



# 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

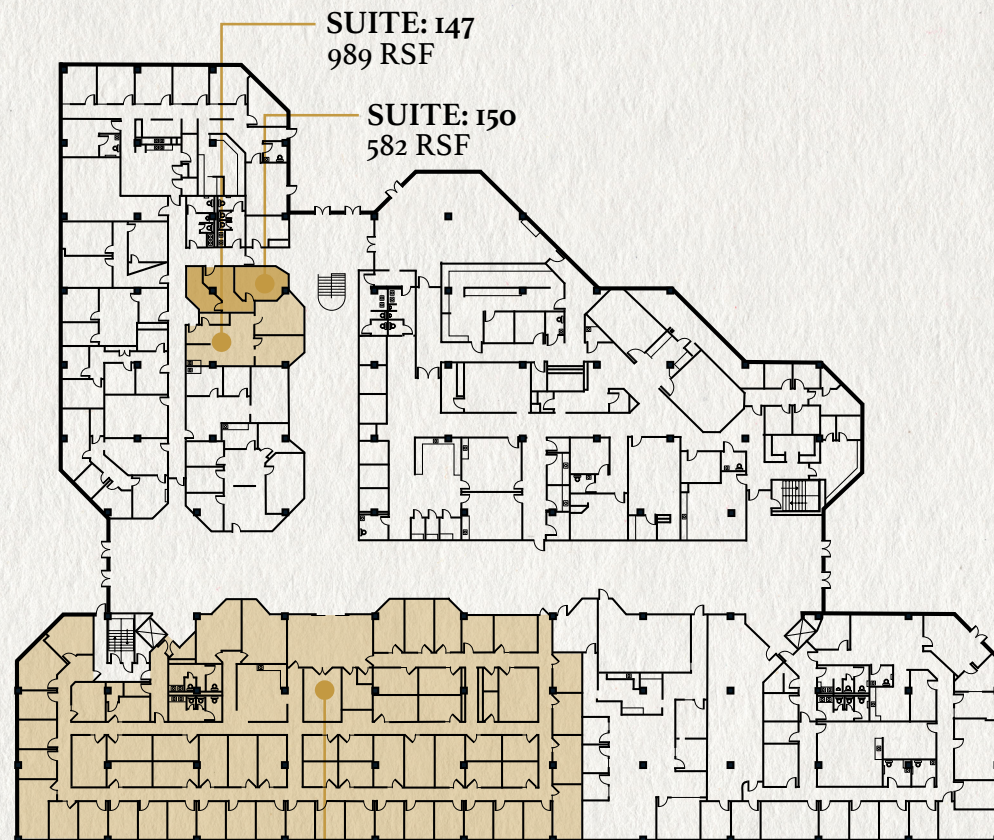
- Allergy and Asthma
- Autism Therapy
- Diagnostic Imaging
- Fibroid Care
- Pain Management
- Speech Pathology and Hearing

