

Dallas CBD



**1217 MAIN STREET**

**1217 Main St  
Dallas, TX**

**Office | For Sublease | Up to 13,353 RSF**

**Alan Thomas | C: 214-673-3663**

**\$30.00 Full Service**

**Suites are Creative, Modern Space**

**Furniture Negotiable in Certain Suites**

**Located in the Center of Downtown Dallas**

DFW Freeport / Coppell



**PARK WEST 2**

**1507 Lyndon B Johnson Fwy  
Dallas, TX**

**Office | For Sublease | 23,824 - 38,754 RSF**

**Dan Paterson | 214-365-2738**

**Matt Paterson | 214-365-2720**

**Lease Expires: June 30, 2030**

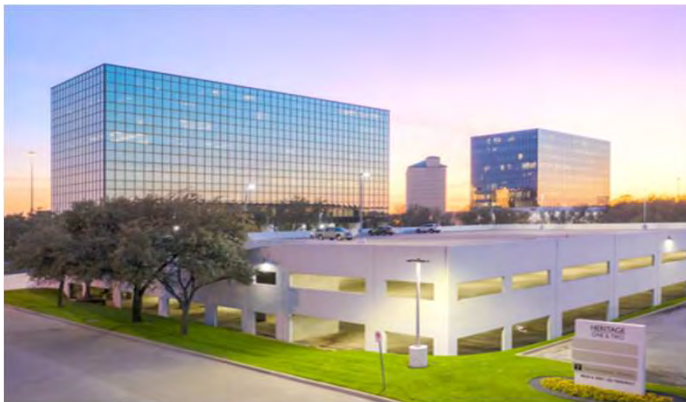
**Newly Built Out Office Space with Above  
Standard Finishes**

**Includes FF&E**

**Direct Access to LBJ Freeway & PGBT**

**Pricing Negotiable**

East LBJ Freeway



**HERITAGE TWO**

5001 Lyndon B Johnson Fwy  
Dallas, TX

Office | For Sublease | 1,723 SF - 3,953 SF

Jim Montgomery - 214-365-2766  
Michael Hamer - 214-365-2710

\$23.50 Full Service + E  
Suite 850

Lease Expires: 11/30/2026

Elevator Exposure

Some Furniture Included

Lewisville



**Business 121 & E Valley Ridge Blvd**

SWQ of Business 121 &  
E Valley Ridge Blvd  
Lewisville, TX

Land | For Sale or Ground Lease | 2.28 Acres

Olivia McNeel | 214-365-2751  
Hyatt Thompson | 214-365-2753

Contact Broker for Pricing

Located at the High Trafficked Intersection of E  
State Hwy 121 & E Valley Ridge Blvd (41,700 VPD)

Raw Land

Preston Center



**BLUFFVIEW TOWERS - EAST**  
3890 W Northwest Hwy  
Dallas, TX

Office | For Sublease | 2,556 RSF

**Bruce Hecht | 214-365-2712**

**\$20.00 Full Service + E**  
**Suite 601**  
**Immediate Availability**  
**Lease Expires: 09/30/2028**  
**Fully Furnished with Class A Finishes**  
**Direct Elevator Exposure**

Quorum / Bent Tree



**GREENHILL TOWERS**  
14131 Midway Rd  
Addison, TX

Office | Sublease | Up to 7,025 SF

**Jim Montgomery | 214-365-2766**  
**Michael Hamer | 214-365-2710**

**\$27.50 Plus Electric**  
**Suite 500**  
**Available Immediately**  
**Lease Expires: 8/31/2027**  
**Modern Office Space**  
**Furniture Available**

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**Located in the Center of Downtown Dallas**

DFW Freeport / Coppell



**DFW INTERNATIONAL AIRPORT**

3200 E Airfield  
 Dallas, TX

**Office | For Sale | 80,965 RSF | 15+ Acres**

**Dan Paterson | 214-365-2738**

**Gregory McLane | 214-365-2701**

**Luke Paterson | 214-365-2732**

**Development Opportunity**

**Ground Lease Until 2075**

**Corporate Office Setting**

**Floor to Ceiling Windows**

**Signage**

**Contact Broker for Pricing**

# OFFICE

DFW Freeport / Coppell



## PARK WEST 2

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 Includes FF&E  
 Direct Access to LBJ Freeway & PGBT  
 Pricing Negotiable

East LBJ Freeway



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Preston Center



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**Fully Furnished with Class A Finishes**  
**Direct Elevator Exposure**

Quorum / Bent Tree



**GREENHILL TOWERS**  
14131 Midway Rd  
Addison, TX

**Office | Sublease | Up to 7,025 SF**

**Jim Montgomery | 214-365-2766**  
**Michael Hamer | 214-365-2710**

**\$27.50 Plus Electric**  
**Suite 500**  
**Available Immediately**  
**Lease Expires: 8/31/2027**  
**Modern Office Space**  
**Furniture Available**

