



## Richardson Office Space For Lease

620 James Dr., Richardson, TX 75080

### Area Traffic Retailers



Located just off of 75 and Spring Valley

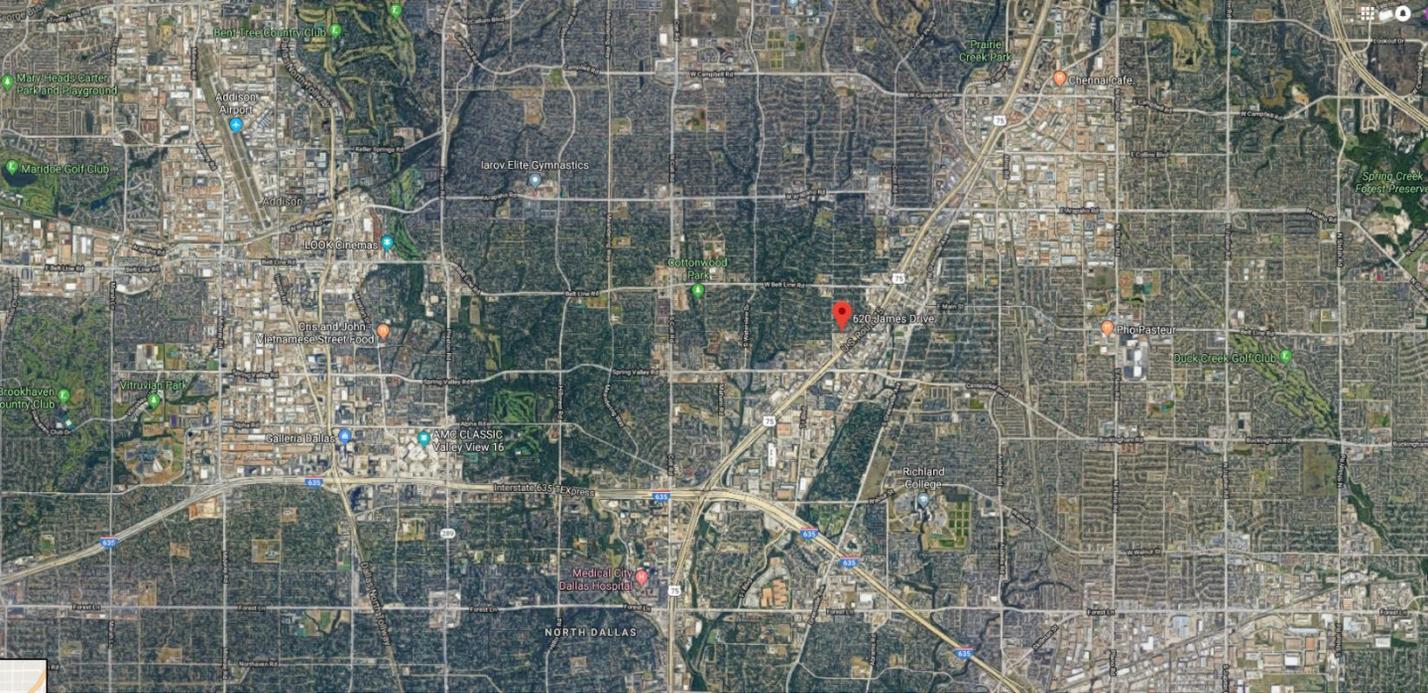
Concept | COMMERCIAL REALTY

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Exciting opportunity to lease your office space in an area that is in the process of being redeveloped and revitalized. This area is underserved with Office Space. Near DART Light Rail and Dallas' major Freeways. A plethora of restaurants within walking distance, get in while you can. Bring your Clients! CALL FOR ADDITIONAL INFO!

### PROPERTY FEATURES

- ✓ Available Office Space: 6,000 SF
- ✓ Twenty minute walk from the Spring Valley Dart Light Rail Station
- ✓ Two Minutes from 635 LBJ
- ✓ 16,087 Vehicles Per Day



## DEMOGRAPHICS



1 Mile | 3 Mile | 5 Mile



13,494	142,758	397,446
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2017 Population



\$44,571	\$53,599	\$55,688
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2017 Average HH Income

## PROPERTY HIGHLIGHTS

Building Size: 6,000 sqft

Dense population

Area is experiencing a Re-Growth

Frontage is 75 Expressway and near 635 LBJ Freeway

### Property Overview

The Office is located just off the corner of Spring Valley and 75 Expressway. This Office is at the heart of redevelopment for this North Dallas market, with such redevelopment efforts initiated by The Hermansen Restaurant Row and the proximity of the Dart Rail Line makes this area a prime destination.

The uniqueness of this site alone helps set this office building apart. A vibrant community of Mixed Use Urban Living, performing arts, galleries, and event venues brings a flavor and synergy to the North Dallas/Richardson Market. Mix in the historical architecture, the Spring Valley Dart Rail Station and walkable restaurants from this site you get a one of a kind opportunity (see demographics).

**The Office space is similarly unique.** Built in 1982 this office space cannot be duplicated in today's more modern office buildings. With a location that is conducive to Retail or Office use this hybrid building can suit either type of user. There's a private/covered parking space in the rear of the building. Thirty four exclusive parking spots with a privacy gate that can restrict access. A Grade level overhead door that allows for additional small warehouse storage opportunity, this space really has it all. Don't pass up this opportunity to finally own your own office space and control your overhead.





## Information About Brokerage Services

*Texas law requires all real estate licensees 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 coincidental 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.

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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

Regulated by the Texas Real Estate Commission

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