



INTERCITY INVESTMENTS, INC.



TRAVIS WALK  
4514 TRAVIS STREET

Prime Office Space For Lease  
**KNOX DISTRICT**

**Melanie Hughes**  
972.776.7046  
mhughes@bradford.com

**Richmond Collinsworth**  
972.776.7041  
rcollinsworth@bradford.com

**Elizabeth Robertson**  
972.776.7199  
erobertson@bradford.com

The information contained herein was obtained from sources believed reliable; however, Bradford Companies makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.



TRAVIS WALK  
4514 TRAVIS STREET

## Property Highlights

- Travis Walk is a unique, integrated project located in the Knox District shopping, dining and entertainment complex. [www.knoxdistrict.com](http://www.knoxdistrict.com)
- Its walkability provides access to upscale stores including Apple, Sur La Table, Crate and Barrel, Pottery Barn, and Yeti, along with many others. Over 30 restaurants are within walking distance of the project.
- On site dining includes; Zizikis, Le Bilboquet and “Georgie” and The Chop House by Curtis Stone.
- Other building amenities include a therapeutic massage spa, hair salon, cosmetic dermatologist, optician, and jewelry boutique; along with personal training, fitness, pilates and yoga studios.
- Multi-level subterranean parking offers convenient, onsite parking at a ratio of 4.3/1000.
- Located at the north side of Uptown, Travis Walk is located within minutes of Central Expressway, downtown Dallas, Love Field, the Park Cities and the SMU district.
- Travis Walk has immediate access to two entry points to the 3.5 mile long Katy Trail.
- Its unique, open air design features fountains and an outdoor patio seating area.
- Office spaces ranging from 1,017 rsf – 3,424 sf are immediately available for lease.



**Melanie Hughes**  
972.776.7046  
mhughes@bradford.com

**Richmond Collinsworth**  
972.776.7041  
rcollinsworth@bradford.com

**Elizabeth Robertson**  
972.776.7199  
erobertson@bradford.com

The information contained herein was obtained from sources believed reliable; however, Bradford Companies makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.

# Area Amenities (0.5 mile radius)

## Restaurants:

- Chipotle
- Taverna
- Toulouse
- Mr. Mesero
- Abacus
- Roti Grill
- Café Madrid
- La Duni
- Starbucks
- On The Border

