



HARKINSON · DEWAN  
COMMERCIAL



**OFFICE**

3410 Midcourt

3410 Midcourt Rd., Suite 215/117, Carrollton, TX.

**Harkinson Dewan Commercial**  
4560 Belt Line Road, Suite 400  
Addison, Texas 75001  
[HarkinsonDewanCommercial.com](http://HarkinsonDewanCommercial.com)  
972-934-8414

## PROPERTY OVERVIEW

This attractive, two story garden office with flex component space is part of a bucolic five-building, 210,000 SF complex located just north of Belt Line Rd and West of Midway Rd. Developed by Lincoln Property Company and features red brick veneer, floor-to-ceiling windows, custom metal signage, high-end finishes and a Texas native and Xeriscape landscaped outdoor courtyard.

As centrally located, value office with tenant controlled HVAC for 24/7 operation (100% HVAC), this suite is a perfect corporate office operation or call center for the Tenant looking for quality space and location at a value price.

ADDRESS	4560 Belt Line Road, Addison, Texas 75001
LOCATION	North of Belt Line Road and West of Midway Road
PROPERTY TYPE	Lease
RENTABLE SQ. FEET	210,000 SF in building
STORIES	2 Story
AMENITIES	Floor-to ceiling windows, high-end finishes, xeriscape courtyard
PARKING RATIO	4/1,000 SF



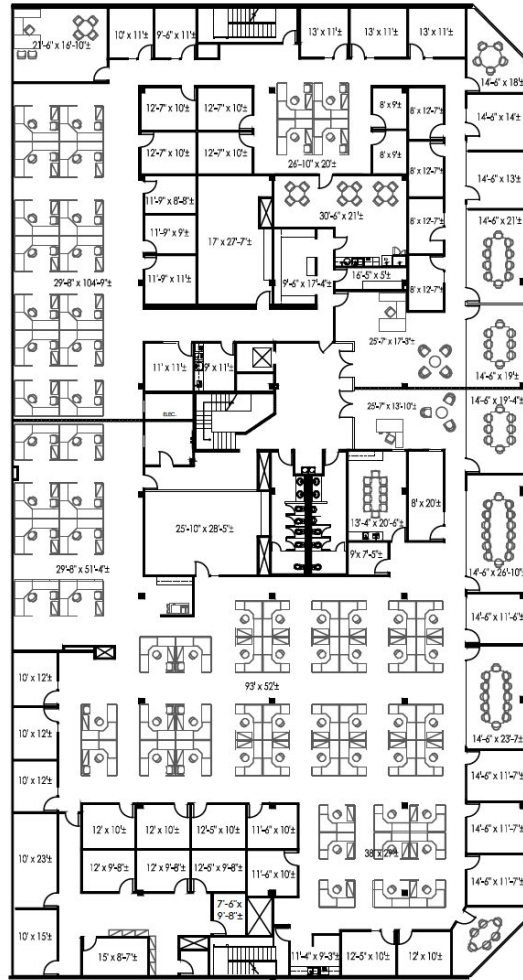
# PROPERTY HIGHLIGHTS

- Up to 53,649 SF contiguous available
- 1st floor: 10,856 and 13,832 SF, 2nd floor: 28,961 SF
- 4/1,000 SF parking ratio
- Signage opportunities available
- Tenant controlled HVAC for 24/7 operation (100% HVAC)
- 2 grade level overhead doors



## SUITE 215

28,961 SF



SUITE "A"  
11,881 SF

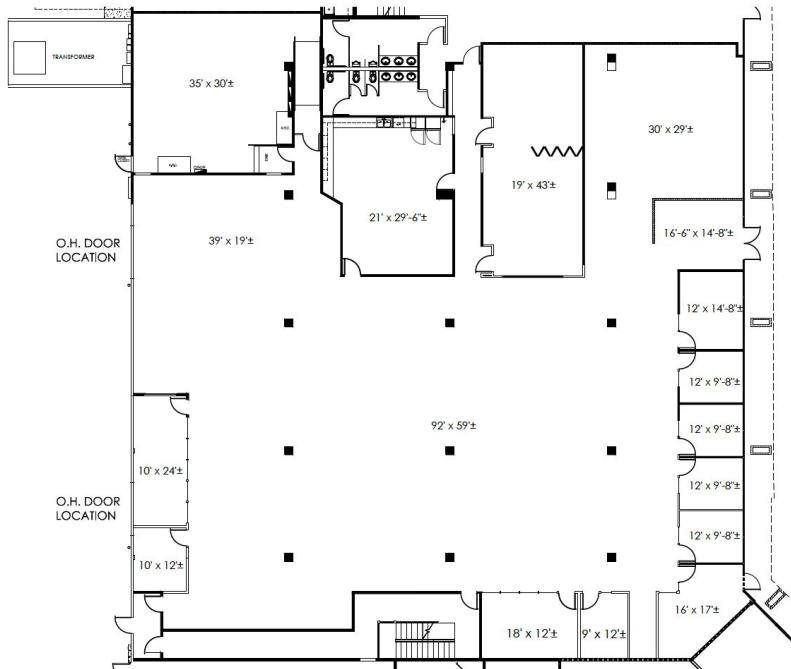
SUITE "B"  
16,372 SF



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## SUITE 117

13,832 SF



## BUILDING SPECS

- 2 Story Office and/or Flex
- Remodeled in 2019
- Private Lobby, Elevator
- Stairs & Reception
- Dramatic Skylights
- Five Large Break Room
- Multiple Window Offices
- Five Stalls in Each Restroom
- 5 minutes to Dallas North Tollway
- 8 minutes to President
- George Bush Turnpike



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# INFORMATION ABOUT BROKERAGE SERVICES

## APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.*

**BEFORE** working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary.

The written consent must state who will pay the broker and, in conspicuous old or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's*

Buyer, Seller, Landlord, or Tenant

Date



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