Upper Tollway / West Plano



**LEGACY CENTER**  
5445 Legacy Dr  
Plano, TX

Office | Sublease | Up to 29,435 SF

**Dan Paterson | 214-365-2738**  
**Matt Paterson | 214-365-2720**

**\$19.95 NNN**  
**Suite 400**  
**Immediate Availability**  
**Lease Expires: 4/30/2029**  
**Open and Bright Collaborative Office**  
**Space with Above Standard Finishes**

Urban Center / Wingren



**MANDALAY TOWER II**  
225 E John Carpenter Fwy  
Irving, TX

Office | Sublease | Up to 25,968 SF

**Dan Paterson | 214-365-2738**  
**Luke Paterson | 214-365-2732**  
**Matt Paterson | 214-365-2720**

**\$30.00 Full Service + E**  
**Suite 500**  
**Lease Expires: 11/30/2029**  
**Space can be Demised to**  
**9,968 SF or 10,907 SF**  
**Modern, Collaborative Office Space**  
**with Above Standard Finishes**

Guadalupe County



**955 WEST KINGSBURY STREET**

**955 W Kingsbury St  
Seguin, TX**

**Retail/ Warehouse / Land | For Sale |  
21,095 SF | 8.049 Acres**

**Danny Muse | 214-365-2726  
Cell: | 972-849-2464**

**Contact Broker for Pricing  
Development Opportunity  
Existing Auto Business & Former Salvage Yard  
has been in Business since 1947  
Frontage on E Kingsbury St**

Northeast Butterfield Trail



**BUTTERFIELD TRAIL INDUSTRIAL PARK**

**32 Celerity Wagon St  
El Paso, TX**

**Office | Sublease | 6,400 SF**

**Joe Arata | 214-365-2730**

**\$10.11 NNN  
Suite C  
Lease Expires: 4/30/2026  
Fully Furnished  
Breakroom  
In-Suite Restrooms**



San Antonio - CBD



**PVA MEDICAL OFFICE BUILDING**

**610 N Main Ave  
San Antonio, TX**

**Med Office | For Sale or Lease |  
39,518 SF | 1.25 AC**

**Contact Broker for Pricing  
Lease Back Opportunity  
Built Out as a Surgery Center  
Minutes Away from Downtown San Antonio,  
IH-10 & I-35**

**Swearingen Realty Group  
Bruce Hecht | 214-365-2712**

**Site Selection Group, LLC  
Alex English | 210-347-5447**

DFW Freeport / Coppell



**DFW INTERNATIONAL AIRPORT**

**3200 E Airfield  
Dallas, TX**

**Land | For Sale | 15+ Acres**

**Logistics Development Site for up to  
265,000 SF Building**

**Freeport Available**

**Ground Lease from Airport Until 2075**

**Contact Broker for Pricing**

**Dan Paterson | 214-365-2738**

**Gregory McLane | 214-365-2701**

**Luke Paterson | 214-365-2732**

Lewisville



**Business 121 & E Valley Ridge Blvd**

**SWQ of Business 121 &  
E Valley Ridge Blvd  
Lewisville, TX**

**Land | For Sale or Ground Lease | 2.28 Acres**

**Please Contact Broker for Pricing**

**Located at the High Trafficked Intersection of E  
State Hwy 121 & E Valley Ridge Blvd (41,700 VPD)**

**Raw Land**

**Olivia McNeel | 214-365-2751**

**Hyatt Thompson | 214-365-2753**

Upper Greenville



**6868 GREENVILLE AVENUE**

**6868 Greenville Ave**  
**Dallas, TX**

**Storefront Retail | For Sale | 993 SF**

**Jack Moravcik | 214-365-2757**

**Contact Broker for Pricing**  
**Pricing Further Reduced/Motivated Seller**  
**Cricket Wireless - Investment Opportunity**  
**70' Frontage Views on Greenville Ave**  
**Highly Visible from the Intersection of**  
**Park Ln & Greenville Ave**



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Swearingen Realty Group, LLC	0443604	<a href="mailto:cparker@swearingen.com">cparker@swearingen.com</a>	214-365-2700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bruce M. Hecht	342820	<a href="mailto:bhecht@swearingen.com">bhecht@swearingen.com</a>	214-365-2712
Designated Broker of Firm	License No.	Email	Phone
Bruce M. Hecht	342820	<a href="mailto:bhecht@swearingen.com">bhecht@swearingen.com</a>	214-365-2712
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0



SWEARINGEN REALTY GROUP, L.L.C. | 5400 Lyndon B. Johnson Freeway, Suite 1300 | Dallas, TX 75240 | 214.365.2700

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