

8821 DIRECTORS ROW
DALLAS, TEXAS



 **TRINITY SOUTHWEST**
COMMERCIAL REAL ESTATE

 **CANTEX**
CAPITAL

PROPERTY DETAILS

8821 DIRECTORS ROW, DALLAS, TEXAS 75247

Building Size:	25,000 sf
Office:	+/- 4,550 sf
Warehouse:	+/- 20,450 sf
HVAC:	Office 100% Air-Conditioned
Dock Doors:	Four Dock High Doors
Ramps:	One Drive-in Ramp
Power:	Heavy Power
Use:	Office / Showroom / Warehouse

HIGHLIGHTS

- Recently Renovated Interior and Exterior
 - New Paved Parking Lot w/Fenced Outside Storage
 - Fully Sprinklered
 - New LED Lighting
 - New Finished Concrete Floors
 - Easy Access to TX 114, TX 183, I-35, Loop 12
 - 2.9 miles to Love Field & 7.8 miles to DFW International Airport
-

OFFERING OVERVIEW

Trinity Southwest has been exclusively retained to offer 8821 Directors Row in Dallas, Texas. Located in the dynamic Brookhollow Industrial District, this recently updated Office/Showroom/Warehouse is now available for lease.

The recently updated interior and exterior of the property provide a clean and attractive move-in ready space with ample fenced-in storage.

