

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

Matt Paterson | 214-365-2720

~~\$23.50~~ FS +E

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 | 2,775 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

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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

DFW Freeport / Coppell

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~~\$23.50 FS + E~~

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Includes FF&E

Direct Access to LBJ Freeway & PGBT

Southwest Dallas

**3571 WHEATLAND ROAD**

3571 W Wheatland Rd
Dallas, TX

Med Office | For Sublease | 2,775 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

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
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**

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	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

IABS 1-0

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

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