## 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



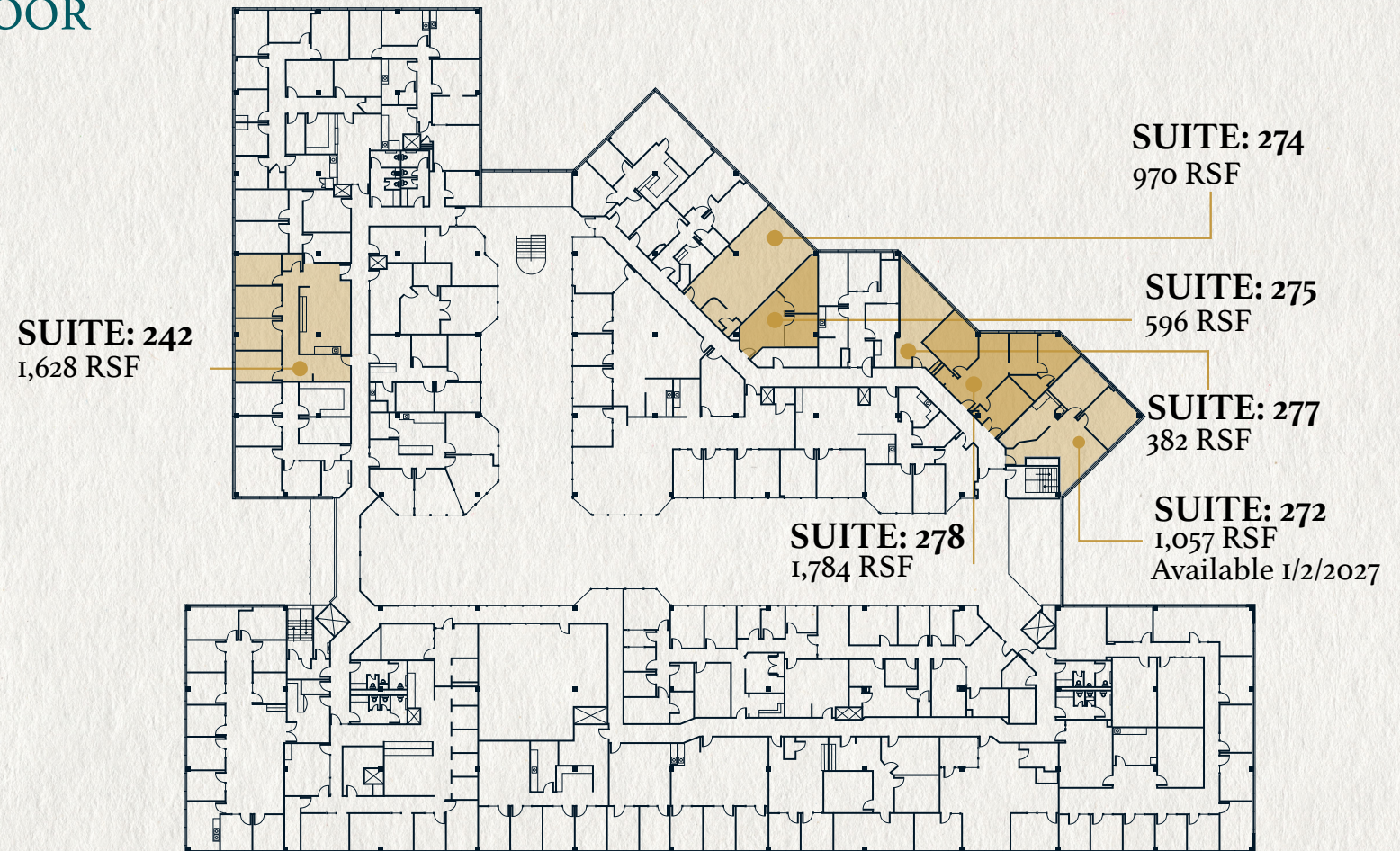
SUITE: 147  