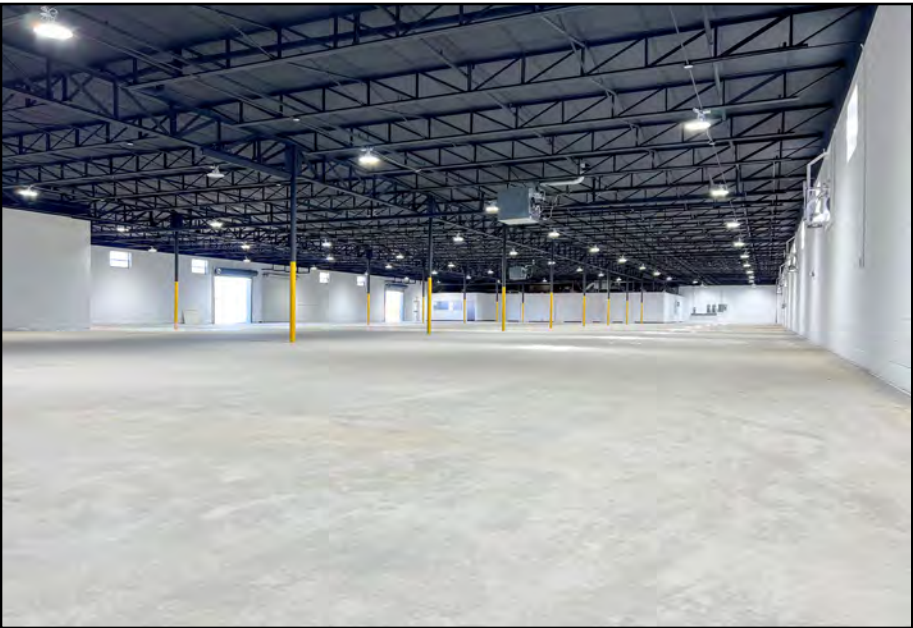
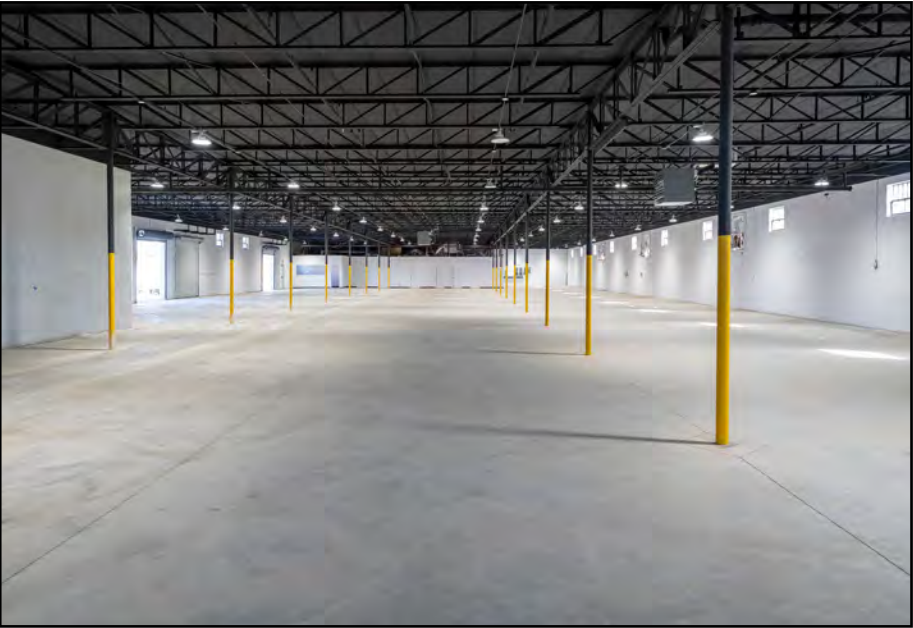
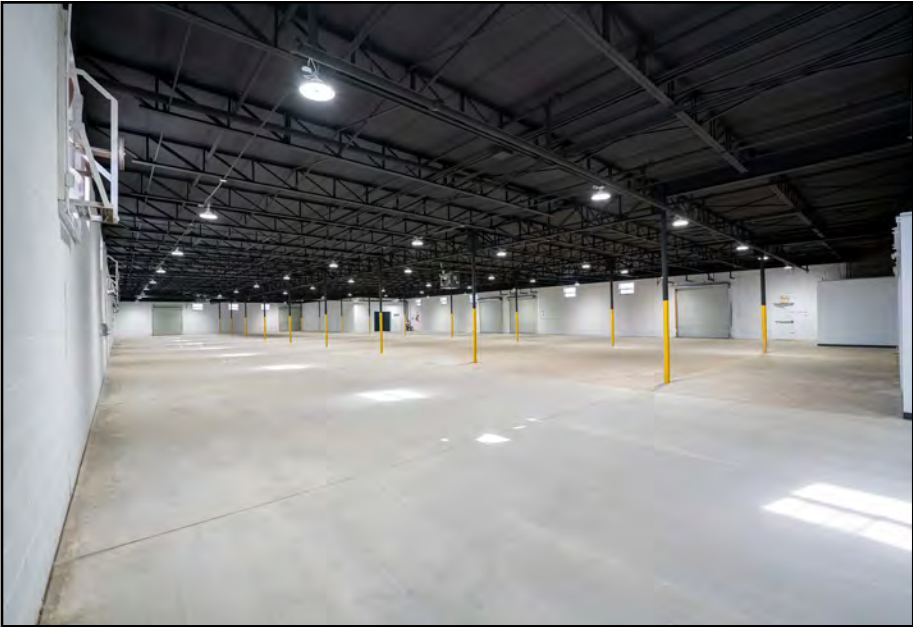
The Brookhollow Industrial District is the prime industrial district within the Dallas Urban Core.

Following the explosion of the vibrant Design District, Brookhollow has also emerged as a growing showroom district.