## Specialty & Home:

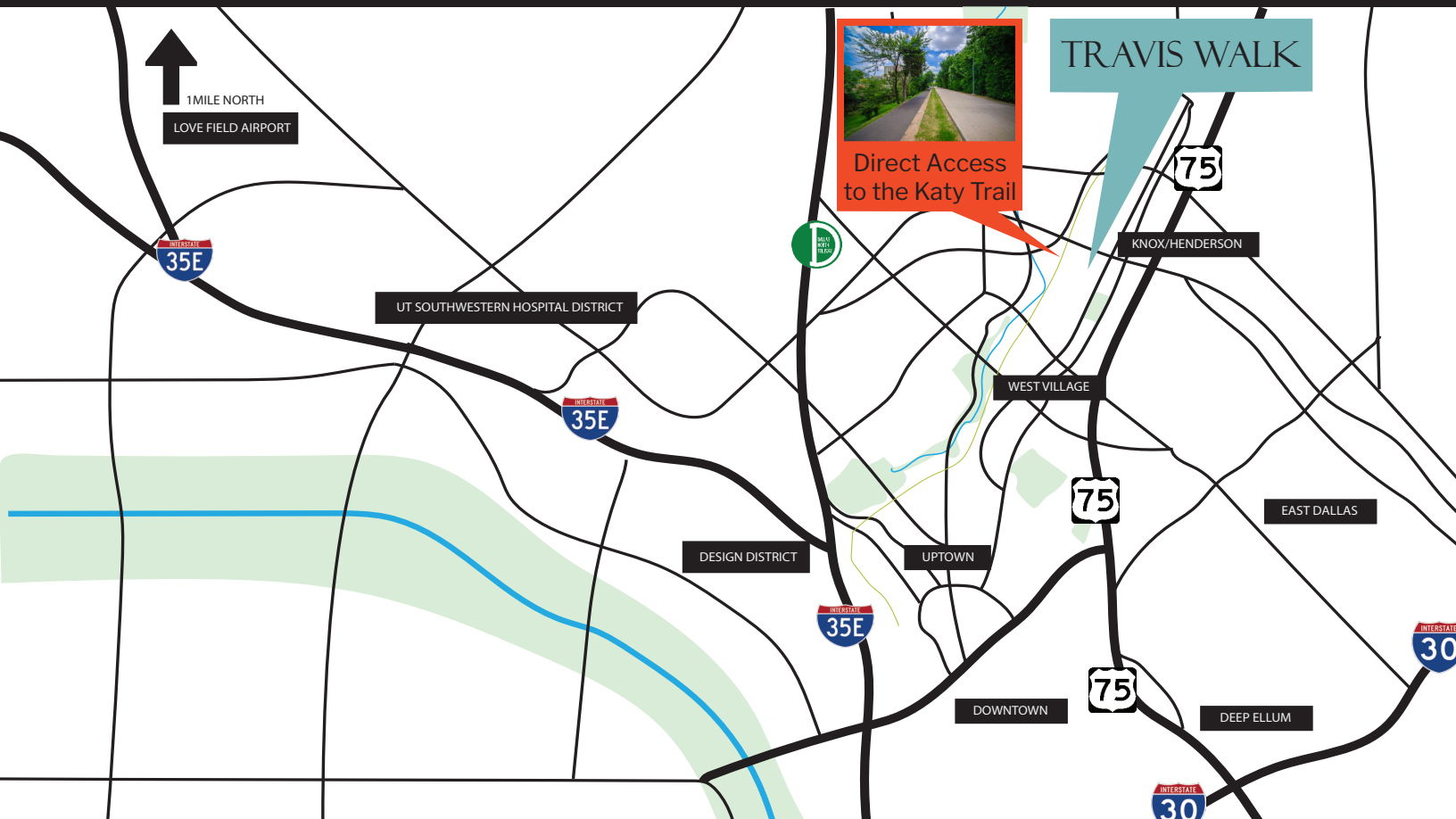
- Apple
- Crate & Barrel
- Pottery Barn
- Weir's Furniture
- Restoration Hardware
- Sur La Table
- Z Gallerie
- Yeti
- Restoration Hardware
- Trader Joe's
- Into the Garden

