

OFFICE FOR LEASE



3204 North MacArthur BLVD, Irving, TX 75062



OFFERING SUMMARY

NUMBER OF UNITS:	3
AVAILABLE SF:	1,500 SF
LEASE RATE:	\$15.00 SF/yr (Full Service)
LOT SIZE:	0 Acres
BUILDING SIZE:	4,612
ZONING:	CO

PROPERTY OVERVIEW

Description

One-story Medical Office Building

" Close proximity to Baylor Medical Center at Irving & Irving

Arts Center

" Abundant Surface Parking

" In the heart of Irving Medical Community

NEARBY AMENITIES:

Sonny Bryan' s Smokehouse

Four Seasons Resort & Club

Tom Thumb Grocery

Las Colinas Country Club

AVAILABLE SPACES

3204 NORTH MACARTHUR BLVD

LEASE RATE

\$15.00 SF/yr

SIZE (SF)

1,500 SF

KW COMMERCIAL
469.467.7755
501 W. President Bush Hwy
Richardson, TX 75080

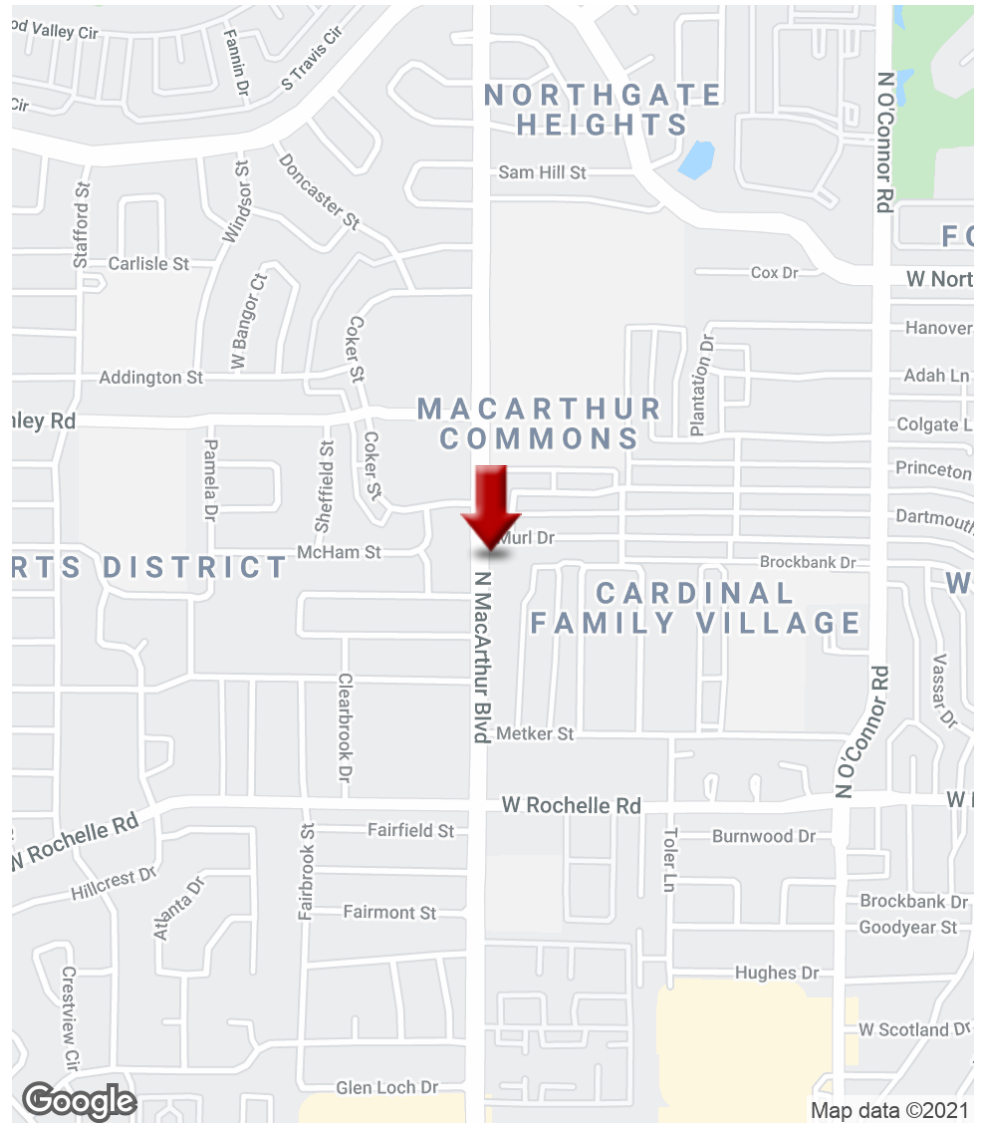
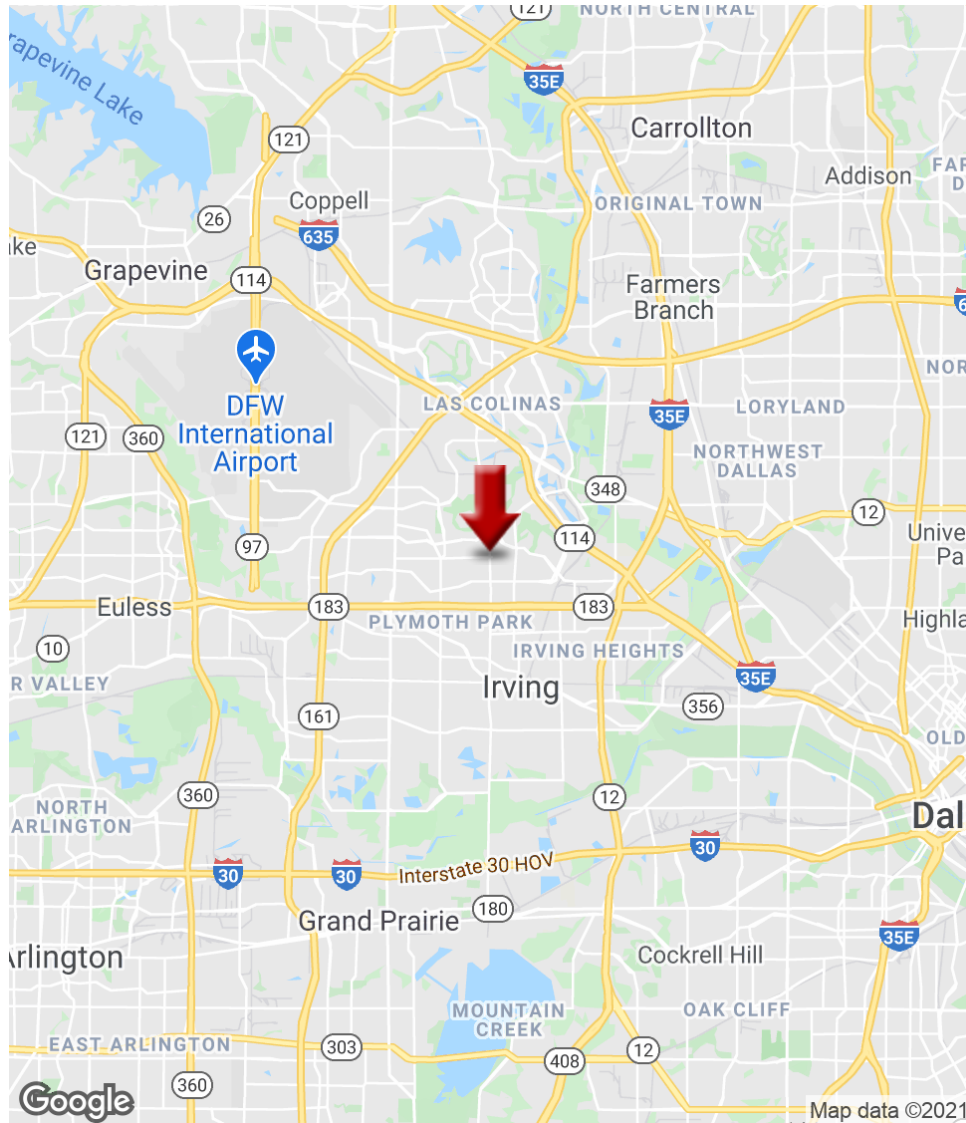
MARAM SHAWISH
Agent
0: 214.799.9647
mshawish@kwcommercial.com
TX #0720452

