

# 3607 OAKLAWN AVENUE

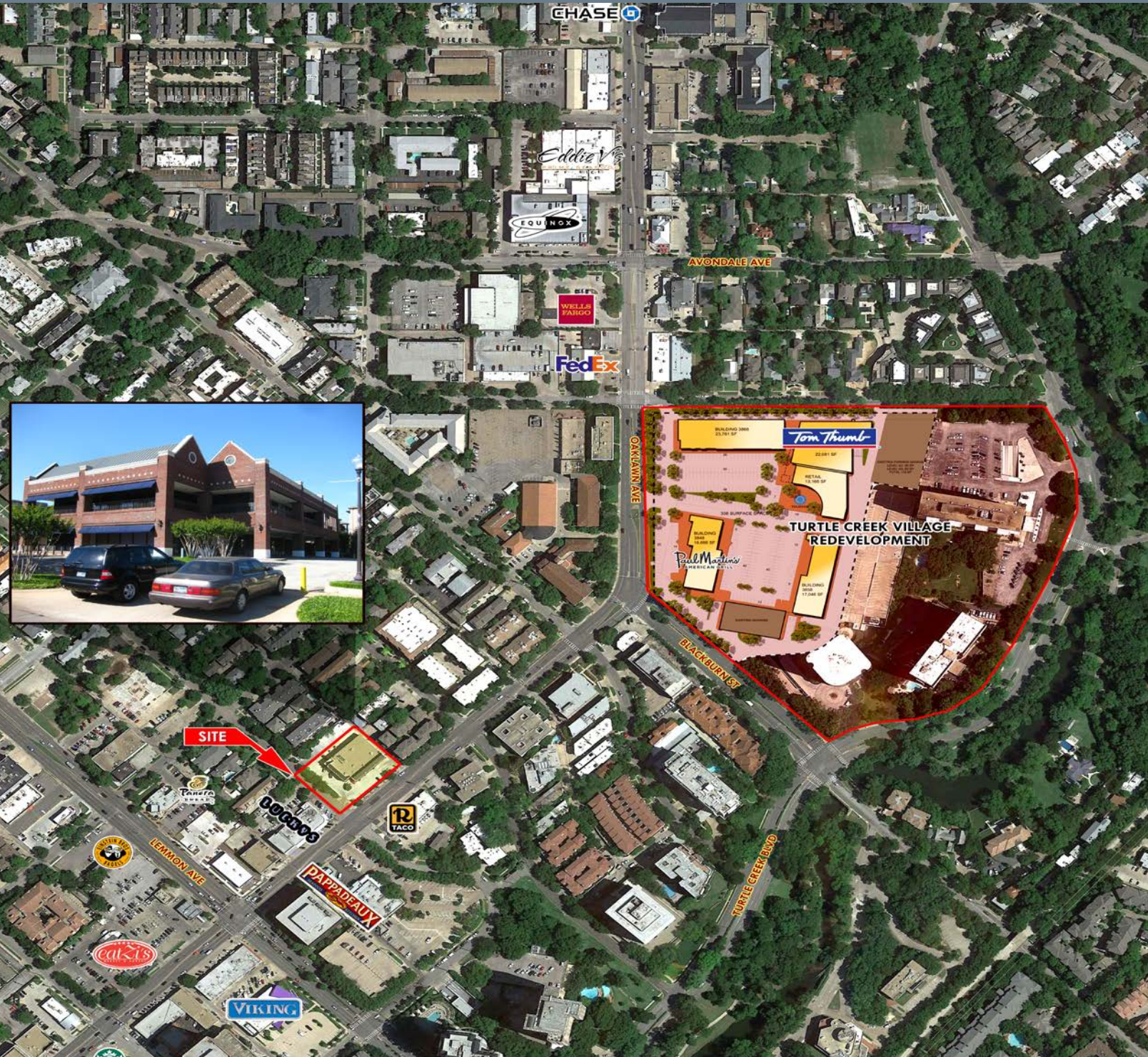
## 821 SF FOR LEASE

### DALLAS, TEXAS

NWQ OF OAKLAWN AND LEMMON

THEO THOMPSON, CCIM

EASLEY WAGGONER, JR.

