

FOR LEASE

VALLEY VIEW BUILDING

2800 Valley View Ln Dallas, TX 75234



PROPERTY DESCRIPTION

With easy access to major highways and thoroughfares, 2800 Valley View Lane is conveniently located with excellent visibility. Approximately 1250 SF of office space is available for lease, and the space includes a reception-waiting area with window to reception desk, large treatment office with hand-wash sink, storage areas, triage area, and large kitchen/gathering space with sink and dishwasher. Shared common restroom with the dental office in the building. Ideal for aesthetician, med spa, or other professional services.

PROPERTY HIGHLIGHTS

- Approx. 1250 SF available for lease
- Reception area, storage, treatment room/office with hand-wash sink, large kitchen/gathering area
- \$13.50 PSF plus \$12.10 PSF for NNN expenses
- Ideal for professional services
- Contact agent for additional details and to schedule a tour
- Property website: <https://buildout.com/website/2800valleyviewln>

OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
Available SF:	1,250 SF
Lot Size:	9,144 SF
NNN Expenses:	\$12.10 SF
Building Size:	2,610 SF
Zoning:	Z206
APN:	24-07550-004-001-0000

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,381	134,491	551,011
Total Population	14,982	302,362	1,214,641
Average HH Income	\$84,358	\$94,748	\$101,226

Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087

Jose Duarte, CCIM
972 885 8180



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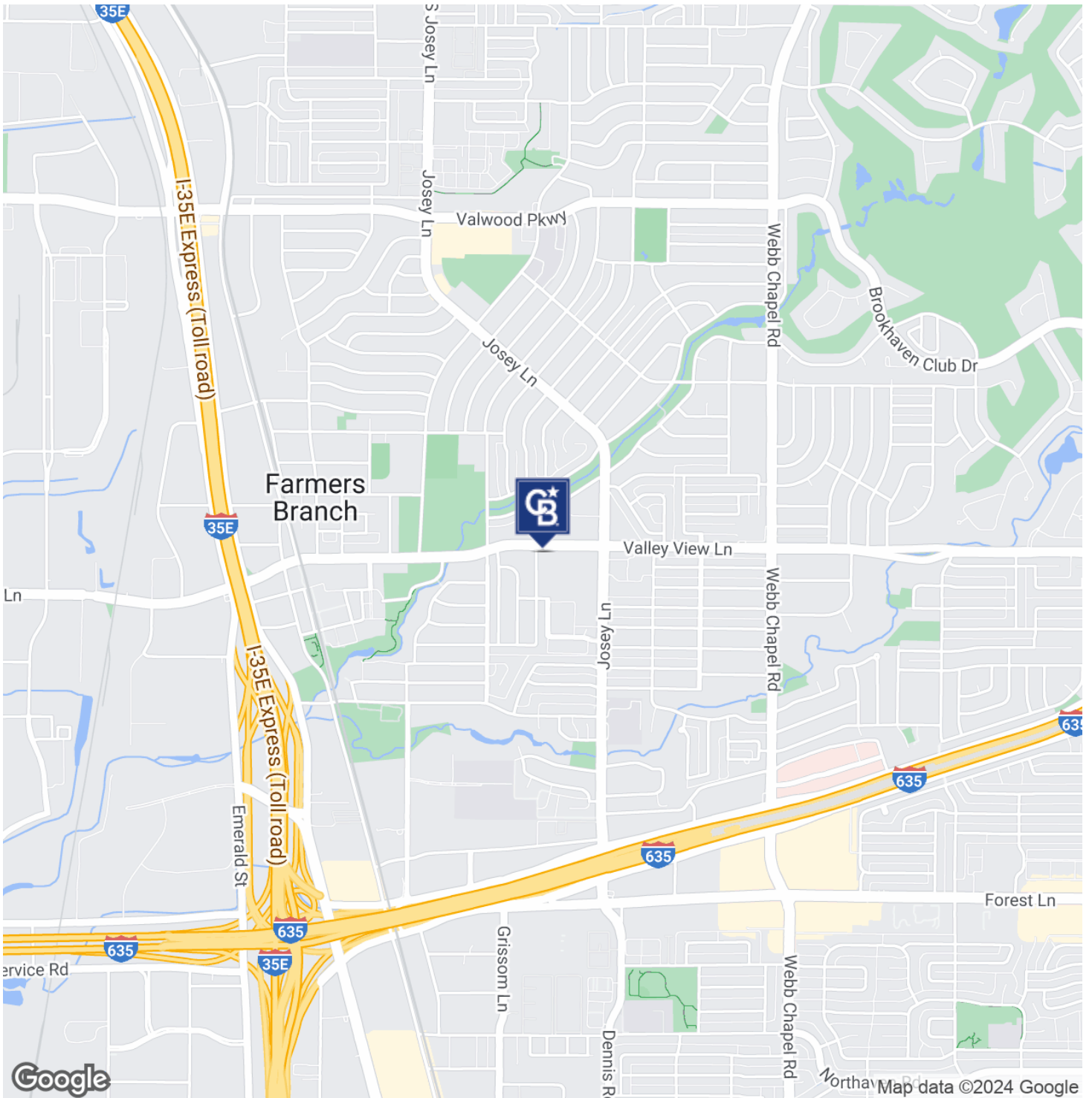