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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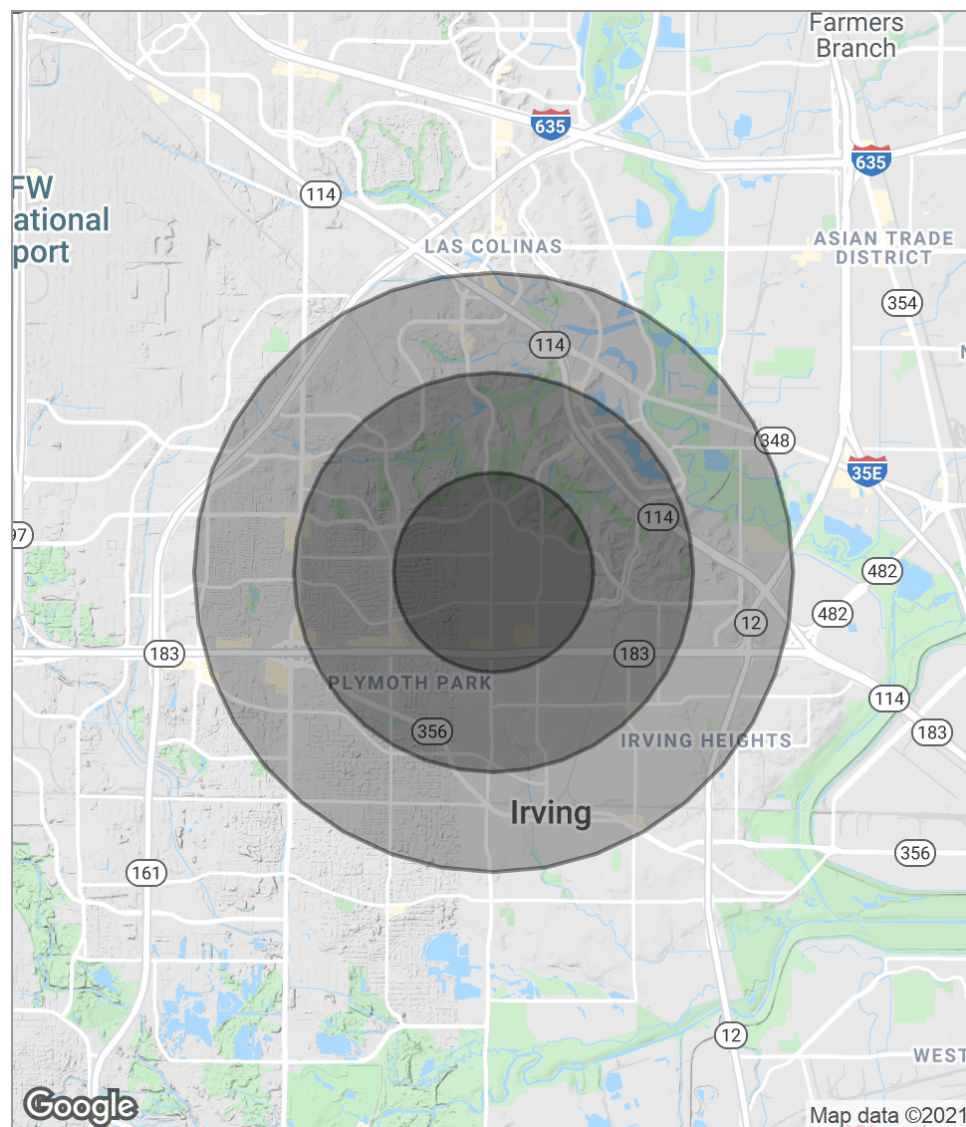
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	20,394	56,735	128,587
Median Age	33.1	33.3	31.3
Median Age (Male)	32.8	32.5	30.8
Median Age (Female)	33.2	34.1	31.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,352	20,567	47,313
# Of Persons Per HH	2.8	2.8	2.7
Average HH Income	\$63,818	\$71,530	\$63,029
Average House Value	\$272,052	\$260,705	\$199,652

* Demographic data derived from 2010 US Census

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Property Type
Property Subtype
Building Size
Lot Size
Building Class
Year Built
Number of Floors
Free Standing

Office
Medical
4,612 SF
0 Acres
C
1978
1
No

Description
One-story Medical Office Building
" Close proximity to Baylor Medical Center at Irving & Irving Arts Center
" Abundant Surface Parking
" In the heart of Irving Medical Community
NEARBY AMENITIES:
Sonny Bryan' s Smokehouse
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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.

11-2-2015



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.

Keller Williams Central Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0567902 License No.	klrw746@kw.com Email	469-467-7755 Phone
James Tan Designated Broker of Firm	0432986 License No.	jamesttan@yahoo.com Email	469-467-7755 Phone
Brittney Bryson Licensed Supervisor of Sales Agent/ Associate	0627152 License No.	bbryson@kw.com Email	469-467-7755 Phone
Maram Shawish Sales Agent/Associate's Name	0720452 License No.	mshawish@kwcommercial.com Email	214-799-9647 Phone

Buyer/Tenant/Seller/Landlord Initials

Date