



AVAILABLE FOR LEASE

12700 Hillcrest Road Dallas, Texas

Under New Ownership



PROPERTY HIGHLIGHTS



Total building size: 112,041 SF



Strategically located near Dallas North Tollway, I-635, and US-75



Adjacent to first HEB in Dallas



High-visibility location



Easy highway access



Abundant retail and dining nearby



Renovated in 2021



Free surface and underground parking available



Conveniently located 4 minutes/1.5 miles from Medical City.



TENANT AMENITIES



Conference room



Tenant lounge



Management office on-site



Professional medical/
office environment



Ample parking



NOTABLE TENANT SPECIALTIES

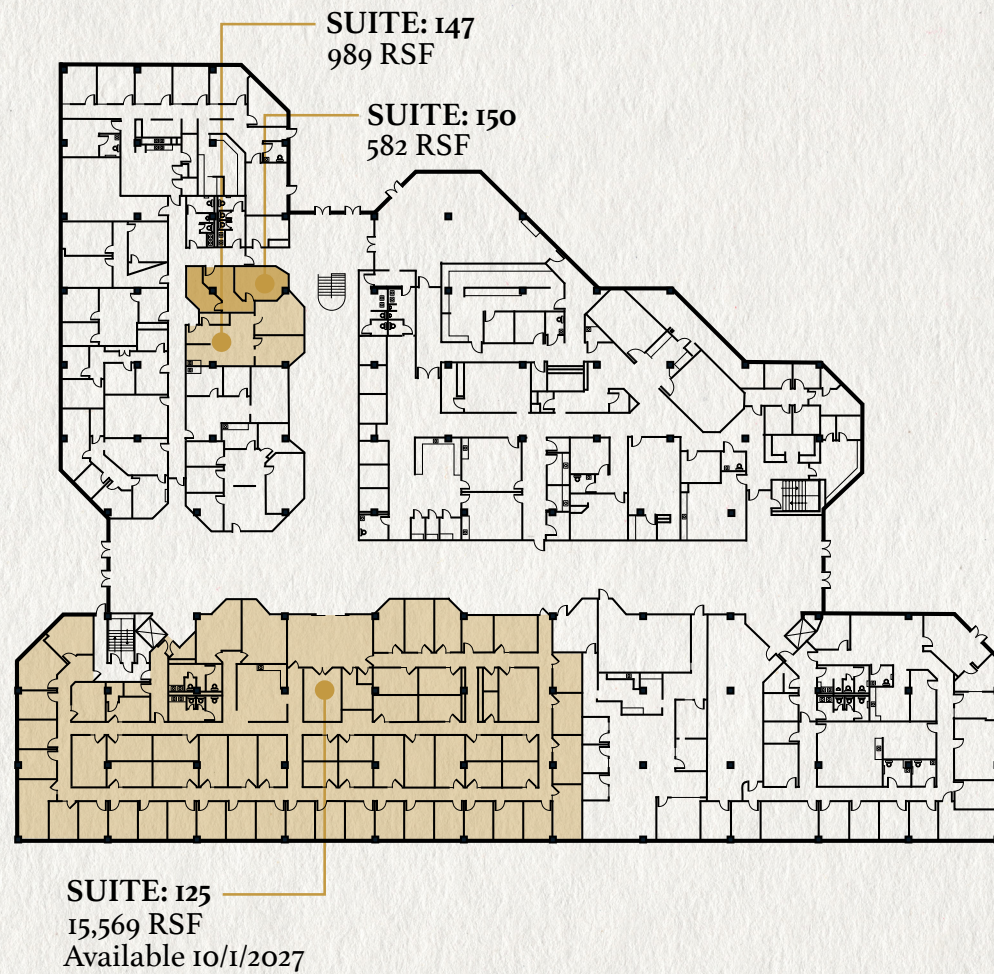
- Allergy and Asthma
- Autism Therapy
- Diagnostic Imaging
- Fibroid Care
- Pain Management
- Speech Pathology and Hearing

