

LEASE

3445 HIGHLAND RD
3445 Highland Rd Dallas, TX 75228



PROPERTY DESCRIPTION

Discover a premier leasing opportunity at 3445 Highland Rd in Dallas, TX. This expansive property offers freshly built office spaces with abundant natural light and customizable floor plans. The location boasts ample parking for employees and visitors, along with easy access to major highways for seamless commuting. As the space is finished downstairs, the property provides a polished setting for achieving business objectives. Tenants will appreciate the flexible leasing options and responsive property ownership, ensuring a superior leasing experience. Elevate your business in this impressive space, designed to support productivity and innovation.

PROPERTY HIGHLIGHTS

- - Recently finished out office spaces with abundant natural light
- - Customizable floor plans to suit diverse business needs
- - Ample parking for employees and visitors
- - Easy access to major highways for seamless commuting

OFFERING SUMMARY

Lease Rate:	\$16.00 - 21.00 SF/yr (NNN)
Number of Units:	2
Available SF:	7,200 SF
Lot Size:	13,492 SF
Building Size:	7,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	476	1,456	6,366
Total Population	1,239	3,825	16,276
Average HH Income	\$80,199	\$75,098	\$74,004

Jose Duarte, CCIM
(972) 885-8180

Angela Harwell, CCIM, TACS, Commercial Realtor
(214) 578-0087



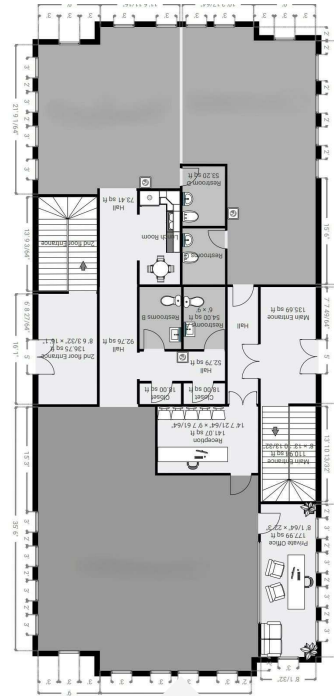
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Property Type	Office
Property Subtype	Medical
APN	00847300AA29B0000
Building Size	7,200 SF
Lot Size	13,492 SF
Building Class	C
Year Built	1985
Year Last Renovated	2024
Number of Floors	2
Average Floor Size	3,600 SF
Free Standing	Yes
Number of Buildings	1

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- Recently finished out office spaces with abundant natural light
- Customizable floor plans to suit diverse business needs
- Ample parking for employees and visitors
- Easy access to major highways for seamless commuting
- Flexible leasing options for tenant convenience
- Responsive property ownership for superior tenant experience
- Turnkey space at "white-box space" prices!
- Professional office space with built-in private restroom! (TWO available)
- kitchen / break area already installed
- Security system already installed
- Fire suppression system (both fire suppression sprinkler system as well as fire alarm monitored by Fire Dept) already installed
- in a professional office park with easy access to I-20 and other major thoroughfares
- Concessions available if new lease/move in before year's end!