## Fashion & Accessories:

- Lululemon
- Kate Spade
- Outdoor Voices
- Stag Provisions for Men

## Beauty & Fitness:

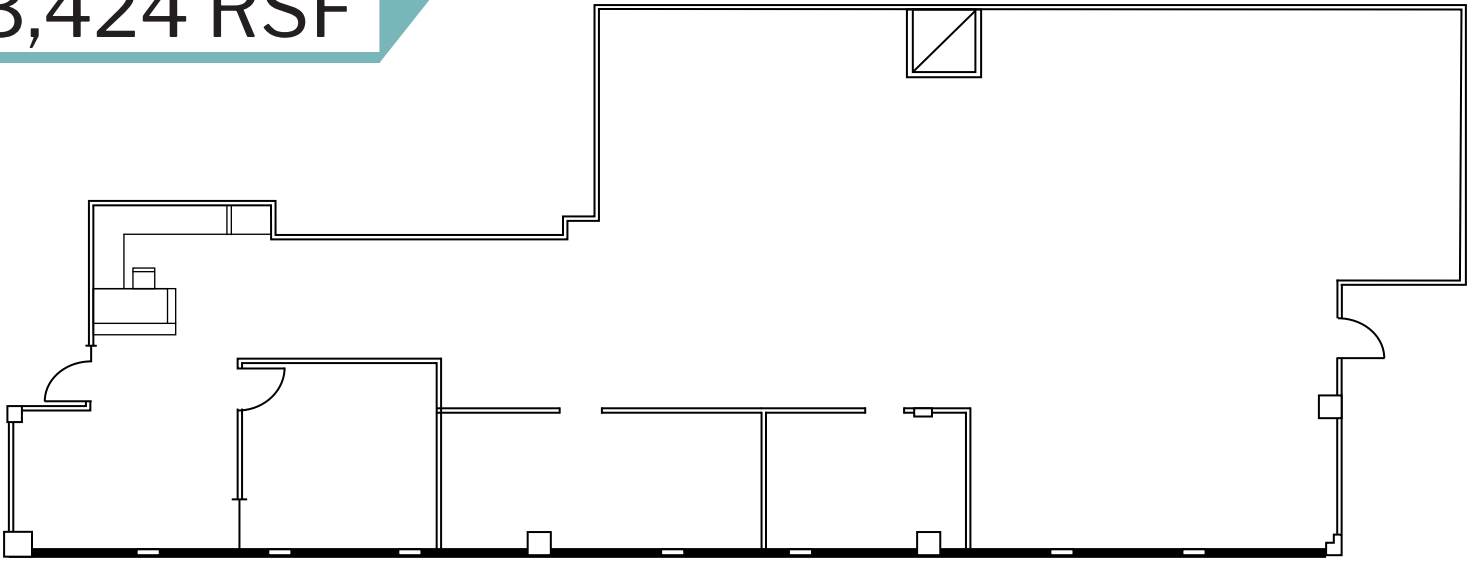
- Osgood O'Neil Salon
- Bodybar
- Knox Dermatology
- Oakgrove Optical
- Riviera Spa
- Studio One Ten



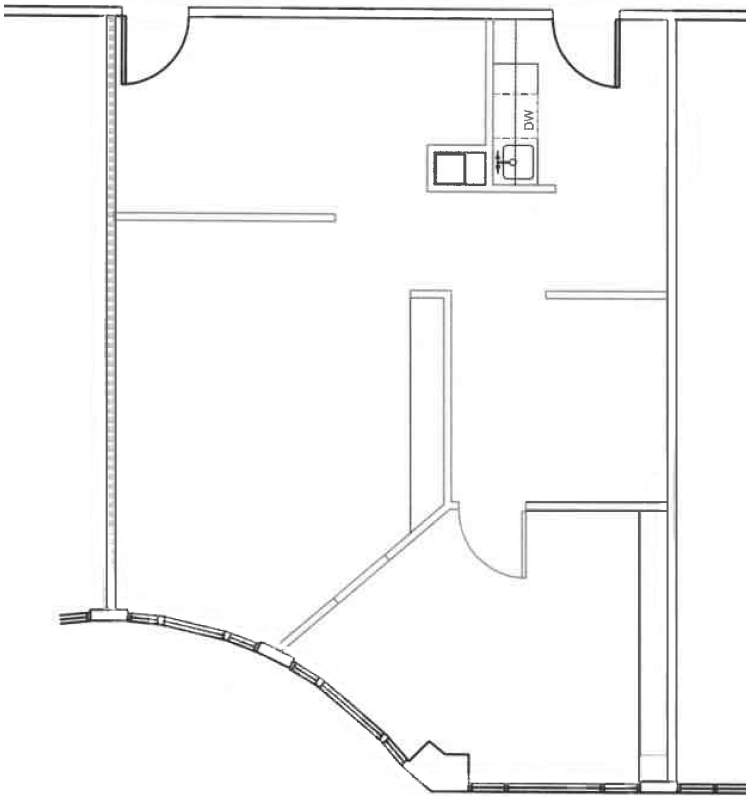


TRAVIS WALK  
4514 TRAVIS STREET

Suite 235  
3,424 RSF



Suite 213  
1,017 RSF



Melanie Hughes  
972.776.7046  
mhughes@bradford.com

Richmond Collinworth  
972.776.7041  
rcollinworth@bradford.com

Elizabeth Robertson  
972.776.7199  
erobertson@bradford.com

The information contained herein was obtained from sources believed reliable; however, Bradford Companies makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.



## 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.

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		