

Dallas CBD



1217 MAIN STREET

1217 Main St
Dallas, TX

Office | For Sublease | Up to 13,353 RSF

Alan Thomas | C: 214-673-3663

\$30.00 Full Service

Suites are Creative, Modern Space

Furniture Negotiable in Certain Suites

Located in the Center of Downtown Dallas

DFW Freeport / Coppell



PARK WEST 2

1507 Lyndon B Johnson Fwy
Dallas, TX

Office | For Sublease | 32,000 - 38,754 RSF

Dan Paterson | 214-365-2738

\$23.50 FS +E

Matt Paterson | 214-365-2720

New Rate! \$18.75 Full Service + E

Lease Expires: June 30, 2030

**Newly Built Out Office Space with Above
Standard Finishes**

Includes FF&E

Direct Access to LBJ Freeway & PGBT

Lewisville



Business 121 & E Valley Ridge Blvd

**SWQ of Business 121 &
E Valley Ridge Blvd
Lewisville, TX**

Land | For Sale or Ground Lease | 1 Acre

Hyatt Thompson | 214-365-2753

Contact Broker for Pricing

**Located at the High Trafficked Intersection of E
State Hwy 121 & E Valley Ridge Blvd (41,700 VPD)
Raw Land**

West Plano



5200 MCDERMOTT ROAD

**5200 McDermott Rd
Plano, TX**

Office/Retail | For Sublease | 1,606 RSF

Luke Paterson | 214-365-2732

Pricing is Negotiable

Immediate Availability

Lease Expires: Sept 30, 2026

**Close to Sam Rayburn Tollway with
Frontage on Preston Rd**

**Across from the Preston Village Shopping
Center & Preston Creek Shopping Center**

Dallas CBD



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\$30.00 Full Service

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Located in the Center of Downtown Dallas

DFW Freeport / Coppell



DFW INTERNATIONAL AIRPORT

3200 E Airfield
Dallas, TX

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

Dan Paterson | 214-365-2738

Gregory McLane | 214-365-2701

Luke Paterson | 214-365-2732

Development Opportunity

Ground Lease Until 2075

Corporate Office Setting

Floor to Ceiling Windows

Signage

Contact Broker for Pricing

DFW Freeport / Coppell



PARK WEST 2

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Dan Paterson | 214-365-2738

~~\$23.50 FS + E~~

Matt Paterson | 214-365-2720

New Rate! \$18.75 Full Service + E

Lease Expires: June 30, 2030

Newly Built Out Office Space with Above
Standard Finishes

Includes FF&E

Direct Access to LBJ Freeway & PG&T

Upper Tollway / West Plano



LEGACY CENTER

5445 Legacy Dr
Plano, TX

Office | Sublease | Up to 29,435 SF

Dan Paterson | 214-365-2738

\$19.95 NNN

Matt Paterson | 214-365-2720

Suite 400

Immediate Availability

Lease Expires: 4/30/2029

Open and Bright Collaborative Office
Space with Above Standard Finishes

West Plano



5200 MCDERMOTT ROAD

**5200 McDermott Rd
Plano, TX**

Office/Retail | For Sublease | 1,606 RSF

Luke Paterson | 214-365-2732

Pricing is Negotiable

Immediate Availability

Lease Expires: Sept 30, 2026

Close to Sam Rayburn Tollway with

Frontage on Preston Rd

**Across from the Preston Village Shopping
Center & Preston Creek Shopping Center**

FM 1960 / Hwy 249



9720 CYPRESSWOOD DRIVE

9720 Cypresswood Dr
Houston, TX

Office | For Sublease | 3,455 RSF

Hyatt Thompson | 214-365-2753

**Pricing is Negotiable
Availability is Negotiable
Lease Expiration: June 30, 2026
Primely Located at the Intersection of
Cypresswood Dr & Cutten Rd,
Just off of Hwy 249
Near St Luke's Hospital**

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**

Northeast

**ONE DE ZAVALA CENTER**

12746 Cimarron Path
San Antonio, TX

Office/Flex | Sublease | 8,491 RSF

Dan Paterson | 214-365-2738

Luke Paterson | 214-365-2732

Pricing is Negotiable

Availability is Negotiable

Lease Expiration: Oct. 31, 2026

Located in the Heart of the I-10 West Corridor

Surrounded by Upscale Retail

Close to the South Texas Medical Center

Northeast Butterfield Trail

**BUTTERFIELD TRAIL INDUSTRIAL PARK**

32 Celerity Wagon St
El Paso, TX

Office | Sublease | 6,400 SF

Joe Arata | 214-365-2730

\$10.11 NNN

Suite C

Lease Expires: 4/30/2026

Fully Furnished

Breakroom

In-Suite Restrooms

San Antonio - CBD



PVA MEDICAL OFFICE BUILDING

610 N Main Ave
San Antonio, TX

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

**Swearingen Realty Group
Bruce Hecht | 214-365-2712**

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

**Site Selection Group, LLC
Alex English | 210-347-5447**

Southwest



GATEWAY TO FALCONHEAD – BLDG A

3500 Ranch Road 620 S
Bee Caves, TX

Office/Retail | For Sublease | 4,200 RSF

Luke Paterson | 214-365-2732

**Pricing is Negotiable
Availability is Negotiable
Lease Expiration: March 31, 2026
Stand-Alone Building
Close to I-620 & Retail
*PLEASE DO NOT DISTURB TENANT***

DFW Freeport / Coppell



DFW INTERNATIONAL AIRPORT

3200 E Airfield
Dallas, TX

Land | For Sale | 15+ Acres

**Logistics Development Site for up to
265,000 SF Building
Freeport Available
Ground Lease from Airport Until 2075
Contact Broker for Pricing**

**Dan Paterson | 214-365-2738
Gregory McLane | 214-365-2701
Luke Paterson | 214-365-2732**

Lewisville



Business 121 & E Valley Ridge Blvd

SWQ of Business 121 &
E Valley Ridge Blvd
Lewisville, TX

Land | For Sale or Ground Lease | 1 Acre

**Please Contact Broker for Pricing
Located at the High Trafficked Intersection of E
State Hwy 121 & E Valley Ridge Blvd (41,700 VPD)
Raw Land**

Hyatt Thompson | 214-365-2753



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	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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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SWEARINGEN REALTY GROUP, L.L.C. | 5400 Lyndon B. Johnson Freeway, Suite 1300 | Dallas, TX 75240 | 214.365.2700

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