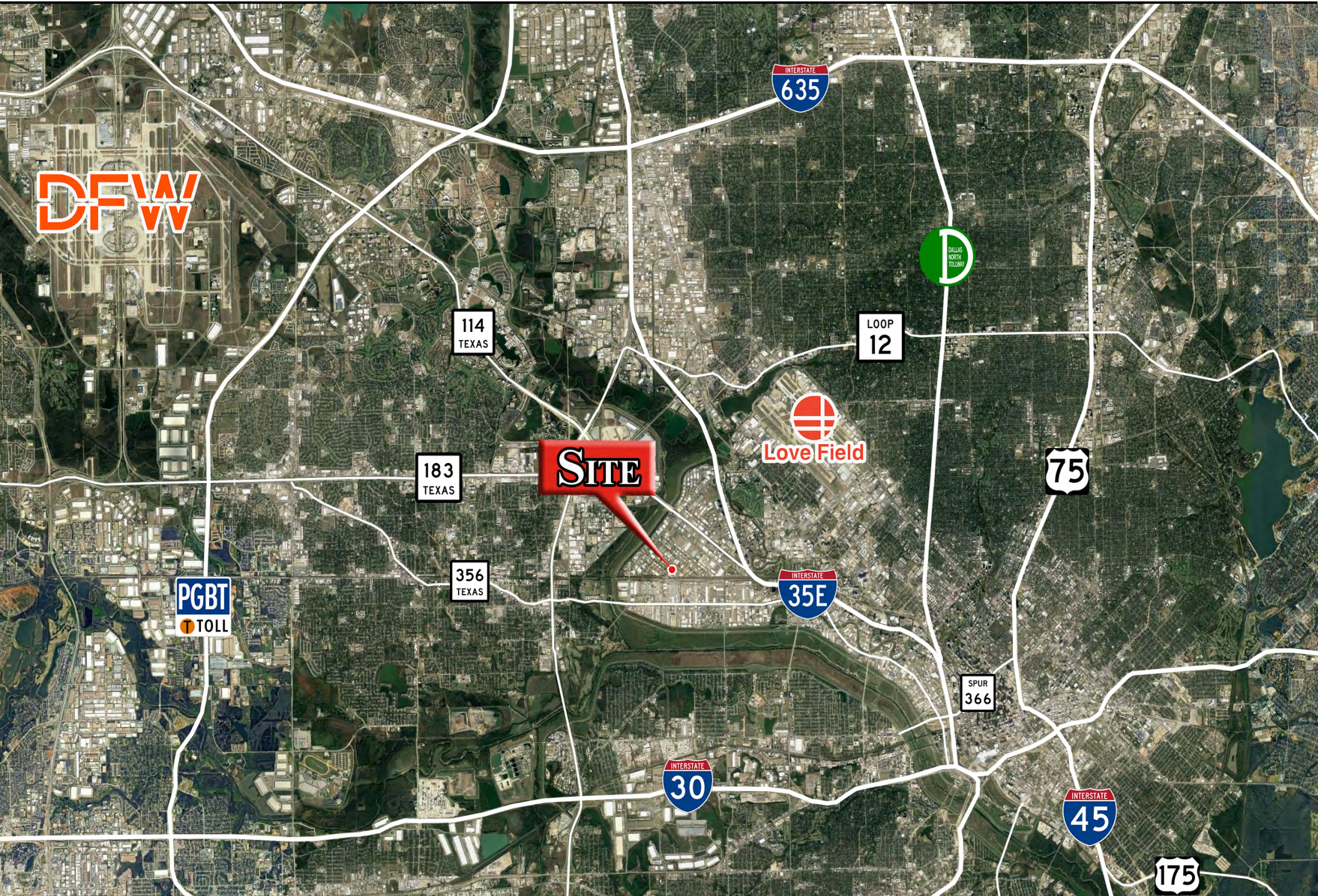
8821 DIRECTORS ROW
DALLAS, TEXAS

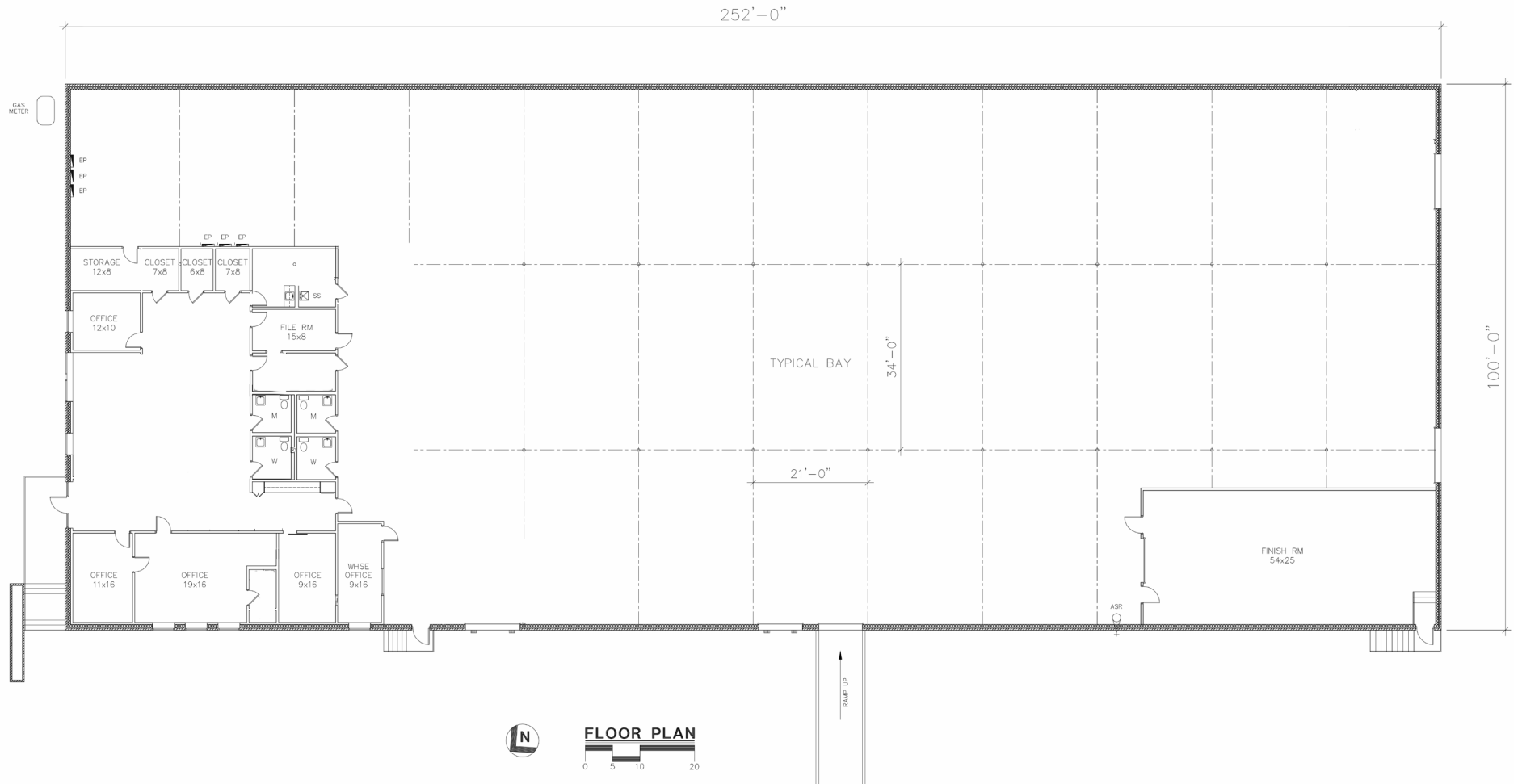
EXTERIOR





8821 DIRECTORS ROW
DALLAS, TEXAS







EXCLUSIVE LISTING BROKERS



8117 PRESTON ROAD, SUITE 600
DALLAS, TEXAS 75225

PATRICK HUNT

phunt@tswcre.com

214.663.4218

CULLEN FINNEGAN

cfinnegan@tswcre.com

214.444.8488

This information is from sources believed reliable, however, Trinity Southwest Services, LLC has not verified the accuracy of the information. Trinity Southwest Services, LLC makes no guarantee, warranty, or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price, or withdrawal without notice. Any projections, assumptions, or estimates are for illustrative purposes only. Recipients should conduct their own investigation.



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.

Trinity Southwest Services, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9009245

License No.

info@tswcre.com

Email

214-444-8488

Phone

Patrick Hunt

Designated Broker of Firm

660174

License No.

phunt@tswcre.com

Email

214-663-4218

Phone

Buyer/Tenant/Seller/Landlord Initials

Date