

**4131 N Central Expressway, 725
Dallas, TX 75204**

**Sublease
Opportunity**

±3,119 SF Available on North Central Expressway



For More Information

Austin Studebaker
214.476.4339
astudebaker@cresa.com

Jim Hazard, SIOR
214.394.3626
jhazard@cresa.com

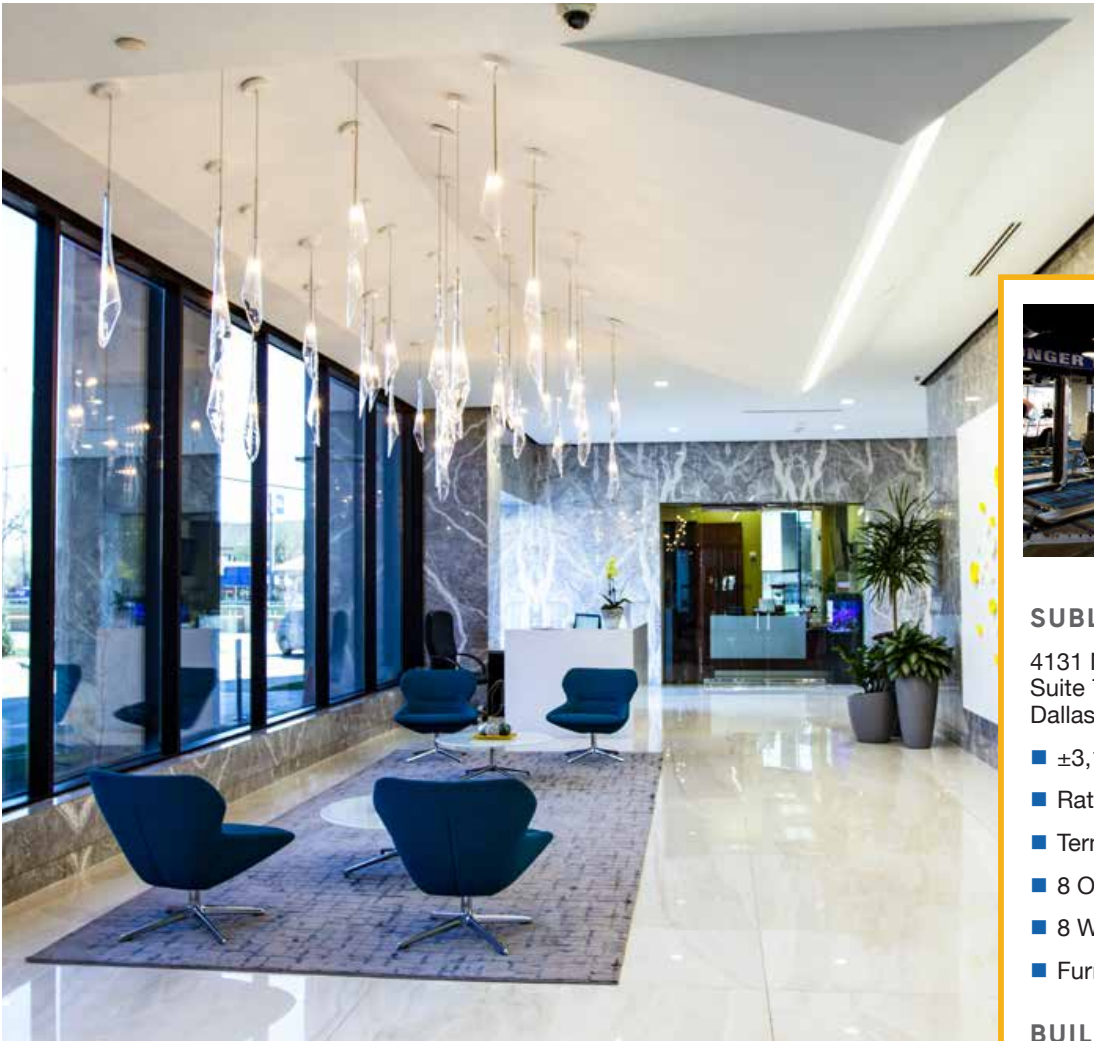
Cresa
One Cowboys Way, 350
Frisco, TX 75034

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



**4131 N Central Expressway, 725
Dallas, TX 75204**

Sublease Opportunity



This 12-story office tower offers superior views of downtown Dallas. The building recently underwent a multimillion dollar renovation including a new lobby, tenant lounge, and fitness center with showers and lockers.