989 RSF

SUITE: 150  
582 RSF

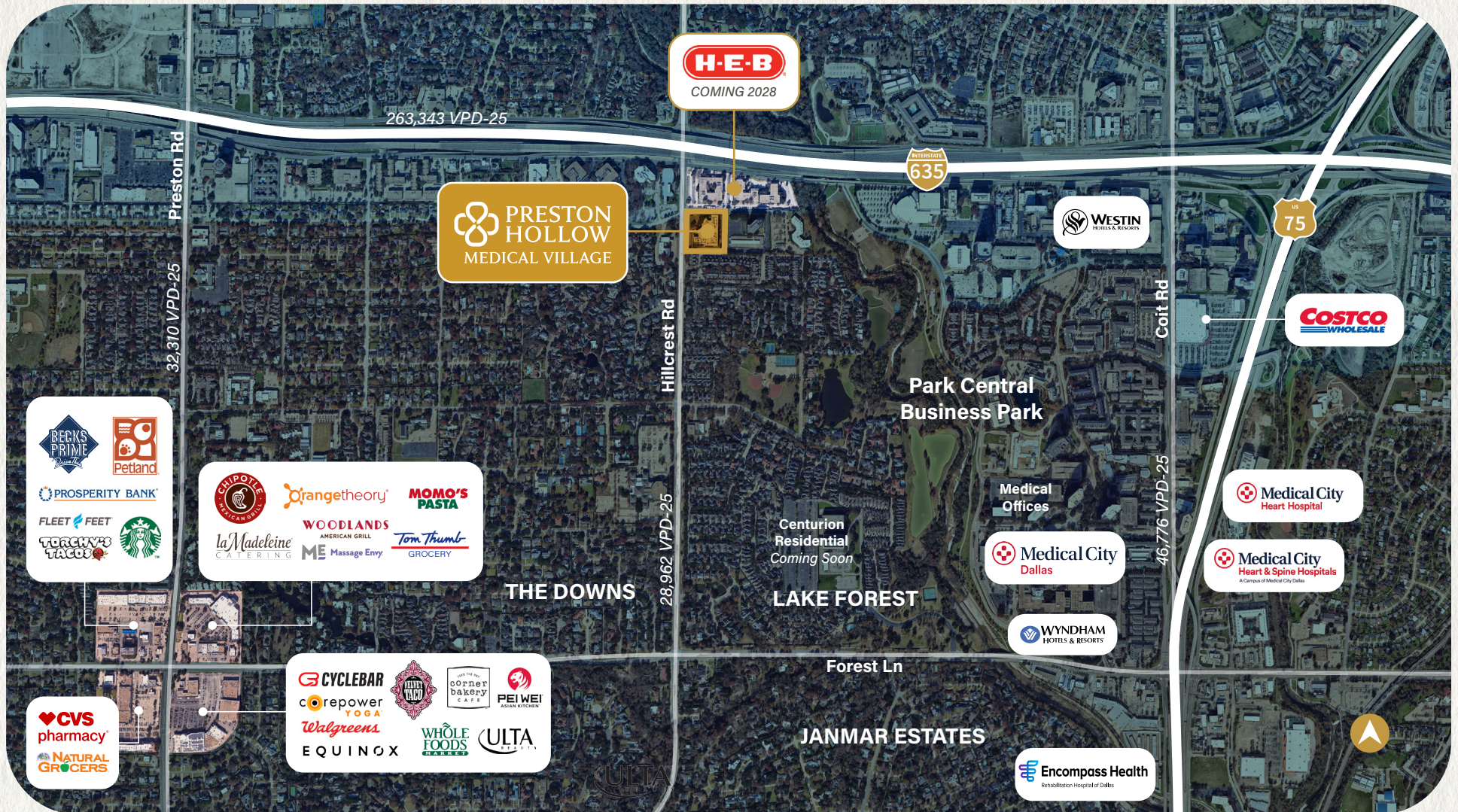
SUITE: 125  
15,569 RSF  
Available 10/1/2027

