

FOR LEASE

CLIFFVIEW CROSSING

1111 W. LEDBETTER DR. | DALLAS, TX 75224



REALSPACE

Jason Morahan, Broker
(214) 935-1569
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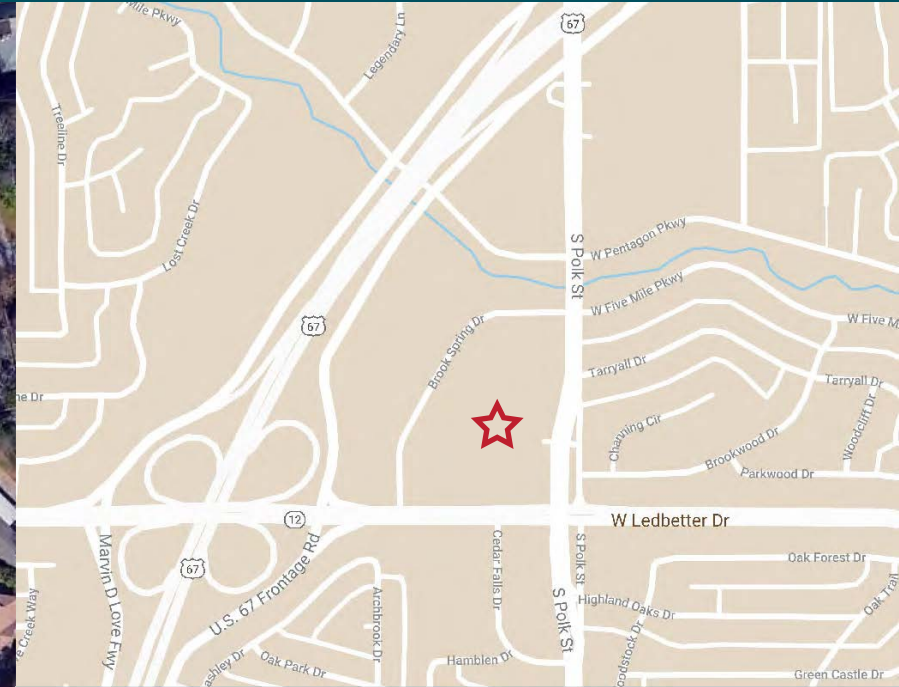
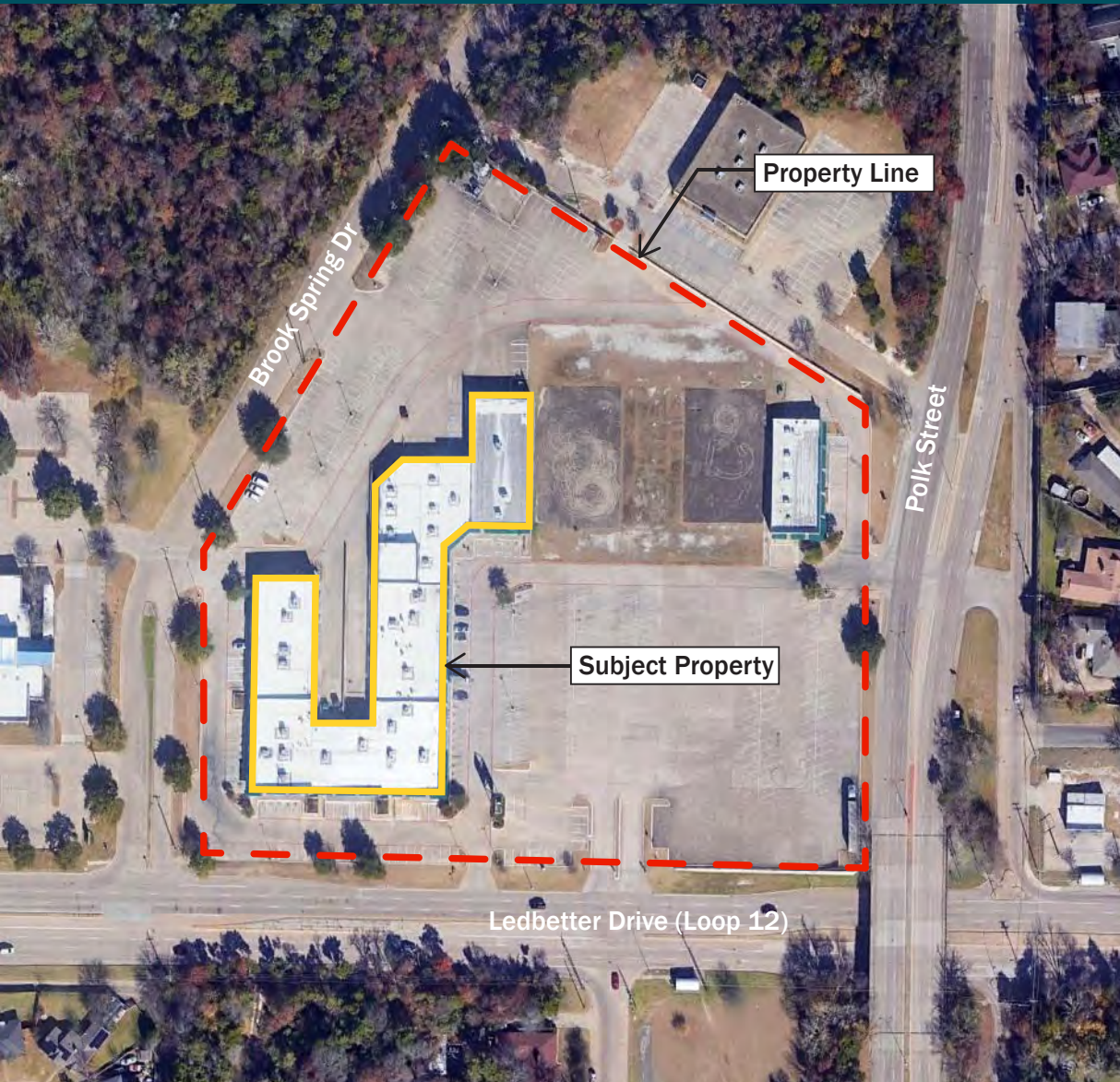
For more information, contact:

