

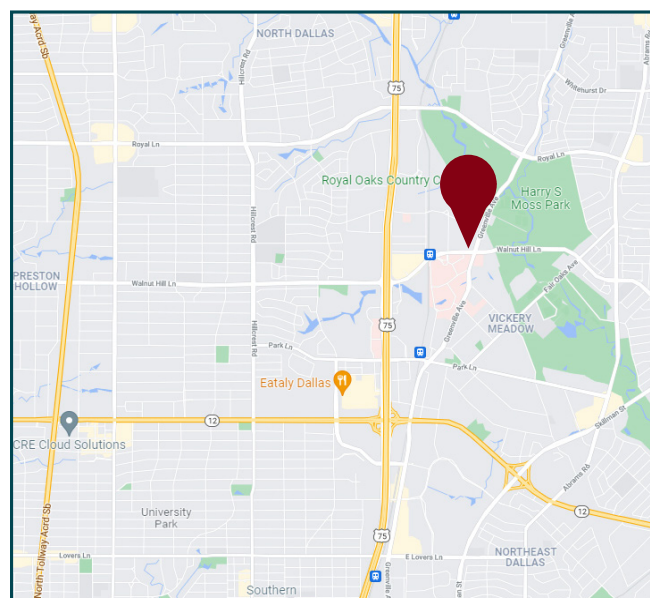


MEDICAL/OFFICE FOR LEASE

Dallas, TX 75231

PROPERTY HIGHLIGHTS

- Recently renovated 10-story office building with 11,500 SF floor plates perfect for smaller office and medical users
- Shared tenant conference room
- Prominent North Dallas location near Central Expressway and across from Presbyterian Hospital
- Onsite property manager, building engineer, and courtesy guard
- Bank of America financial center in lobby
- Ample structured/surface parking with easily accessible visitor/patient parking
- Walking distance to DART Rail & bus stop
- Monument signage available



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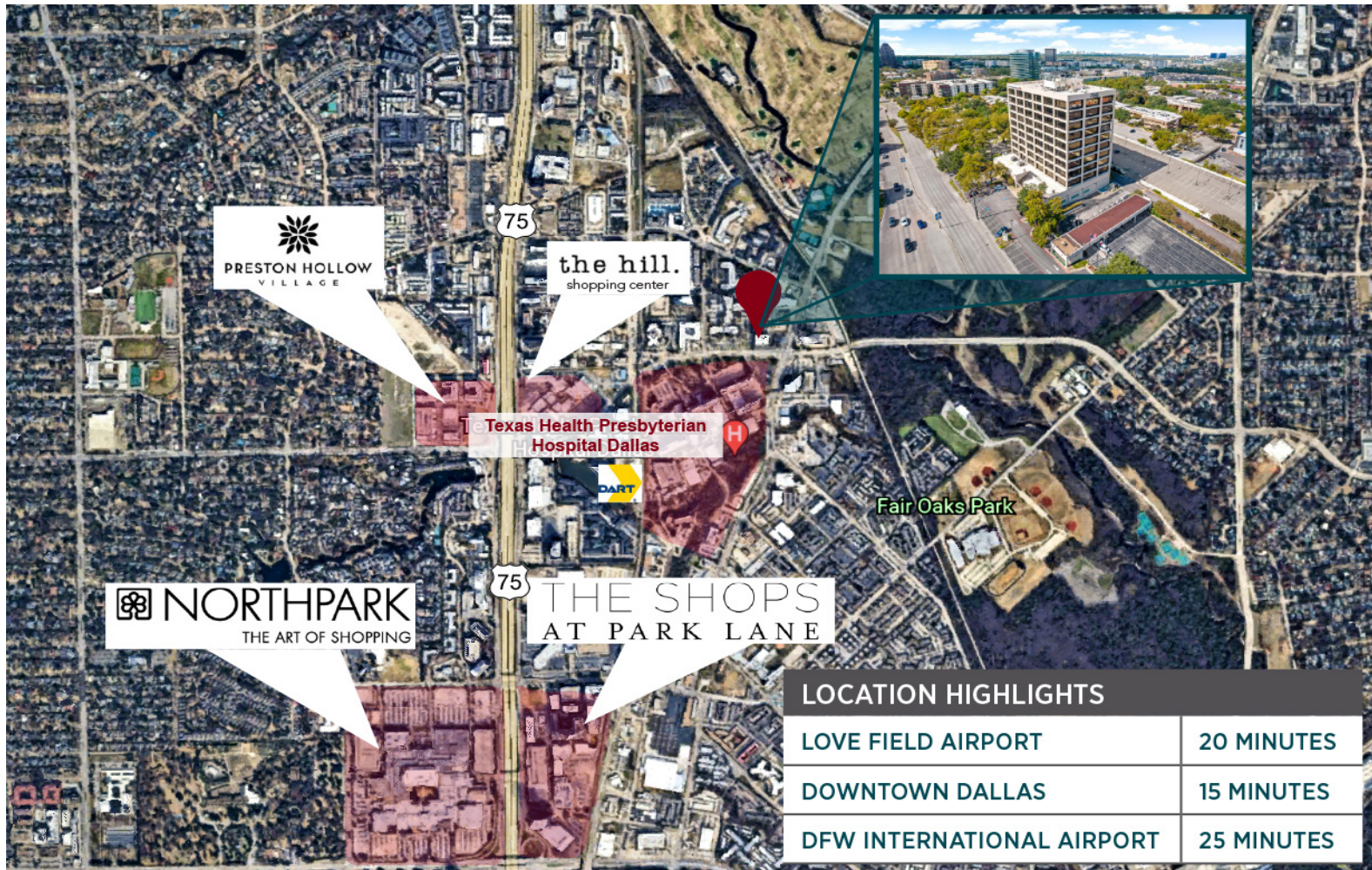


