

Dallas CBD



**ROSS TOWER**

500 North Akard Street  
Dallas, TX

Office | For Sublease | 2,258 RSF

[Matt Paterson | 214-365-2720](#)

\$20.00 FS +E

Lease Expires: October 31, 2027

Class A Building

Existing Office Space

FF&E Available

Located in the Center of the  
Entertainment District

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

Southwest Dallas



**3571 WHEATLAND ROAD**  
3571 W Wheatland Rd  
Dallas, TX

**Med Office | For Sublease | 4,000 RSF**

**Matt Paterson | 214-365-2720**

**Pricing is Negotiable**  
**Immediate Availability**  
**Lease Expires: December 31, 2028**  
**End Cap Medical Office**  
**Adjacent to Methodist Charlton Medical Center**  
**Frontage on Wheatland Rd**

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**

West Southwest Ft Worth



**OVERTON PARK  
PROFESSIONAL CENTER**  
4305-4325 S Hulen St  
Fort Worth, TX

**Office | For Sublease | 4,000 RSF**

**Luke Paterson | 214-365-2732**

**Pricing is Negotiable**

**Immediate Availability**

**Lease Expires: July 31, 2027**

**Across from Overton Park Shopping  
Center, Close to Hulen Mall & I-20**

Dallas CBD



### ROSS TOWER

500 North Akard Street  
Dallas, TX

Office | For Sublease | 2,258 RSF

[Matt Paterson | 214-365-2720](#)

\$20.00 FS +E

Lease Expires: October 31, 2027

Class A Building

Existing Office Space

FF&E Available

Located in the Center of the  
Entertainment District

DFW Freeport / Coppell



### DFW INTERNATIONAL AIRPORT

3200 E Airfield  
Dallas, TX

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

[Swearingen Realty Group](#)

[Dan Paterson | 214-365-2738](#)

[Luke Paterson | 214-365-2732](#)

Development Opportunity

Ground Lease Until 2075

Corporate Office Setting

Floor to Ceiling Windows

Signage

Contact Broker for Pricing

[Corban Realty Corp](#)

[Greg McLane | 214-923-0076](#)

# OFFICE

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

Southwest Dallas



**3571 WHEATLAND ROAD**

3571 W Wheatland Rd  
Dallas, TX

Med Office | For Sublease | 4,000 RSF

**Matt Paterson | 214-365-2720**

Pricing is Negotiable

Immediate Availability

Lease Expires: December 31, 2028

End Cap Medical Office

Adjacent to Methodist Charlton Medical  
Center

Frontage on Wheatland Rd

# OFFICE

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

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

West Southwest Ft Worth



**VERTON PARK  
PROFESSIONAL CENTER**  
4305-4325 S Hulen St  
Forth Worth, TX

**Office | For Sublease | 4,000 RSF**

**Luke Paterson | 214-365-2732**

**Pricing is Negotiable**

**Immediate Availability**

**Lease Expires: July 31, 2027**

**Across from Overton Park Shopping  
Center, close to Hulen Mall & I-20**

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**

**Swearingen Realty Group**

**Dan Paterson | 214-365-2738**

**Luke Paterson | 214-365-2732**

**Corban Realty Corp**

**Greg McLane | 214-923-0076**

Central Texas Area



**MECOM PLAZA**

**2600 Becker Dr  
Brenham, TX**

**Office/Retail | For Sublease | 5,000 SF**

**Luke Paterson | 214-365-2732**

**\$21.50 NNN**

**Immediate Availability**

**Lease Expiration: December 30, 2033**

**Suite is in Shell Condition**

**Positioned Near a High-Trafficked**

**Intersection with Major Retailers Close By**



## 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. | 5400 Lyndon B. Johnson Freeway, Suite 1300 | Dallas, TX 75240 | 214.365.2700

The information contained herein was obtained from sources believed reliable; however, Swearingen Realty Group, L.L.C. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price, or conditions, prior sale or lease, or withdrawal without notice.