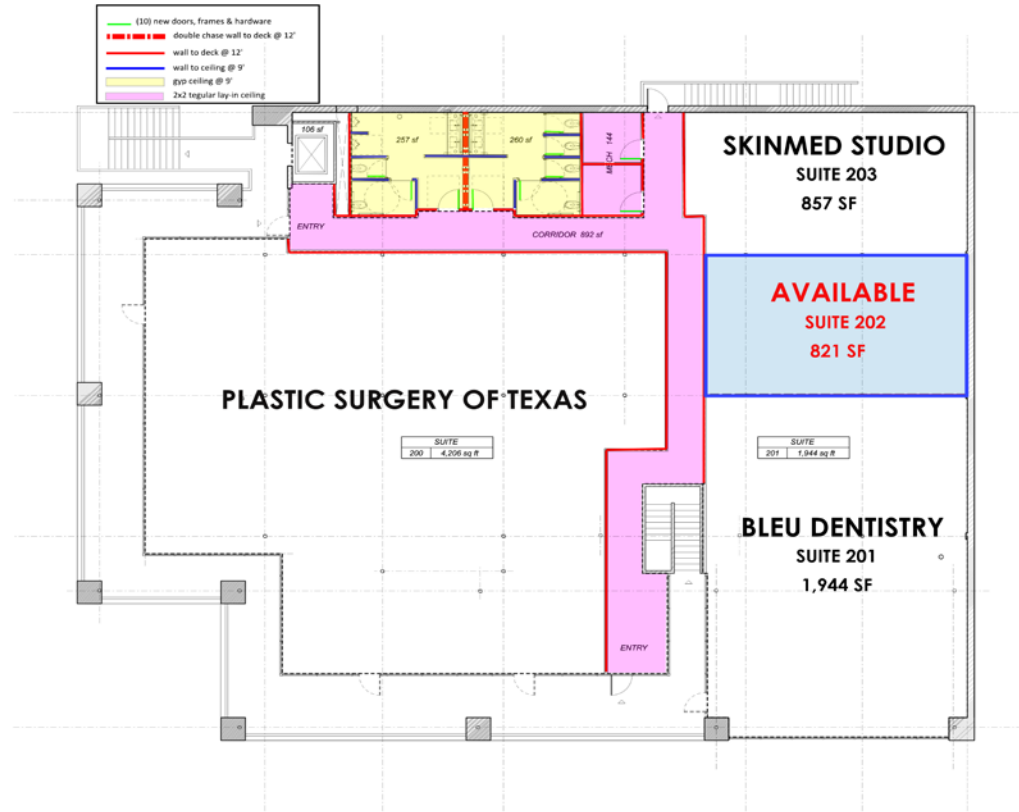


LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



# 3607 OAKLAWN AVENUE

## SECOND LEVEL



GROSS MEASURED AREA	9,488 SF
VERTICAL PENETRATIONS	106 SF
FLOOR COMMON AREA	1,553 SF
FLOOR RENTABLE AREA	9,262 SF
FLOOR USABLE AREA	7,826 SF
FLOOR R/U RATIO	1.198
SUITE 200	4,206 USF x 1.198
SUITE 201	1,944 USF x 1.198
SUITE 203	1,878 USF x 1.198

DRA

BROSE RANEY ARCHITECTURE  
2130 Sylvan Avenue  
Dallas, Texas 75208 USA

3607 Oaklawn  
Dallas, Texas

REVISIONS

DESIGNER	DRA
PROJECT MANAGER	LER
PROJECT NUMBER	3514
DRAWN BY	STAFF
SCALE	AS NOTED
COMPUTER FILE	DRA Sheets
DATE	07.11.14

SCHEMATIC SPACE PLAN  
07.11.2014

SHEET NUMBER

A-1.1

1ST FLOOR PHYSICIANS ER

2ND FLOOR  
SUITE 200 PLASTIC SURGERY OF TEXAS  
SUITE 201 BLEU DENTISTRY  
SUITE 203 AVAILABLE

01 SCHEMATIC SPACE PLAN / SECOND FLOOR 07.11.2014  
SCALE: 3/8"=1'-0"

01.dgn 7/12/2014 9:00:30 AM

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	TRAFFIC COUNTS	
2017 EST POPULATION	41,482	216,277	408,710	LEMMON AVENUE	40,384 VPD
2017 EST DAYTIME POPULATION	33,888	277,836	411,164	OAKLAWN AVENUE	27,992 VPD
2017 EST AVG HH INCOME	\$125,717	\$126,336	\$120,289		



## 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

### 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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XX	XX	XX	XX
Agent's Supervisor's Name Theo Thompson	License No. 503986	Email tthompson@venturedfw.com	Phone 214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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## Venture Commercial

<u>Real Estate, LLC</u>	<u>476641</u>	<u>info@venturedfw.com</u>	<u>214-378-1212</u>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Michael E. Geisler</u>	<u>350982</u>	<u>mgeisler@venturedfw.com</u>	<u>214-378-1212</u>
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXX
Agent's Supervisor's Name <u>Easley Waggoner</u>	License No. <u>433572</u>	Email <u>ewaggoner@venturedfw.com</u>	Phone <u>214-378-1212</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Date