10440 N. Central Expy
Suite 1150
Dallas, Texas 75231

OFFICE • FOR LEASE

7515

GREENVILLE AVE



LOCATION HIGHLIGHTS

LOVE FIELD AIRPORT	20 MINUTES
DOWNTOWN DALLAS	15 MINUTES
DFW INTERNATIONAL AIRPORT	25 MINUTES



7515 Greenville is well-maintained medical office building nestled just north of Texas Health Presbyterian Hospital off of Walnut Hill Lane and Greenville Avenue.

The building offers superior access to both the northbound and southbound entrances and exits of US-75. Conveniently located, 7515 Greenville is within minutes of a host of Dallas' prime amenities including Northpark Mall, The Shops at Park Lane, The Hill Shopping Center and Preston Hollow Village.

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OFFICE • FOR LEASE

7515
GREENVILLE AVE

SUITE	RSF	MAX CONTIGUOUS RSF	SPACE NOTES
302	1,872	4,313	Mostly open plan – can be built out to tenant specs.
303	2,441	4,313	2 private offices, large open work area, break room. Can be built out to tenant specs.
310	2,787	2,787	Elevator exposure. 2nd generation pediatrician office. Reception/entry with built-in desk, 2 exam rooms, private office, open work area, break room, nurses station.
400	5,010	5,010	2nd generation medical space. Reception area with built-ins, nurses station, 5 private offices, 7 exam rooms. En-suite restroom. Ample plumbing throughout.
404	496	496	Reception area, 1 exam room (plumbed), 1 private office.
501	515	515	Elevator exposure. Open space with storage closet.
602	2,466	2,466	Large reception/waiting area, 6 exam rooms (plumbed w/ built-ins), 2 corner conference/meeting rooms, nurses station/break area.
603	3,001	3,001	9 private offices, conference room, break room.
710	7,409	7,409	Excellent condition, ample glass throughout. Previous medical billing office – 14 private offices, large open work area, break room.
903	2,252	2,252	Reception, 4 private offices, conference room, break room.
912	771	771	Reception, large open work area.
1000	2,424	2,424	Elevator exposure. Large lobby/reception, 2 exam rooms, 3 offices, break room, nurses station, admin area.

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Disclosure



11-2-2015



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;
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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	