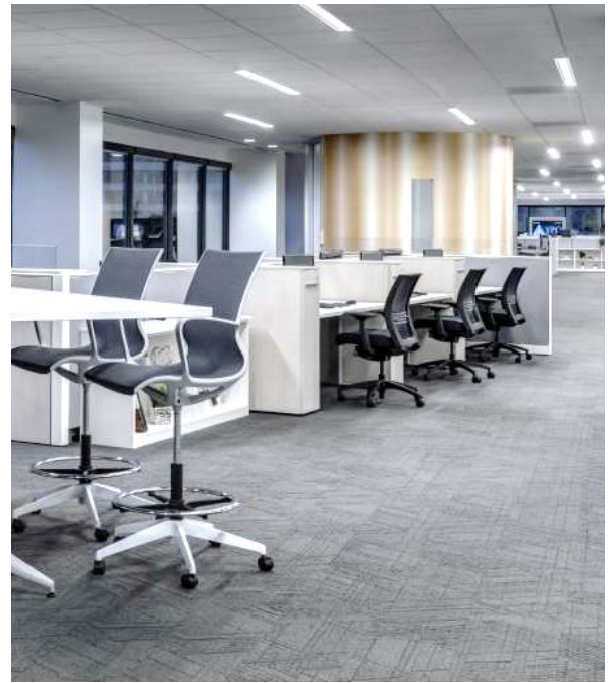
MATT PATERSON

214-365-2720

mattp@swearingen.com

5950 Berkshire Lane, Suite 500
Dallas, Texas 75225

5th Floor Interior Photos



For more information, contact:

DAN PATERSON

214-365-2738

danp@swearingen.com

LUKE PATERSON

214-365-2732

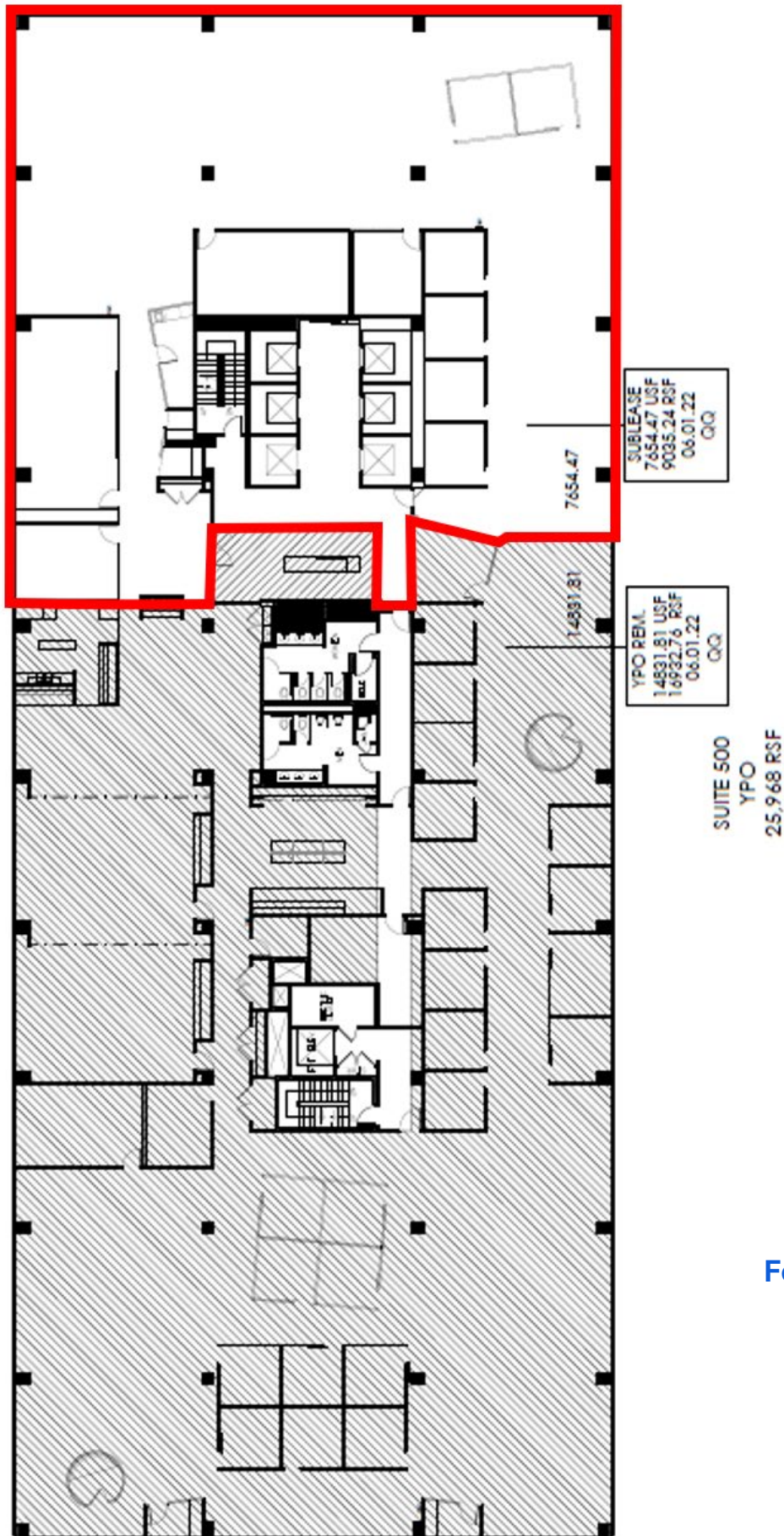
lukep@swearingen.com

MATT PATERSON

214-365-2720

mattp@swearingen.com

5950 Berkshire Lane, Suite 500
Dallas, Texas 75225



**Partial 5th Floor:
Proposed 9,035 SF**

For more information, contact:

DAN PATERSON

214-365-2738

danp@swearingen.com

LUKE PATERSON

214-365-2732

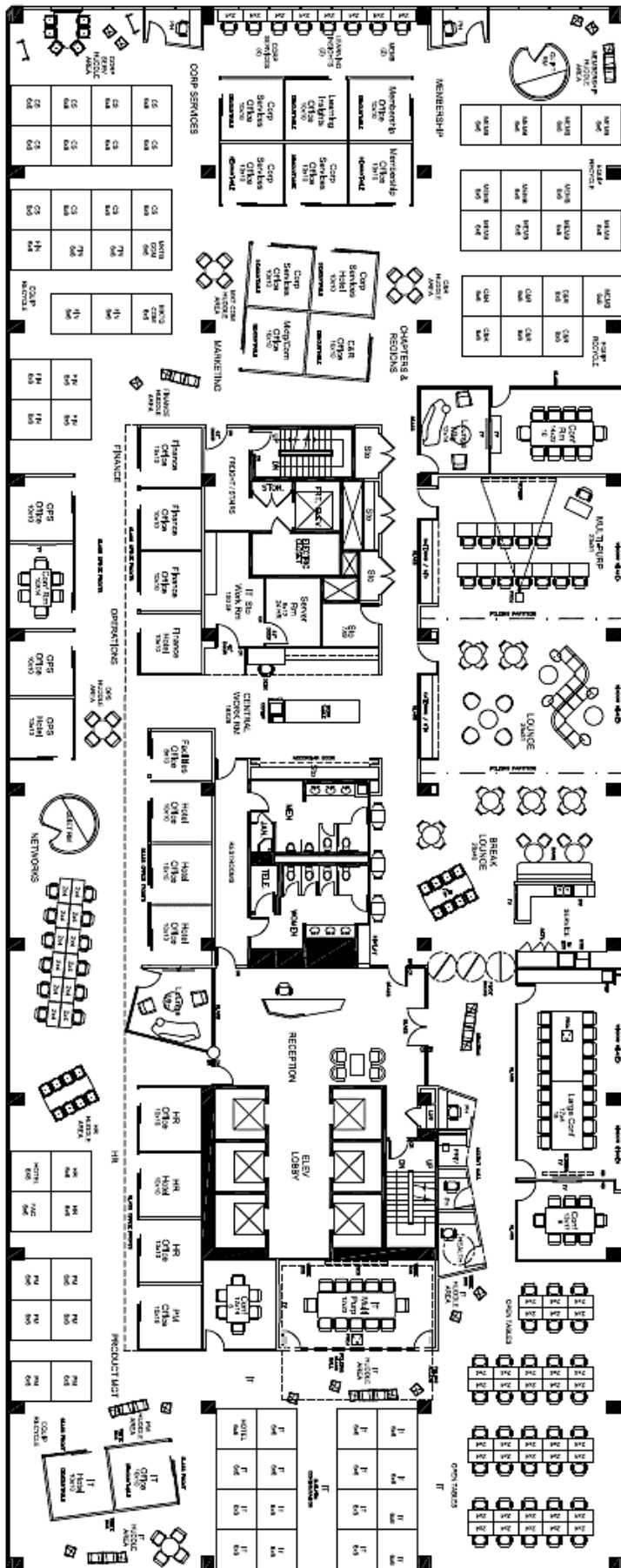
lukep@swearingen.com

MATT PATERSON

214-365-2720

mattp@swearingen.com

5950 Berkshire Lane, Suite 500
Dallas, Texas 75225



Entire 5th Floor Floorplan Suite 500: 25,968 RSF

For more information, contact:

DAN PATERSON

214-365-2738

danp@swearingen.com

LUKE PATERSON

214-365-2732

lukep@swearingen.com

MATT PATERSON

214-365-2720

mattp@swearingen.com

5950 Berkshire Lane, Suite 500
Dallas, Texas 75225



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 |
| Dan Paterson | 364480 | danp@swearingen.com | 214-365-2738 |
| 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