

# THE WESTCHESTER

8215 WESTCHESTER — PRESTON CENTER — DALLAS, TEXAS 75225

BEST "BOUTIQUE"  
OFFICE BUILDING  
IN THE HEART OF  
PRESTON CENTER



Holden Lunsford  
holdenl@holtlunsford.com  
972.421.1971



John Dickenson  
jdickenson@holtlunsford.com  
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## PROPERTY HIGHLIGHTS

- Conveniently Located in the Heart of Preston Center
- Small & Large Suites Available (551-5,285 RSF)
- Office and Medical Spaces Available
- 3-Story Covered Parking Garage
- Tenant Lounge
- Over 40 Walkable Dining Options
- On-Site Property Management and Ownership
- 24/7 Keycard Access



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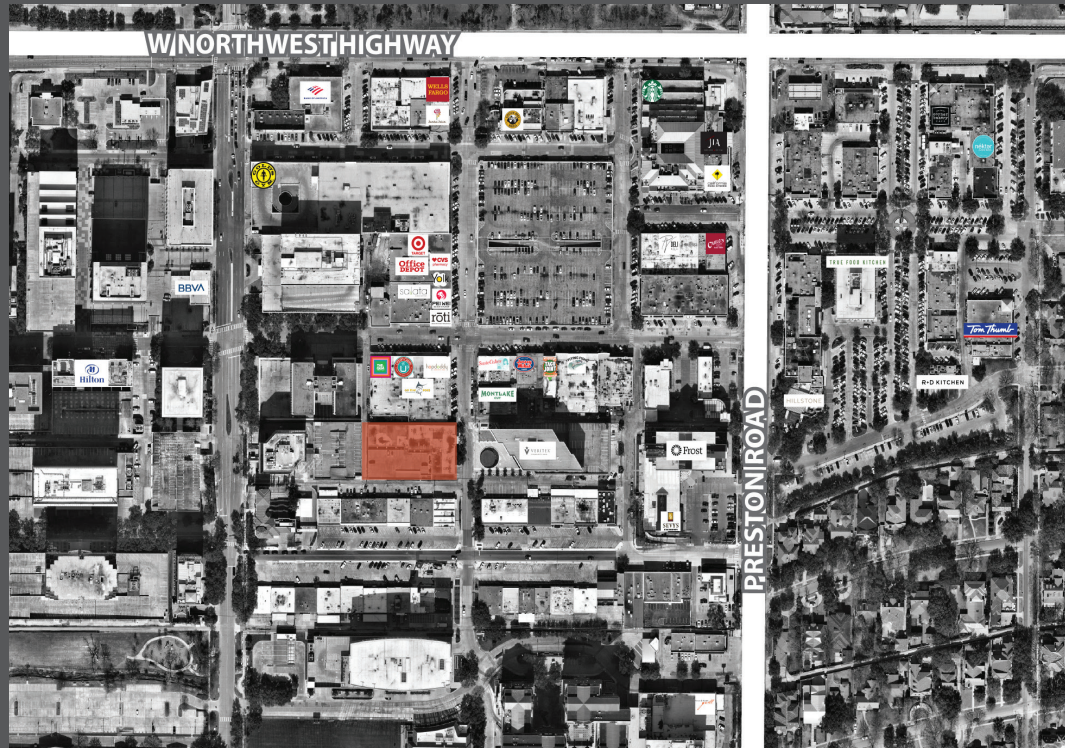
## WALKABLE AMENITIES

### DINE-IN

Roti Modern Mediterranean  
Go Fish Poke  
Montlake Cut  
Taco Joint  
Flying Fish  
Hillstone  
Nick & Sam's Steakhouse  
Sevy's Grill  
R+D Kitchen  
Corner Bakery Café  
Jia Modern Chinese  
California Pizza Kitchen  
Urban Caphe  
Hopdoddy Burger Bar  
Pei Wei  
Yolk  
Salata  
True Food Kitchen

### FAST & SPECIALTY FOOD

Jersey Mikes  
PV Deli  
Starbucks  
Einstein Bros. Bagels  
Susie Cakes  
Jamba Juice  
The Gem Juice Bar  
Carlo's Bakery  
Nektar Juice Bar



### BANKING

Chase Bank  
Compass  
Wells Fargo  
Frost Bank  
Veritex  
Bank of America  
First Private Bank of Texas

### OTHER SERVICES

Gold's Gym  
Lift House Fitness  
Tom Thumb  
CVS Pharmacy  
Office Depot  
Target  
Marshalls  
FedEx Office Print & Ship  
J's Tailor & Cleaners  
Hilton Dallas/Park Cities

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## FACT SHEET

### BUILDING

8215 Westchester Drive  
Dallas, TX 75225

### LANDLORD

Burk Interests

### LEASING COMPANY

Holt Lunsford Commercial

Holden Lunsford

972.381.3218

holdenl@holtlunsford.com

John Dickenson

972.421.1971

jdickenson@holtlunsford.com

### YEAR BUILT

1956

### PARKING RATIO

2.00/1,000 RSF

### STORIES

3

### STANDARD FLOOR PLATE

14,026 SF

### RENTABLE BUILDING AREA

42,077 RSF

### BUILDING HOURS

Monday to Friday: 6:00am – 8:00pm

Saturday: 7:30am – 5:30pm

Sunday: 8:45am – 3:15pm

### HVAC

Monday to Friday: 6:00am – 8:00pm

Saturday: 7:30am – 5:30pm

Sunday: 8:45am – 3:15pm

After-hours HVAC is available with  
prior written notice for \$75.00/hour  
with a 2-hour minimum

### FIBER

AT&T & Spectrum

### NNNS

\$16.75; inclusive of Electric

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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.

11-2-2015



### 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.

Holt Lunsford Commercial, Inc.	439776	hlunsford@holtlunsford.com	972-241-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Holt Lunsford	359505	hlunsford@holtlunsford.com	972-241-8300
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