

## Dallas CBD



### 1900 PEARL

1900 N Pearl St  
Dallas, TX

Office | For Sublease | Up to 9,644 RSF

\$29.50 NNN/ \$23.25 NNN Est

Modern Finishes

Gensler Designed

Views of Uptown & Klyde Warren Park

Located in the Heart of the Dallas Arts District

Dan Paterson | 214-365-2738

Luke Paterson | 214-365-2732

Matt Paterson | 214-365-2720

## DFW Freeport / Coppell



### DFW BUSINESS CENTER

2200 & 2222 S Service Rd  
Dallas, TX

Office | For Sale | Up to 115,440 RSF

North Tower: 44,337 RSF

South Tower: 71,103 RSF

Above Standard Finishes

Contact Broker for Pricing

Dan Paterson | 214-365-2738

Gregory McLane | 214-365-2701

Luke Paterson | 214-365-2732

DFW Freeport / Coppell



**DFW INTERNATIONAL AIRPORT**

**3200 E Airfield  
Dallas, TX**

**Office | For Sale | 80,965 RSF | 15+ Acres**

**Development Opportunity  
Ground Lease Until 2075  
Corporate Office Setting  
Floor to Ceiling Windows  
Signage  
Contact Broker for Pricing**

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Luke Paterson | 214-365-2732**

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**DFW INTERNATIONAL AIRPORT**

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**Land | For Sale | 15+ Acres**

**Logistics Development Site for up to  
265,000 SF Building  
Freeport Available  
Ground Lease from Airport Until 2075  
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Lower Great Southwest



**2200 EAST RANDOL MILL ROAD**

**2200 E Randol Mill Rd**

**Arlington, TX**

**Warehouse | For Sublease | 39,458 RSF**

**Al Paniagua | 214-365-2711**

**Ryan Moseley | 214-365-2731**

**\$7.50 - \$8.50 NNN**

**Newly Updated Building Renovations**

**100 % Distribution or Flex**

**5 Dock High Doors, 1 Ramp**

**Sprinkled Warehouse**

**Rail Served (BNSF Active)**

Preston Center



**BLUFFVIEW TOWERS - EAST**

**3890 W Northwest Hwy**

**Dallas, TX**

**Office | For Sublease | 2,556 RSF**

**Bruce Hecht | 214-365-2712**

**Alex English | 214-365-2751**

**Ryan Moseley | 214-365-2731**

**\$23.00 Full Service + E**

**Suite 601**

**Immediate Availability**

**Lease Expires: 09/30/2028**

**Fully Furnished with Class A Finishes**

**Direct Elevator Exposure**

Quorum / Bent Tree



**GREENHILL TOWERS**

**14131 Midway Rd  
Addison, TX**

**Office | Sublease | Up to 25,466 SF**

**Jim Montgomery | 214-365-2766**  
**Peyton Ausley | 214-365-2743**

**Contact Broker for Pricing  
Suite 900**

**Available in 30 Days**

**Lease Expires: 3/31/2027**

**Modern, Bright Office Space with  
Clean Finishes**

Quorum / Bent Tree



**TOLLWAY PLAZA NORTH**

**16000 N Dallas Pkwy  
Dallas, TX**

**Office | Sublease | 5,087 SF**

**Al Paniagua | 214-365-2711**  
**Peyton Ausley | 214-365-2743**

**\$19.00 NNN/\$12.60 NNN Est  
Suite 200**

**Lease Expires: 8/31/2025**

**Open Concept, Collaborative  
Workspace, Fully Furnished  
Great Amenities**

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Preston Center



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Direct Elevator Exposure

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Quorum / Bent Tree



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**Contact Broker for Pricing**  
**Suite 900**

**Available in 30 Days**

**Lease Expires: 3/31/2027**

**Modern, Bright Office Space with**  
**Clean Finishes**

Upper Tollway / West Plano



### GRANITE PARK I

5800 Granite Pkwy  
Plano, TX

**Office | Sublease | 17,174 SF**

**Ryan Tapley | 214-365-2781**  
**Cameron Tapley | 214-365-2796**

**10<sup>th</sup> Floor: 17,174 SF - \$19.50 NNN**

**Plug n' Play Furniture Available**

**Available Immediately**

**Lease Expires: Sept. 30, 2024**

**(longer term available from Landlord upon request)**

Upper Tollway / West Plano



## LEGACY CENTER

5445 Legacy Dr  
Plano, TX

Office | Sublease | Up to 29,435 SF

Dan Paterson | 214-365-2738

Matt Paterson | 214-365-2720

\$19.95 NNN

Suite 400

Immediate Availability

Lease Expires: 4/30/2029

Open and Bright Collaborative Office  
Space with Above Standard Finishes

Urban Center / Wingren



## MANDALAY TOWER II

225 E John Carpenter Fwy  
Irving, TX

Office | Sublease | Up to 25,968 SF

Dan Paterson | 214-365-2738

Luke Paterson | 214-365-2732

Matt Paterson | 214-365-2720

\$26.50 Full Service + E

Suite 500

Lease Expires: 11/30/2029

Modern, Collaborative Office Space  
with Above Standard Finishes

## San Antonio - CBD



### PVA MEDICAL OFFICE BUILDING

610 N Main Ave  
San Antonio, TX

**Med Office | For Sale | 39,518 SF | 1.25 AC**

**Bruce Hecht | 214-365-2712**  
**Alex English | 214-365-2751**

**Contact Broker for Pricing**  
**Lease Back Opportunity**  
**Built Out as a Surgery Center**  
**Minutes Away from Downtown San Antonio,**  
**IH-10 & I-35**

## Guadalupe County



### 955 WEST KINGSBURY STREET

955 W Kingsbury St  
Seguin, TX

**Retail/ Warehouse / Land | For Sale |**  
**21,095 SF | 8.049 Acres**

**Danny Muse | 214-365-2726**  
**Cell: | 972-849-2464**

**Contact Broker for Pricing**  
**Development Opportunity**  
**Existing Auto Business & Former Salvage Yard**  
**has been in Business since 1947**  
**Frontage on E Kingsbury St**

DFW Freeport / Coppell



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Lower Great Southwest



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**Al Paniagua | 214-365-2711**  
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Upper Greenville



**6868 GREENVILLE AVENUE**

**6868 Greenville Ave**  
**Dallas, TX**

**Storefront Retail | For Sale | 993 SF**

**Jack Moravcik | 214-365-2757**

**Contact Broker for Pricing**  
**Price Reduced/Motivated Seller**  
**Cricket Wireless - Investment Opportunity**  
**70' Frontage Views on Greenville Ave**  
**Highly Visible from the Intersection of**  
**Park Ln & Greenville Ave**



## 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.*



### 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	<a href="mailto:cparker@swearingen.com">cparker@swearingen.com</a>	214-365-2700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bruce M. Hecht	342820	<a href="mailto:bhecht@swearingen.com">bhecht@swearingen.com</a>	214-365-2712
Designated Broker of Firm	License No.	Email	Phone
Bruce M. Hecht	342820	<a href="mailto:bhecht@swearingen.com">bhecht@swearingen.com</a>	214-365-2712
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

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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