# FLOOR AVAILABILITY

## SECOND FLOOR



# NEARBY AMENITIES

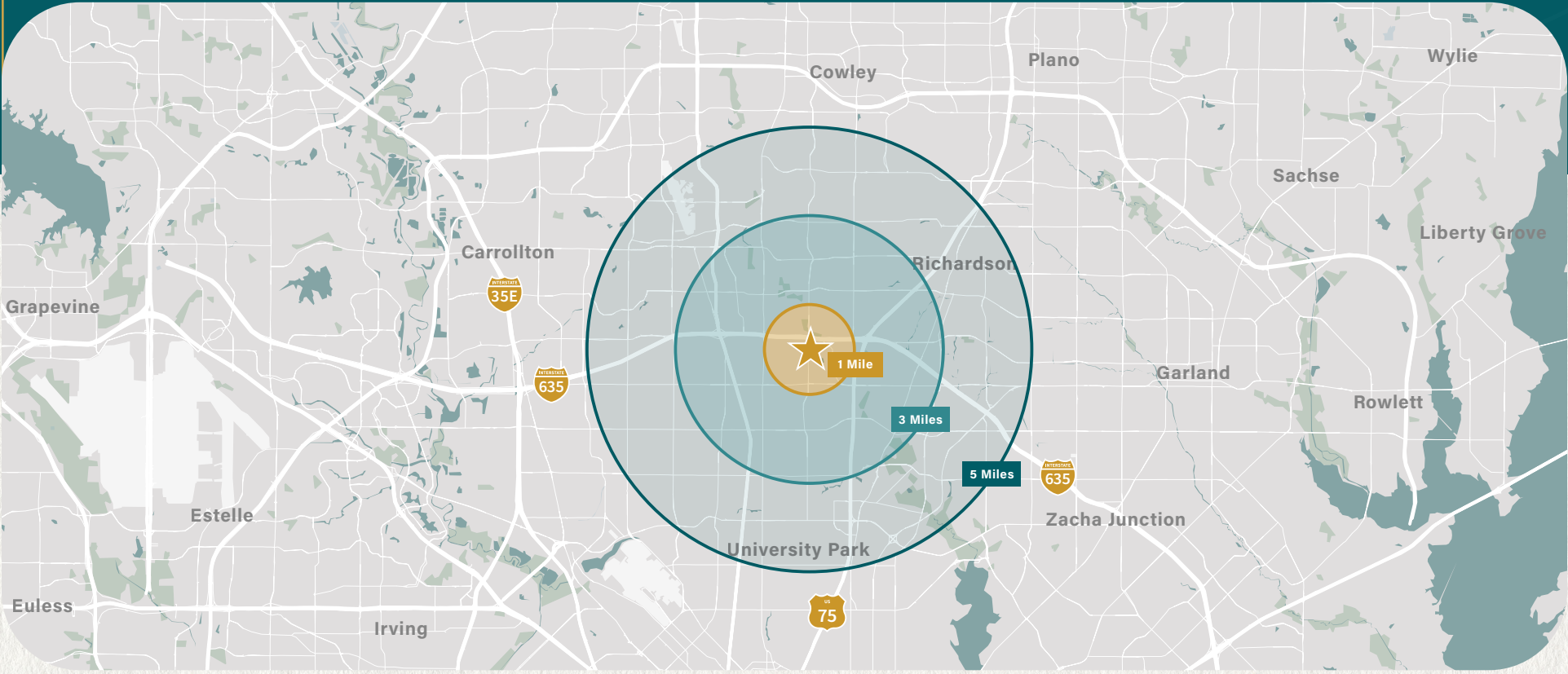


# NEARBY HOSPITALS



# DEMOGRAPHICS

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



# AVAILABLE FOR LEASE

12700 Hillcrest Road Dallas, Texas 75230

## For leasing information:

**Chris Higbie**

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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:

- 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:

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**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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| Jones Lang LaSalle Brokerage, Inc.                                    | 591725      | renda.hampton@jll.com  | +1 214 438 6100 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                  | Phone           |
| Daniel Glyn Bellow                                                    | 183794      | dan.bellow@jll.com     | +1 713 888 4000 |
| Designated Broker of Firm                                             | License No. | Email                  | Phone           |
| N/A                                                                   | N/A         | N/A                    | N/A             |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                  | Phone           |
| Austin Barrett                                                        | 562361      | Austin.barrett@jll.com | +1 214 438 6420 |
| Sales Agent/Associate's Name                                          | License No. | Email                  | Phone           |

Buyer/Tenant/Seller/Landlord Initials

Date



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| Designated Broker of Firm                                             | License No. | Email                 | Phone           |
| N/A                                                                   | N/A         | N/A                   | N/A             |
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| Ethan Garner                                                          | 480568      | Ethan.garner@jll.com  | +1 214 438 6515 |
| Sales Agent/Associate's Name                                          | License No. | Email                 | Phone           |

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