

FOR LEASE | 1125 E Levee Street, Dallas



34,259 RSF in the Design District (Divisible)

The Design District is an art aficionado's dream in the heart of Dallas. It is a flourishing and upscale community that is home to a multitude of artists, galleries, showrooms, and styles, from paintings to fashion to furniture, and from a range of different time periods. This trendy neighborhood also hosts plenty of high-end eateries and breweries, as well as luxury apartments. The district is experiencing explosive growth with more and more residential and mixed-use development coming on the scene, yet remains unique and diverse with no chains or national retailers. It is an eclectic yet welcoming place for anyone with a flair for the artsy!

Area Demographics

CURRENT POPULATION

(3-Mile - 2019)

183,430

DAYTIME EMPLOYEES

(2019)

384,125

MEDIAN AGE

(3-Mile - 2019)

33.6

ANNUAL GROWTH RATE

(3-Mile - 2019-2024)

3.12%

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1717 McKinney Avenue

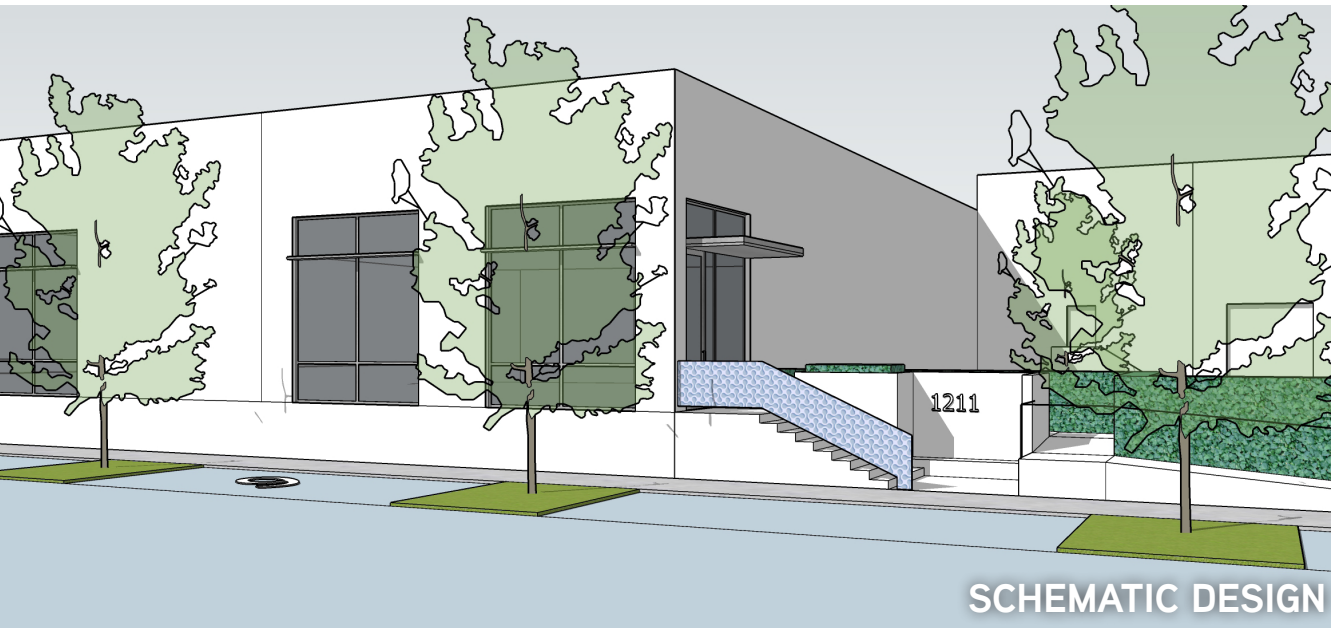
Suite 900

Dallas, TX 75202



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Building Features



Located in the Design District



Buildings can be combined to accommodate 34,259 rsf

- 1125 E. Levee St - 5,824 rsf
-Dropped Ceiling
- 1201 E. Levee St - 5,852 rsf
-12' 6" Clear Height
- 1205 E. Levee St - 6,323 rsf
-12' 6" Clear Height
- 1209 E. Levee St - 6,460 rsf
-12' 6" Clear Height
- 1211 E. Levee St - 9,800 rsf
-16' 4" Clear Height
-8,600 SF Warehouse / 1,200 SF Office



Can park 180 cars



Close proximity to tons of restaurants and retail



Available Feb 15, 2020



Gives quick access to I-35E



Direct access to Trinity Skyline Trail



Great views of Downtown Dallas

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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.

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:
 - o 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
 - o 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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Buyer/Tenant/Seller/Landlord Initials

Date