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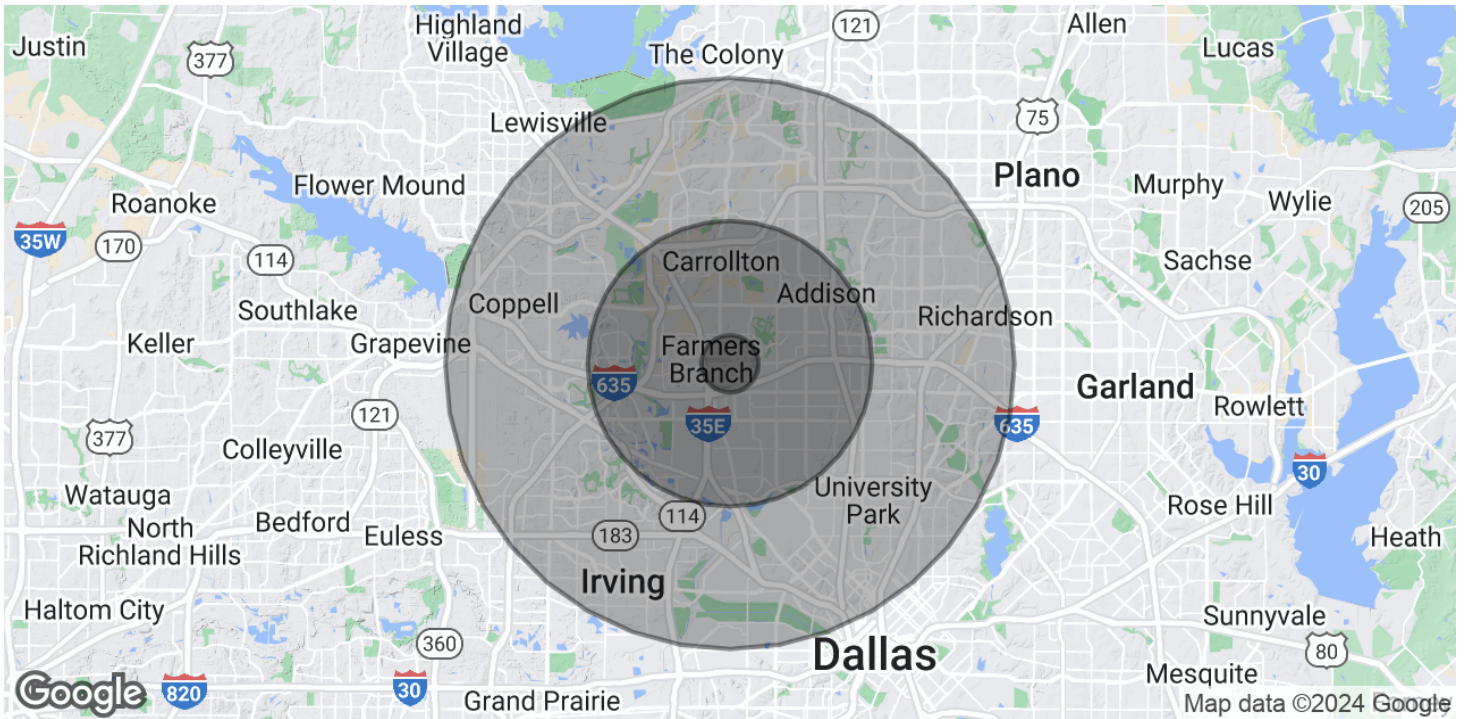


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,982	302,362	1,214,641
Average Age	38.7	36.2	36.3
Average Age (Male)	35.8	35.4	35.7
Average Age (Female)	40.7	36.8	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,381	134,491	551,011
# of Persons per HH	2.8	2.2	2.2
Average HH Income	\$84,358	\$94,748	\$101,226
Average House Value	\$219,080	\$227,330	\$281,393

* Demographic data derived from 2020 ACS - US Census

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Coldwell Banker Apex Realtors	590914		(972)783-1919
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	323729	lori@cbapex.com	(972)783-1919
Designated Broker of Firm	License No.	Email	Phone
Grace Braswell	437683	grace@cbapex.com	(972)727-3377
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Angela Harwell	681213	a.harwell@orioncrg.com	(214)578-0087
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 Date