

# THE Plaza

DALLAS, TEXAS  
SEC NORTHWEST HWY AND PRESTON RD

MICHAEL GEISLER

EASLEY WAGGONER, JR.



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

# THE Plaza

Dallas, Texas



BUILDING A	8300 PRESTON RD.	LOWER LEVEL
SUITE 100	HILLSTONE	7,500
SUITE 200	TOOTSIES	18,808
SUITE 300	ORVIS	16,490
SUITE 360	CARLA MARTINENGO	2,075
SUITE 400	AVAILABLE	1,939
SUITE 500	CASTLE GAP TRADING CO.	1,419
SUITE 600	LUCY AVAILABLE 01/31/2017	2,194
SUITE 700	YLANG   23	1,915

  

BUILDING B	PRESTON RD.
SUITE 8400	BACHENDORF'S 4,485
SUITE 8416	BAG 'N BAGGAGE 3,419
SUITE 8418	E*TRADE FINANCIAL 3,611
<b>VILLANOVA DR.</b>	
SUITE 4030	BETTY REITER 1,182
SUITE 4040	J. MCLAUGHLIN 1,421

  

BUILDING C	E. NORTHWEST PARKWAY
SUITE 4033	COMET CLEANERS 1,720
SUITE 4029	GREEN BANK 2,170
SUITE 4025	J.P.S. A. BANK 5,209

  

BUILDING D	E. NORTHWEST PARKWAY
SUITE 4017	NEW BALANCE DFW 2,773
SUITE 4009	AVAILABLE 2,511
SUITE 4001	FIDELITY INVESTMENTS 9,084
SUITE 4009B	STORAGE 619
<b>PRESTON CENTER PLAZA DRIVE</b>	
SUITE 8420	CORNER BAKERY CAFE 4,071
<b>PICKWICK LN.</b>	
SUITE 8403	NEKTER 1,135
SUITE 8407	FIDELITY INVESTMENTS 1,928
<b>VILLANOVA DR.</b>	
SUITE 4000	POCKET MENSWEAR 2,968
SUITE 4004	AVAILABLE 1,931

  

BUILDING E	VILLANOVA DR.
SUITE 4001	TOM THUMB 15,870

  

BUILDING F	VILLANOVA DR.
SUITE 4014	MAL MALOUF 2,023
<b>PRESTON CENTER PLAZA</b>	
SUITE 8408	THE BIZ/KID BIZ 2,840
SUITE 8416	AVAILABLE 2,800

  

BUILDING G	PRESTON CENTER PLAZA DR.
SUITE 8413	SPRINKLES ICE CREAM 1,135
SUITE 8415	ELAINE TURNER 1,192
SUITE 8417	SWOOTZIE'S 5,430
<b>VILLANOVA DR.</b>	
SUITE 4020	SPRINKLES CUPCAKES 2,057
SUITE 4022	BENEFIT COSMETICS 890
SUITE 4024	APPLES TO ZINNIAS 1,600

  

BUILDING H	PRESTON CENTER PLAZA DR.
SUITE 8300	R+D KITCHEN 4,804
SUITE 8304	OCCHIALI MODERN OPTICS 850
SUITE 8308	PARK PLAZA SALON 4,049
SUITE 8314	CALYPSO ST. BARTH 3,173
SUITE 8316	MEL CREWS 1,500
SUITE 8320	LUCKY DOG BARKERY 2,483
<b>VILLANOVA DR.</b>	
SUITE 4111	TACO DINER 2,946

  

BUILDING J	8383 PRESTON CENTER PLAZA DR.
SUITE 100	TRUE FOOD KITCHEN 4,419
SUITE 120	MATTHEW TRENT 1,600
SUITE 140	JACKSON VAUGHN 602
SUITE 160	KENDRA SCOTT 1,850
SUITE 180	DOUBLE R 1,096

This site plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to change at the owner's discretion, except as otherwise expressly restricted herein.



THE  
*Plaza*

DALLAS  
TEXAS



DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	TRAFFIC COUNTS	
2015 EST POPULATION	13,308	46,580	133,148	NORTHWEST HIGHWAY	59,214 VPD
2015 EST AVG HH INCOME	\$170,375	\$164,622	\$112,657	PRESTON ROAD	19,204 VPD



Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

## Information on Brokerage Services

*What to Know Before Working with a Real Estate Broker*

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 lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A 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 bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and 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.

*(Form 5/98)*

**Property:** The Plaza at Preston Center, Dallas, Texas

**In this transaction, Venture Commercial Real Estate, LLC, is:**

agent for Owner/Landlord only;  agent for Buyer/Tenant only; or  an intermediary.

*Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.*

Owner or Landlord

Date

Buyer or Tenant

Date