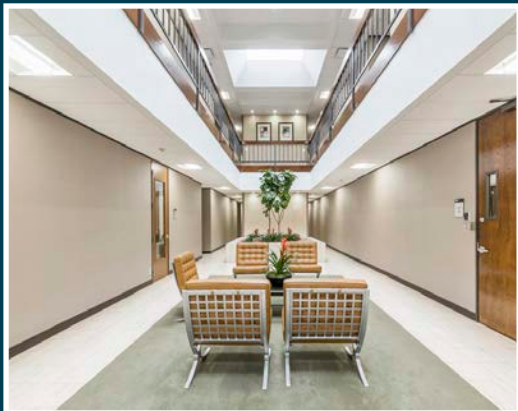




# HIGHLAND PARK WEST

4300 MACARTHUR AVENUE  
HIGHLAND PARK, TEXAS



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## HIGHLAND PARK WEST

### Property Description

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- 2-story, 51,847 sf building
- Balconies available
- Aggressive tenant improvement allowance with all new leases
- Additional capital improvements and brand new SPEC SUITES
- Covered and reserved parking available; parking ratio: 3:1,000
- Class A location at a value compared to Preston Center and Uptown
- Updated common areas and restrooms



### Area Amenities

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- Convenient access to Highland Park housing, Preston Center, and Uptown
- Easy access to the Dallas North Tollway for quick travel to Addison, Plano, and North Dallas
- In close proximity to Love Field Airport
- Patrolled by Highland Park Police Department



### Contact

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Jared Laake  
972.776.7045  
[jlaake@bradford.com](mailto:jlaake@bradford.com)

Richmond Collinsworth  
972.776.7041  
[rcollinsworth@bradford.com](mailto:rcollinsworth@bradford.com)



Property Video

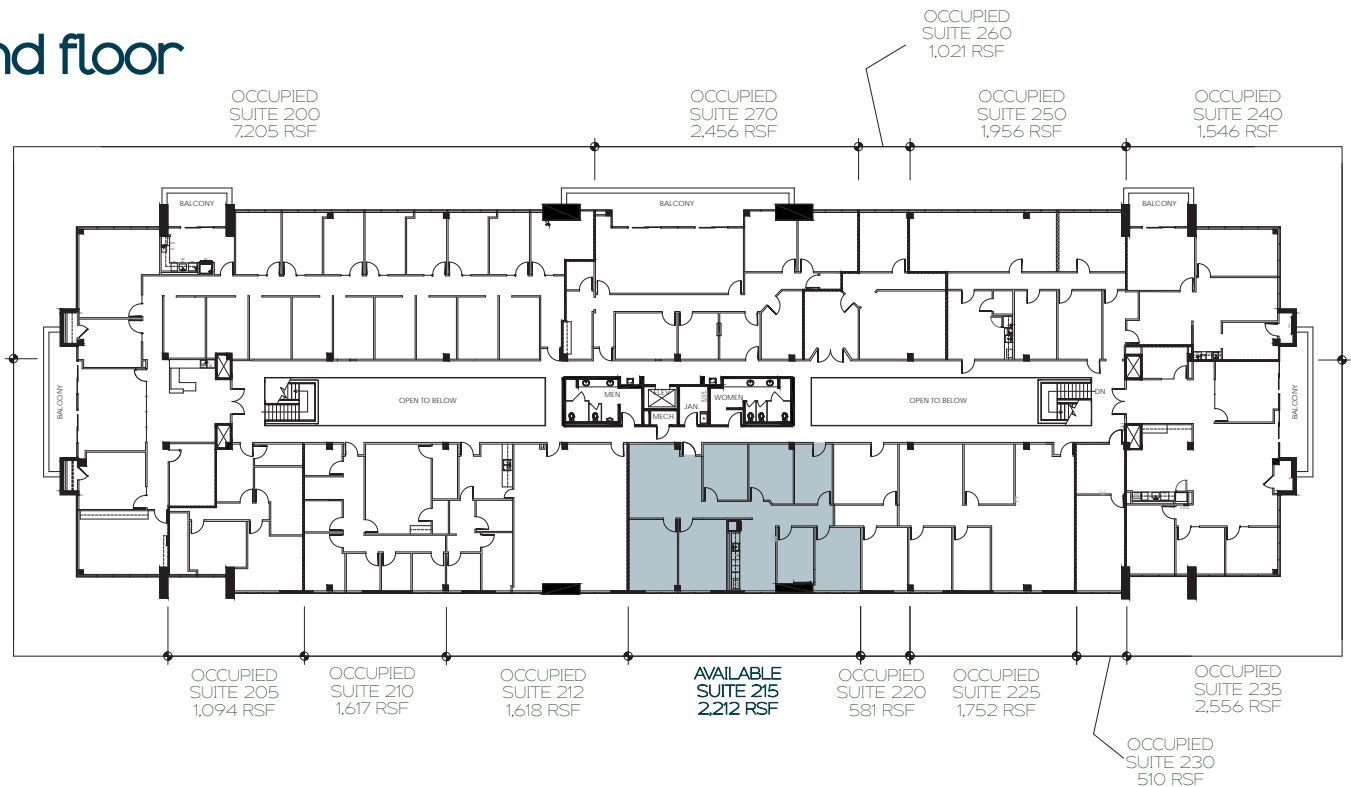


# BOUTIQUE OFFICE FOR LEASE

## HIGHLAND PARK WEST



## 2nd floor



## Contact

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# HIGHLAND PARK WEST

MOCKINGBIRD LN

DALLAS  
COUNTRY  
CLUB

DALLAS NORTH TOLLWAY

HIGHLAND  
PARK

LEMMON AVE

Highland Park West is an exquisitely maintained boutique office building nestled in the southwest quadrant of the Town of Highland Park.

The building offers superior access to both the northbound and southbound entrances and exits of the Dallas North Tollway. Conveniently located, Highland Park West is within minutes of a host of neighborhood amenities including a variety of restaurants, Whole Foods Market, Love Field Airport, and downtown Dallas.



UPTOWN

# Disclosure



11-2-2015



## 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:
  - 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:

- 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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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	