

COMMERCIAL REAL ESTATE SERVICES

# **MEDICAL OFFICE - SUBLEASE**

UPTOWN TOWER – CONTIGUOUS SUITES 730, 740 & 750 4144 N CENTRAL EXPY., DALLAS, TX 75204 (Located just south of N Fitzhugh Ave.)

## 7,074 RSF READY FOR OCCUPANCY



### **RENTAL RATE**

- \$25.00 SF (Full Service with Base Years)
- Annual increases of \$.50 SF per year.

### <u>TERM</u>

 Sublease Available Through October 31, 2027

### **ADDITIONAL INFORMATION**

- Includes exam rooms, private offices, and laboratory area
- Parking will accommodate medical office (Some reserved spots available)
- Renewal options include: 5 additional terms of 60 months each

### **Contact Information**

Exclusive Listing Broker for the Tenant/Sublessor **SOLENDER/HALL, INC.** Elizabeth Solender Tel: 214.265.8200 <u>eliza@solenderhall.com</u> www.solenderhall.com

The information contained herein was obtained from sources believed reliable; however, Solender/Hall, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy hereof. The presentation of this property is submitted subject to error, omissions and changes of rental rate or conditions prior to lease and withdrawal without notice. Solender/Hall, Inc. has no authority to bind the owner of this property to any agreements. No written contract of sale or lease for this property will be binding on the owner until the final document has been approved by the landlord and prior to that time the Tenant reserves the right to cease negotiations at its sole discretion. Broker for any subtenant will be entitled to a commission only as provided in a fully executed, separate written agreement with Solender/Hall, Inc. or the Tenant.



Patient Check-In Facing Reception Area



Break Room



One of several wash areas

One of several in-suite restrooms



Exam Room



### **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:
- 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
- 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.

SOLENDER/HALL, INC	426845		214.265.8200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Elizabeth Solender	375835	eliza@solenderhall.com	214.265.8200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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