SUBLEASE INFORMATION

4131 N Central Expressway
Suite 725
Dallas, TX 75204

- ±3,119 SF Available
- Rate: \$30.50/SF +Electric
- Term: May 31, 2027
- 8 Offices
- 8 Workstations
- Furniture (New) Available

BUILDING INFORMATION

- New Lobby & Tenant Lounge
- Fitness Center with Showers & Lockers
- 24/7 On-site Courtesy Officer
- Deli On-site
- Prime Time Auto Care

For More Information

Austin Studebaker
214.476.4339
astudebaker@cresa.com

Jim Hazard, SIOR
214.394.3626
jhazard@cresa.com

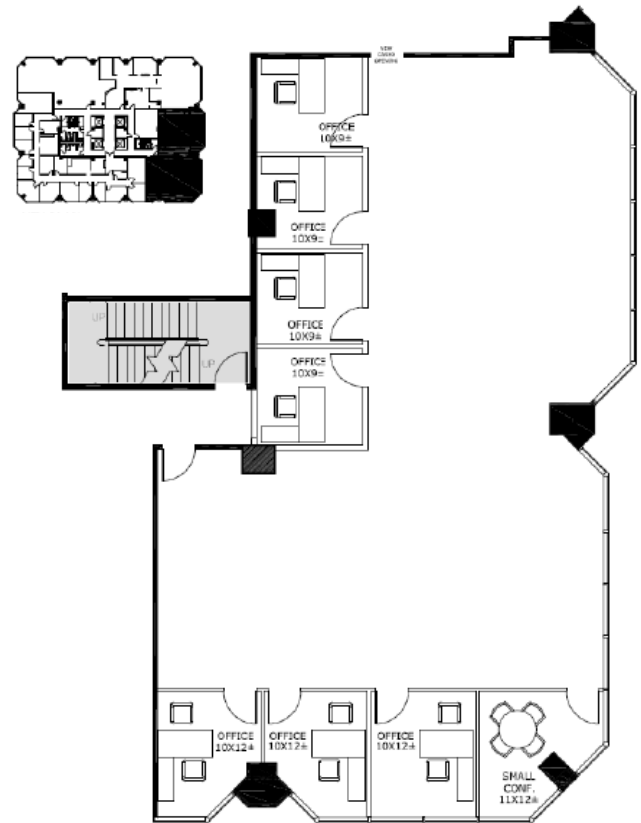
Cresa
One Cowboys Way, 350
Frisco, TX 75034

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



4131 N Central Expressway, 725
Dallas, TX 75204

Sublease
Opportunity



For More Information

Austin Studebaker
214.476.4339
astudebaker@cresa.com

Jim Hazard, SIOR
214.394.3626
jhazard@cresa.com

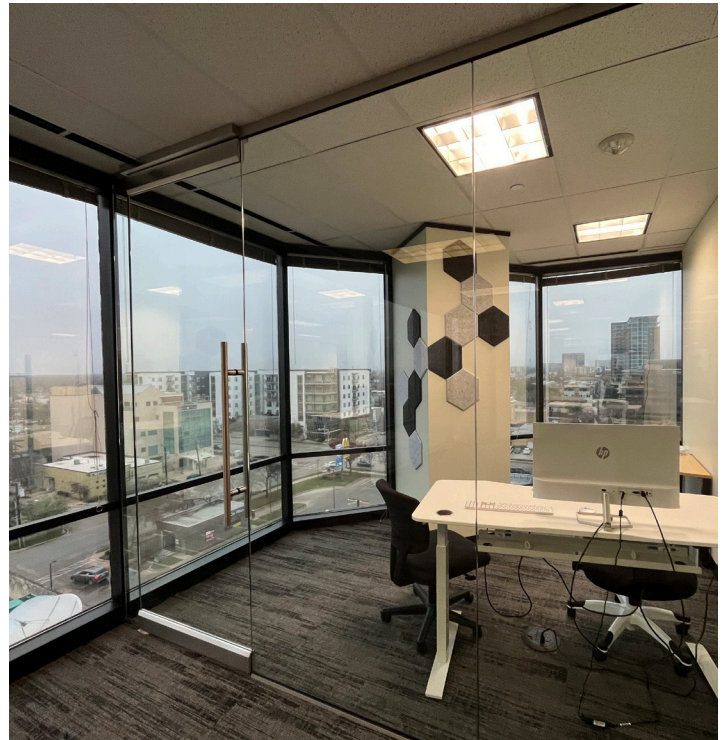
Cresa
One Cowboys Way, 350
Frisco, TX 75034

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

cresa

4131 N Central Expressway, 725
Dallas, TX 75204

Sublease
Opportunity



For More Information

Austin Studebaker
214.476.4339
astudebaker@cresa.com

Jim Hazard, SIOR
214.394.3626
jhazard@cresa.com

Cresa
One Cowboys Way, 350
Frisco, TX 75034

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

cresa 

4131 N Central Expressway, 725
Dallas, TX 75204

Sublease Opportunity



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.

Cresa Global, Inc.
Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

9007724
License No.

gburns@cresa.com
Email

214-446-3738
Phone

Robert Gregory Burns
Designated Broker of Firm

291394
License No.

gburns@cresa.com
Email

214-446-3738
Phone

Buyer/Tenant/Seller/Landlord Initials

Date