SPECIALTIES NEEDED

- Cardiovascular
- Cosmetic Dentistry
- Dermatology
- Endocrinology
- Internal Medicine
- Lab
- OBGYN
- Oral Surgery
- Orthodontics
- Orthopedic
- Pediatrics
- Physical therapy
- Plastic Surgery
- Primary Care
- Urgent Care
- Vascular Clinic/OBL

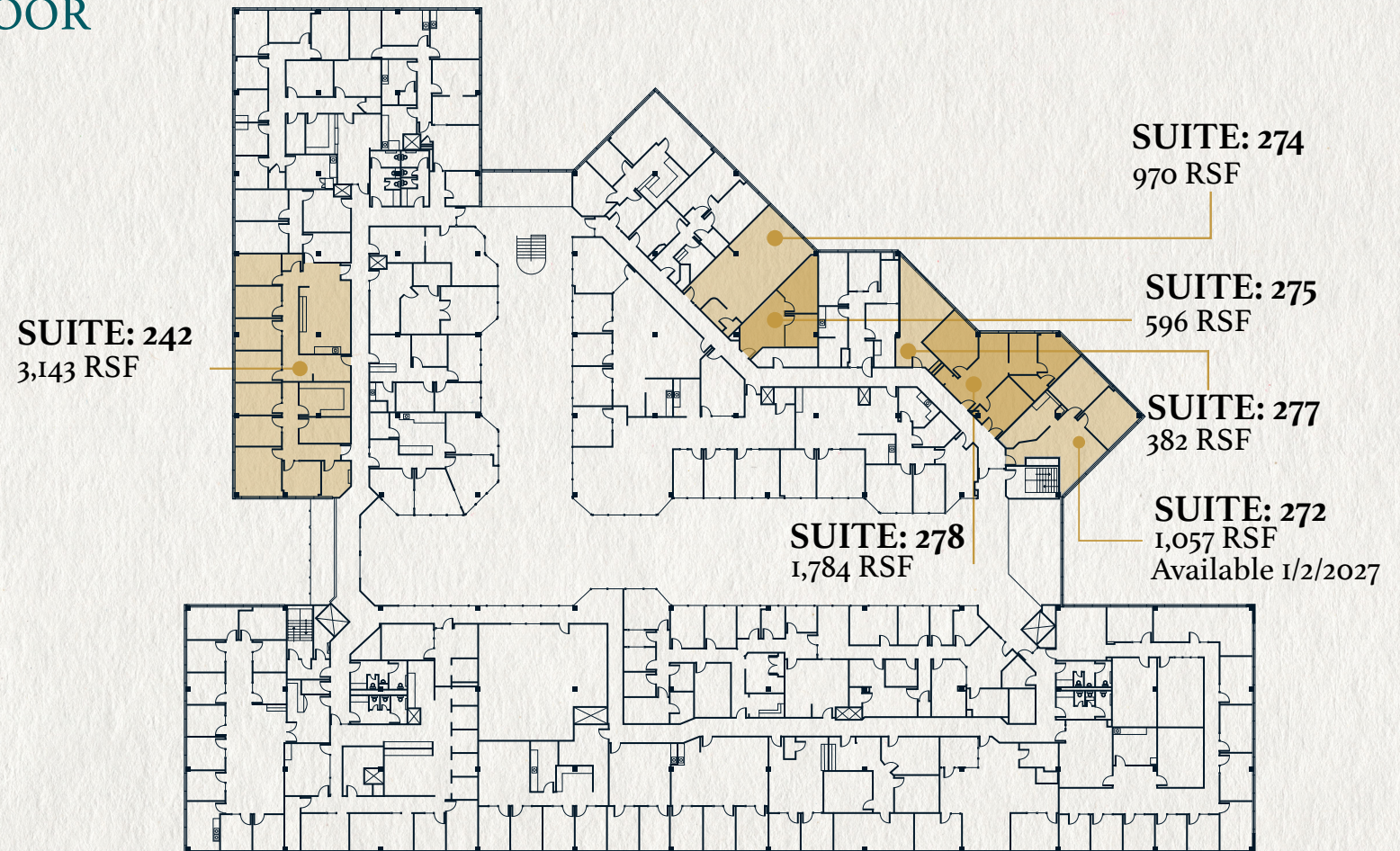
FLOOR AVAILABILITY

FIRST FLOOR

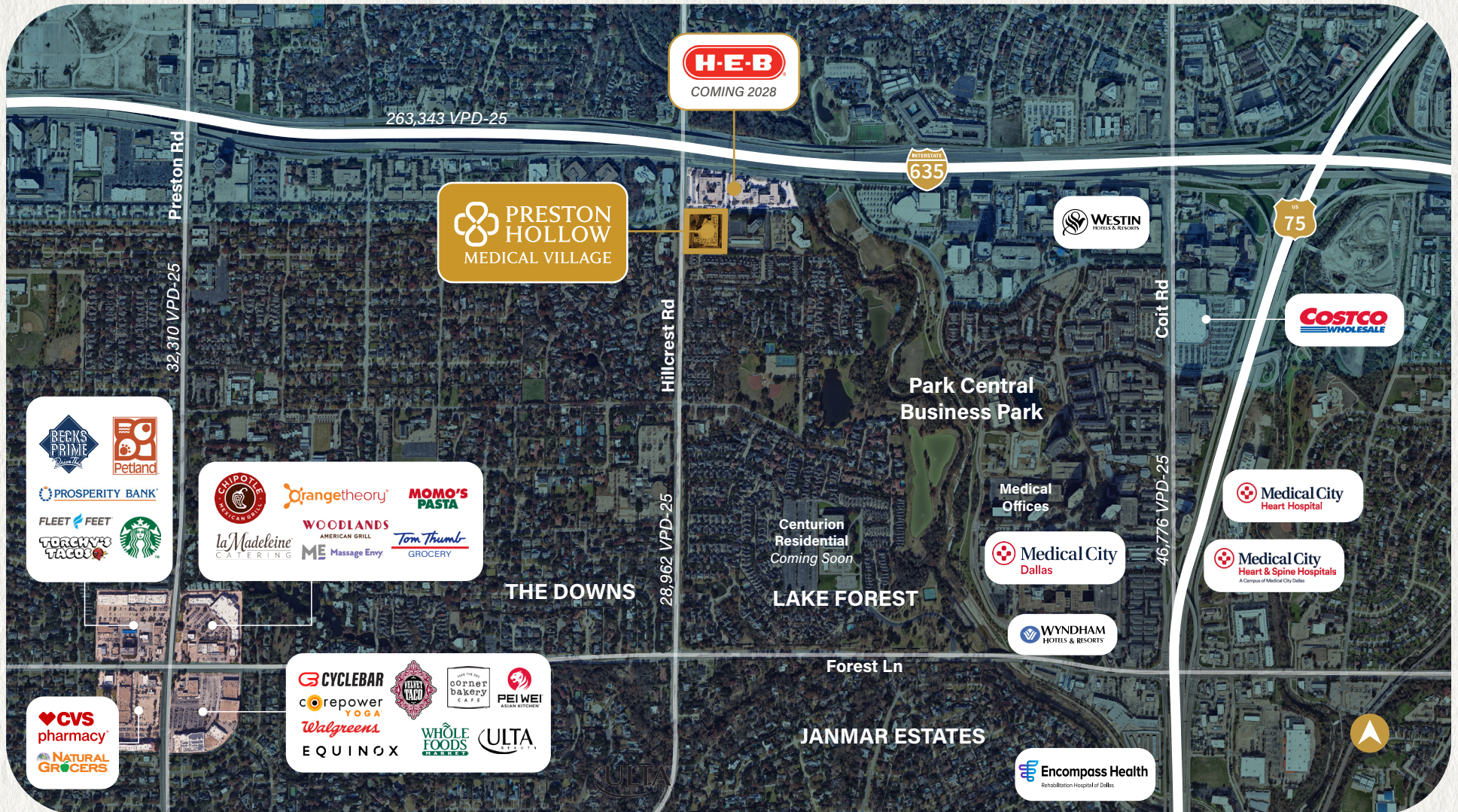


FLOOR AVAILABILITY