Bea Alvarez, Agent
(214) 935-1538
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Features & Amenities

- Property is zoned as Regional Retail District which allows for various retail, office, & medical uses
- Ease of access to Highway 67 & Interstate 35
- Property is near two DART bus stops on Ledbetter Dr. & Polk St.
- Convenient neighborhood center
- Approximately 11 minutes from Downtown Dallas

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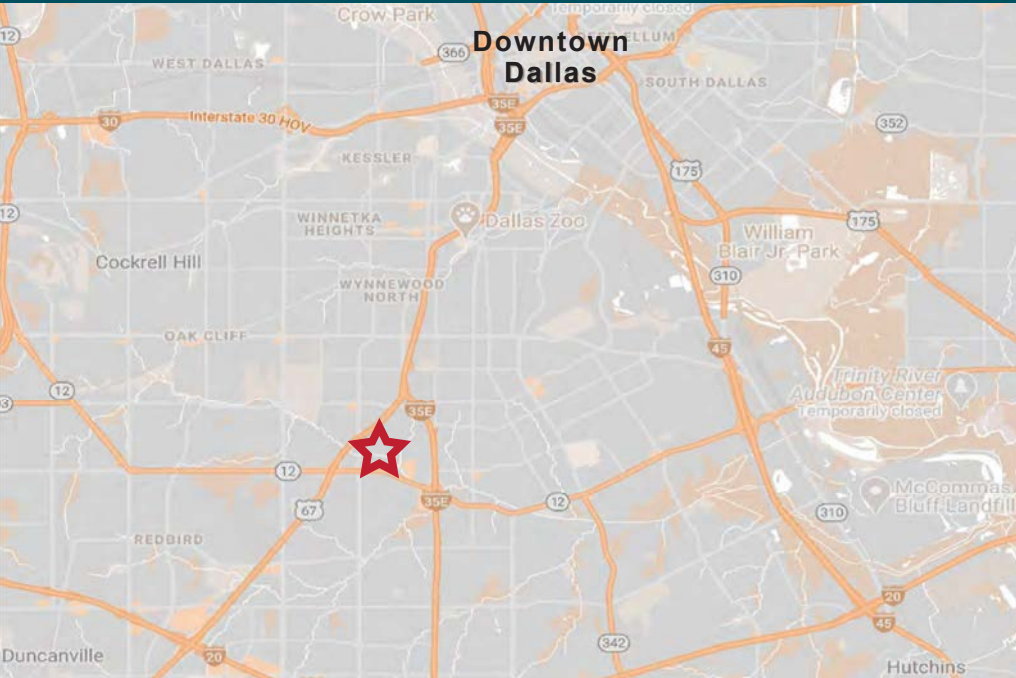
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Office, Retail & Medical Spaces Available

- Co-Tenants: Fresenius Medical Services
- Conveniently located in Oak Cliff on the Northwest corner of Polk Street & Ledbetter Drive (Loop 12) in Dallas
- 2020 NNN Estimate: \$5.67 per square foot
- Competitive lease rates comparable to other new developments
- Generous tenant finish allowance available
- 5-10 year lease terms available
- Over 25,000 Cars Per Day on Ledbetter Dr. (Loop 12)

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2018 Total Population:	17,053	142,431	334,284
2018 Total Households:	5,735	45,442	110,007
2018 Average HH Income:	\$49,017	\$49,043	\$51,609
2018 Median HH Income:	\$38,523	\$39,752	\$39,971

Source: NCTCOG

Building Information

Date Available:	TBD
Lease Terms:	TBD
Lease Rates:	Call for Rates
Overall Building Size:	+/- 54,600 Sq.Ft.
Total Parking:	549 Spaces
Zoning:	Regional Retail District

The information in this brochure has been obtained from sources believed reliable, however, we make no representations or warranties, expressed or implied, as to the completeness or accuracy of the information. This information is subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. The projections, opinions, assumptions, square footages, and estimates are included as examples only, and they may not represent current or future status or performance of the property.

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Building Renovation & New Development Coming Soon!

- Build & Renovation estimated to be completed by end of 2021
- Renovation will update building facade & monument sign
- New building size is approx. 6,000 Sq.Ft.
- New Development allows for Medical, Retail & Office use



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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.

RealSpace	601440	jason@realspacetexas.com	972-465-8400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jason Morahan	0427616	jason@realspacetexas.com	972-465-8400
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Beatrice Alvarez	646176	bea@realspacetexas.com	972-465-8400
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date