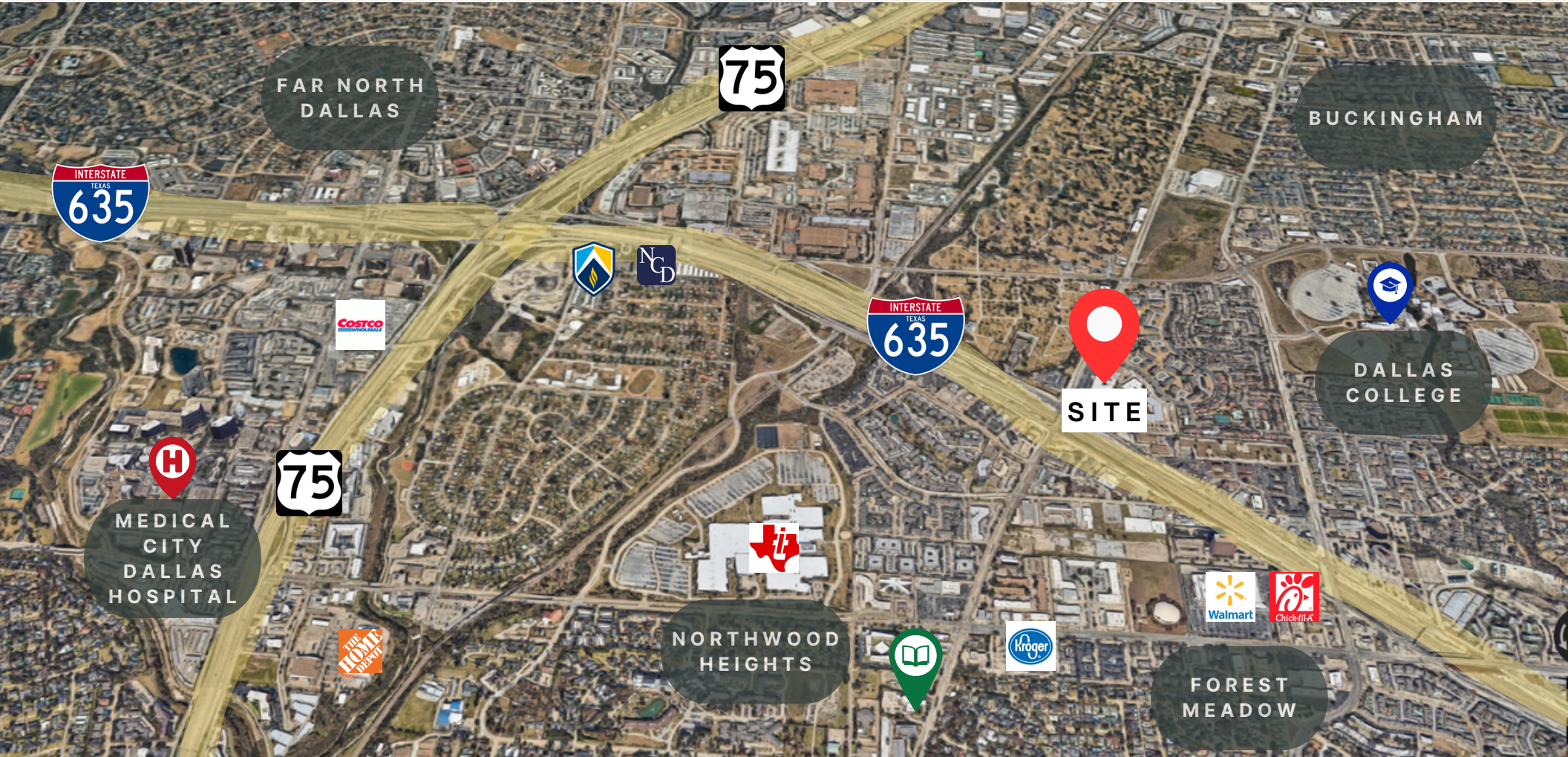


# 12606 Greenville Ave. #100

MEDICAL OFFICE FOR LEASE



PRACTICE  
REAL ESTATE



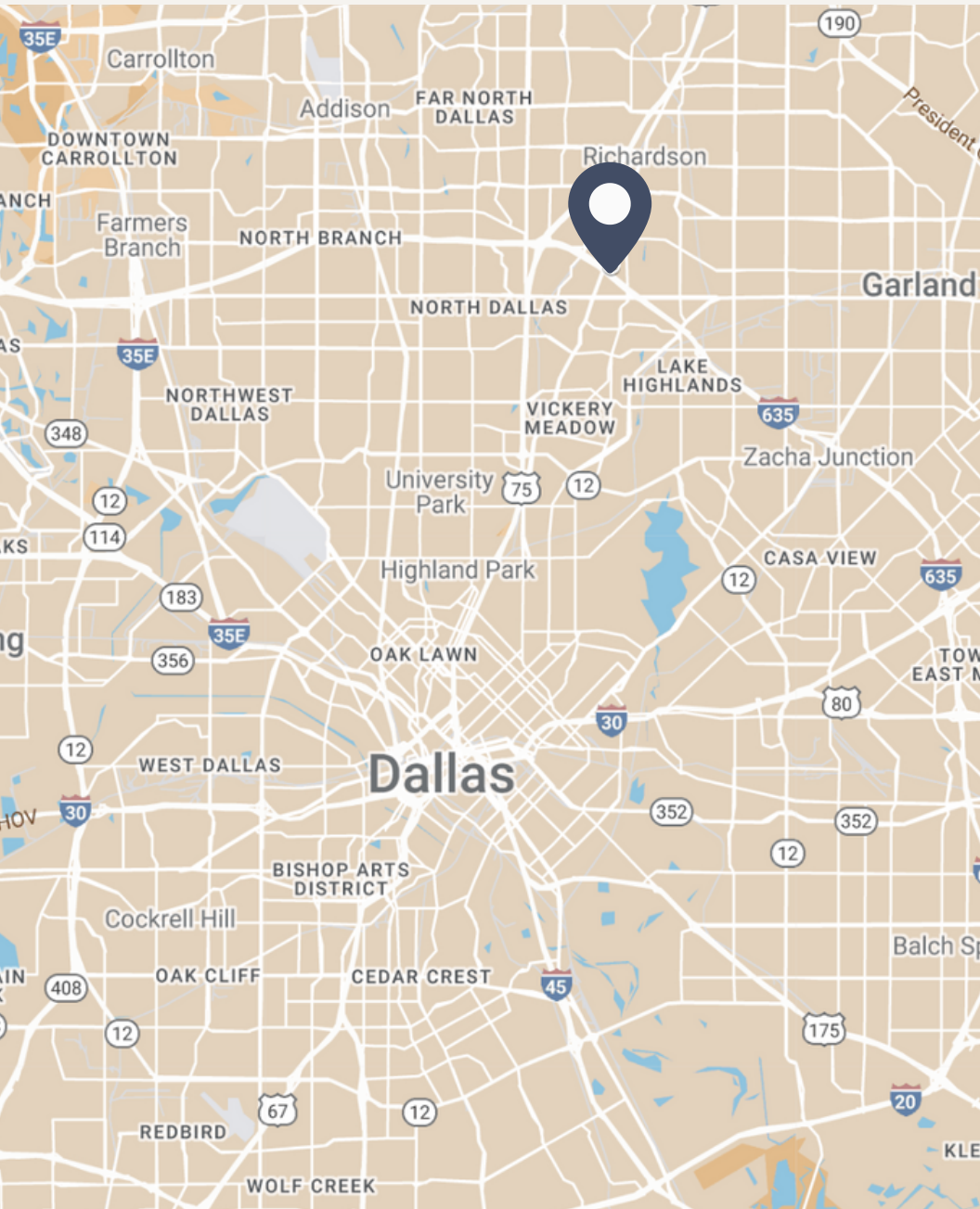
LEASE	12606 GREENVILLE AVENUE, STE 100 // DALLAS, TX // 75243	
	MEDICAL OFFICE FOR LEASE	Dylan Macon DMAcon@PracticeRealEstateGroup.com 214/282.6172

# 12606 Greenville Ave. #100

MEDICAL OFFICE FOR LEASE



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REAL ESTATE



2,207 SF | 2ND-GENERATION | FOR LEASE

*Renovated medical office suite available for lease in prime central Dallas location. Rare opportunity to lease a fully finished out space in excellent condition.*

## EXECUTIVE SUMMARY

- Suite 100 offers a 2,207 SF fully built-out medical office space ready for immediate occupation.
- Conveniently located off of Greenville Avenue.
- Less than ten minutes from Medical City Dallas Hospital and Texas Health Presbyterian Hospital Dallas.
- Can assign the existing tenants lease, or potentially work a new lease with the landlord depending on deal terms.
- Opportunity to be adjacent to other medical professionals as potential referral sources within the building.
- Perfect for a medical specialist looking to establish their practice in a move-in ready, built-out space in a prime North Dallas location.



## PROPERTY OVERVIEW

Northpoint Medical Arts is a centrally-located, two story medical office building with immediate access to two of Dallas' major roadways, I-635 and North Central Expressway I-75.