SECOND FLOOR



NEARBY AMENITIES

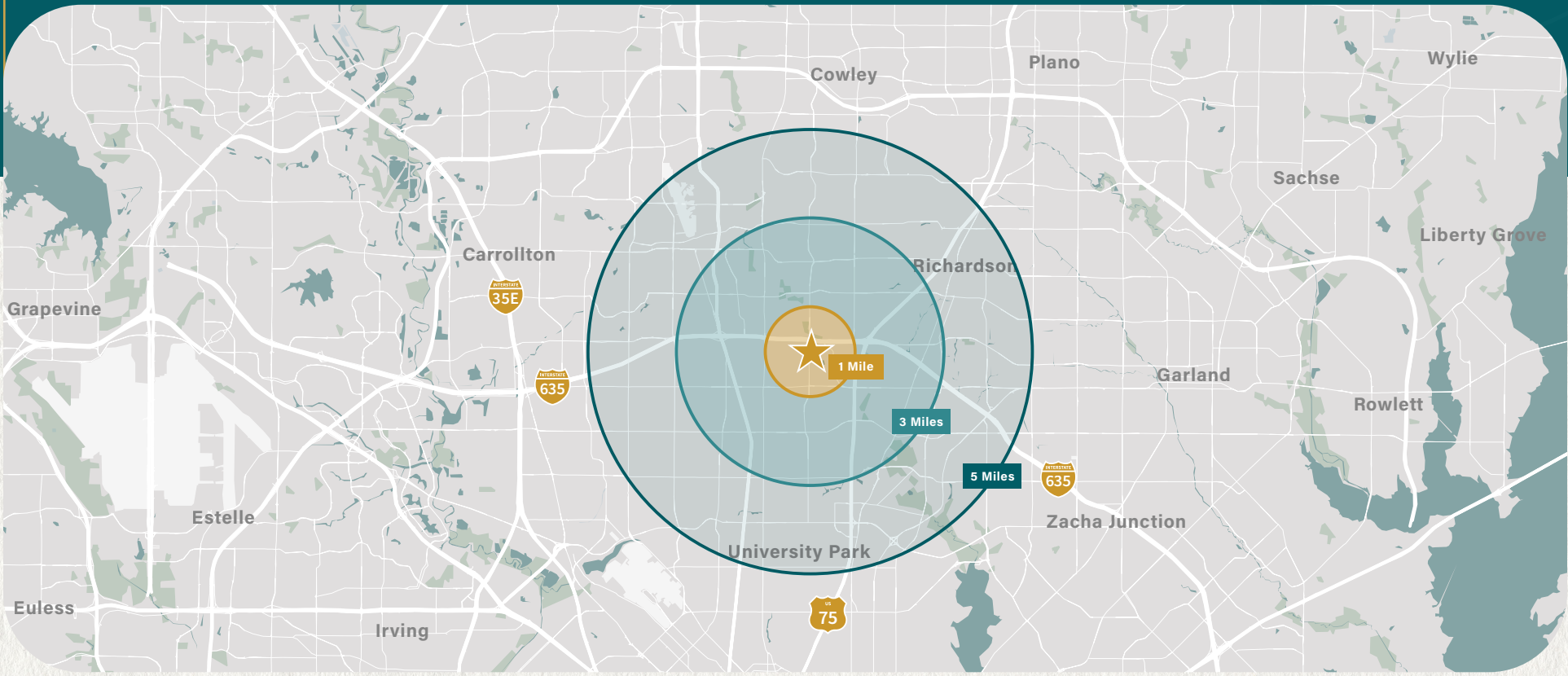


NEARBY HOSPITALS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Total Population	9,722	143,396	406,248
 Avg. Household Income	\$195,985	\$143,526	\$146,284



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12700 Hillcrest Road Dallas, Texas 75230

For leasing information:

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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.

11-19-2015



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:

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- 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.

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N/A	N/A	N/A	N/A
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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