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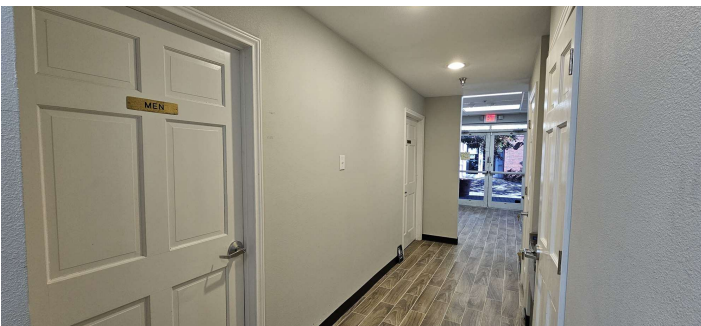
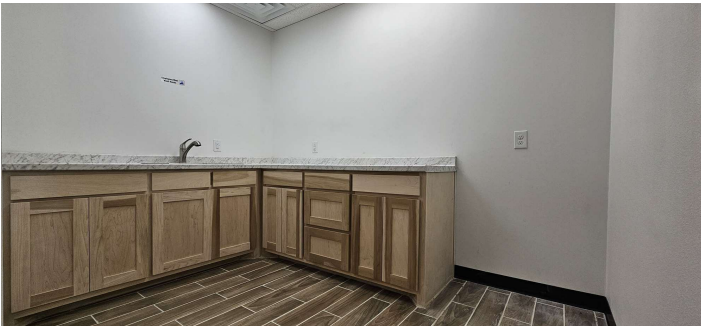
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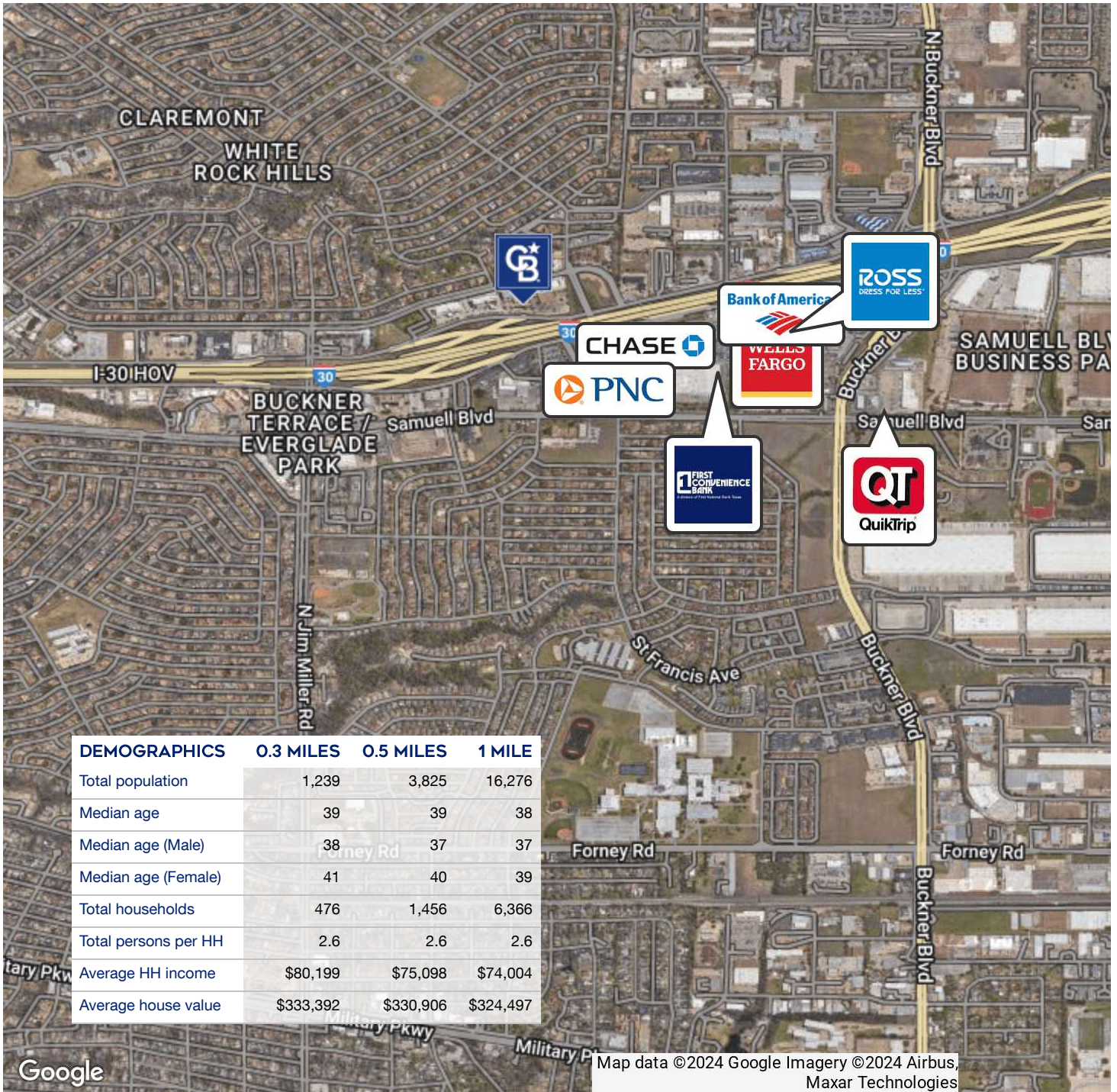
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Information About Brokerage Services

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 coincidental 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

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

590914

License No.

lori@cbapex.com

Email

Phone

CB Apex Realtors, LLC

Designated Broker of Firm

590914

License No.

lori@cbapex.com

Email

972-727-3377

Phone

Jason Corpuz

Licensed Supervisor of Sales Agent/
Associate

633959

License No.

jasoncorpuz@cbapex.com

Email

(972)727-3377

Phone

Jose Duarte

Sales Agent/Associate's Name

0632437

License No.

j.duarte@orioncrg.com

Email

(972)885-8180

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