- 24 Hour Access
- Atrium
- Property Manager on Site
- Signage
- Surface Parking/Covered Parking

## PROPERTY FACTS

Building Type	Office
Building Height	2 Stories
Building Class	B
Year Built/Renovated	1980/2021
Building Size	118,876 SF
Typical Floor Size	59,438 SF

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MEDICAL OFFICE FOR LEASE



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## ALL AVAILABLE SPACE

SPACE	SIZE	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor, Ste 100	2,207 SF	Upon Request	Medical Office	Full Build-Out	Now

Suite 100 is in excellent condition and fully finished out. Space is ready for immediate occupation. Can assign the existing tenants lease, or work a new lease with the landlord depending on deal terms.

- Sublease space available from current tenant
- Fully built out as medical office
- Second-generation
- Excellent Condition
- Free Garage parking; 5:1000 parking

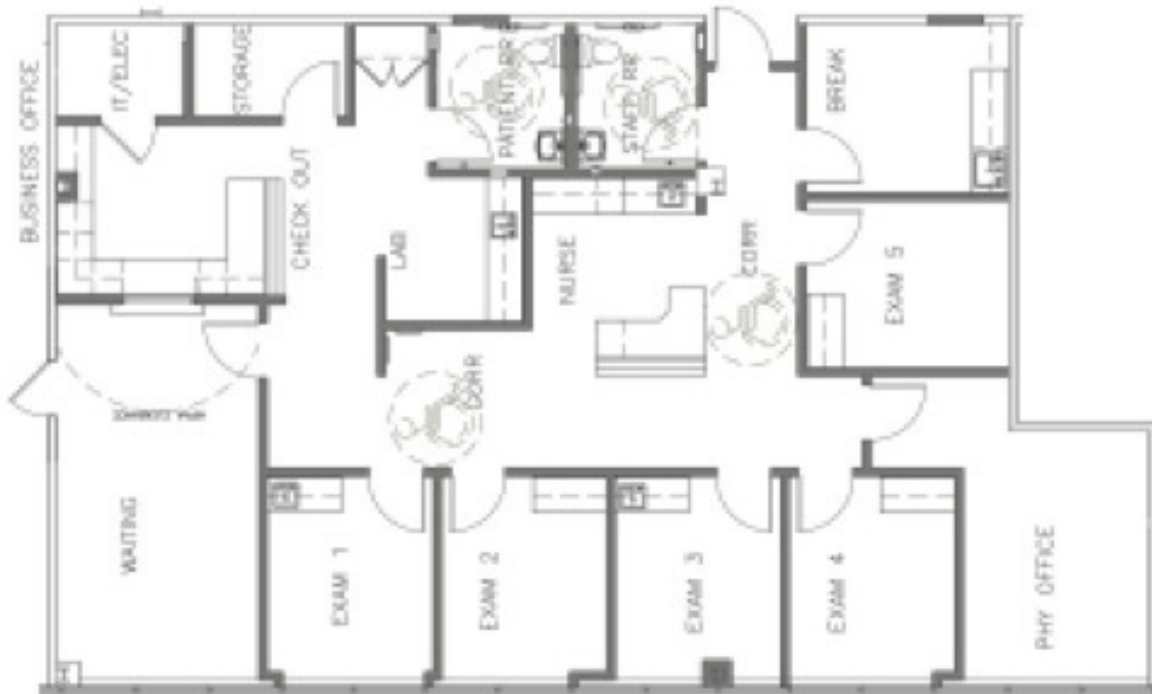
# 12606 Greenville Ave. #100

MEDICAL OFFICE FOR LEASE

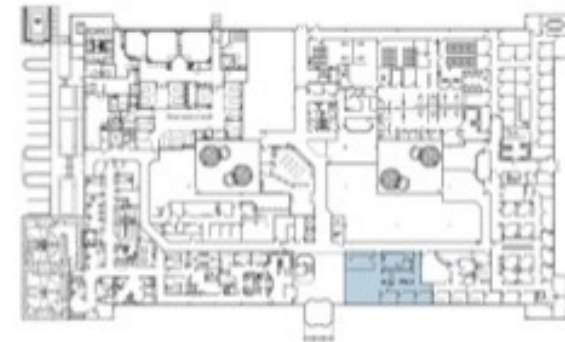


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## FLOOR PLAN



NORTHPOINT MEDICAL ARTS- 1ST FLOOR



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## Information About Brokerage Services

12606 Greenville Avenue  
Suite 100  
Dallas, TX 75243

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 interest 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 say 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 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 interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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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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