

Preston Rd

Available for sublease

Dallas, Texas

Amy Nott +1 214 438 6404 amy.nott@am.jll.com Amanda Walker +1 214 438 6595 amanda.walker@am.jll.com Mark Newman +1 214 438 6468 mark.newman@am.jll.com

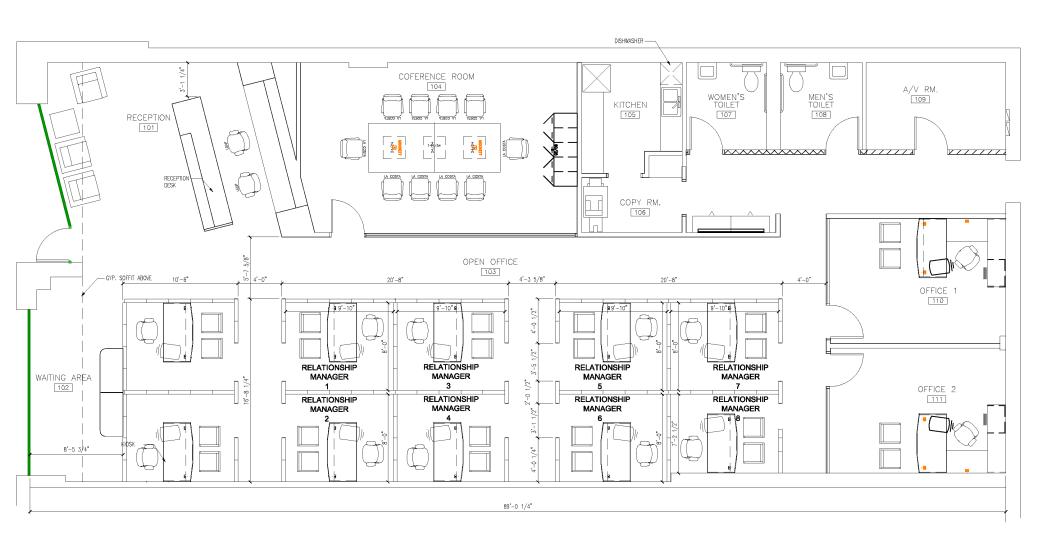


Property Highlights

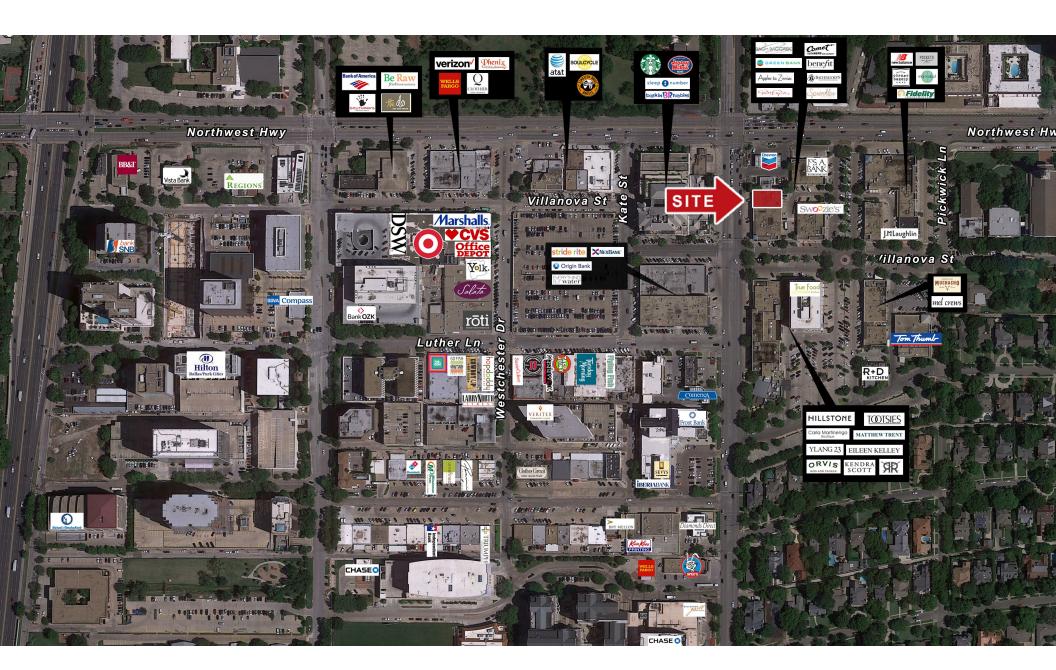
- 3,611 SF fully furnished former office space
- Located right off Northwest Hwy with over 53,000 VPD
- Conveniently situated within the mix of Preston Center & Preston Hollow with high daytime population and household income

2021 Demographics

1 MILE	3 MILES	5 MILES			
Est	Estimated Population				
15,699	156,551	447,881			
Esti	Estimated Households				
6,306	67,571	197,206			
Estimated Average HH Income					
\$237,553	\$156,653	\$130,149			







8418 Preston Rd

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CONTACTS:

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Information About Brokerage Services

11-2-2015

EQUAL HOUSING OPPORTUNITY

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:

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- 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.

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Bradley Stone Selner	399206	brad.selner@am.jll.com	214 438 6100
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Amy Nott Ramirez	569876	amy.nott@am.jll.com	214 438 6404
Sales Agent/Associate's Name	License No.	(Email)	Phone
Buyer/Tena	ant/Seller/Land	lord Initials Date	



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Sales Agent/Associate's Name	License No.	(Email)	Phone
Buyer/Tena	nt/Seller/Land	lord Initials Date	



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Sales Agent/Associate's Name	License No.	(Email)	Phone
Buyer/Tena	ant/Seller/Land	lord Initials Date	