

4245 NCX



The information is provided by sources deemed reliable, however, Holt Lunsford Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



4245 NORTH CENTRAL EXPRESSWAY offers tenants a premier location with dramatic views of downtown Dallas. Exceptional ingress and egress allows for easy access to the abundance of area restaurants including Knox Park Village, Knox Street and McKinney Avenue.

BUILDING HIGHLIGHTS

- Renovated main lobby, corridors, restrooms and garage/elevator lobbies
- Walking distance to restaurants and retail on Knox/Henderson
- Katy Trail access at Fitzhugh
- Covered parking and 5 levels of underground garage with direct tenant floor access
- On-site security
- Bank on-site
- Immediate access to North Central Expressway



10 MINUTES
TO DOWNTOWN DALLAS



16 MINUTES
TO DALLAS LOVE FIELD AIRPORT



26 MINUTES
TO DFW AIRPORT

87,292 SF
RENTABLE BUILDING AREA

15,500 SF
TYPICAL FLOOR SIZE

6
STORIES

3:1,000
PARKING RATIO

B
BUILDING CLASS

1986
YEAR BUILT



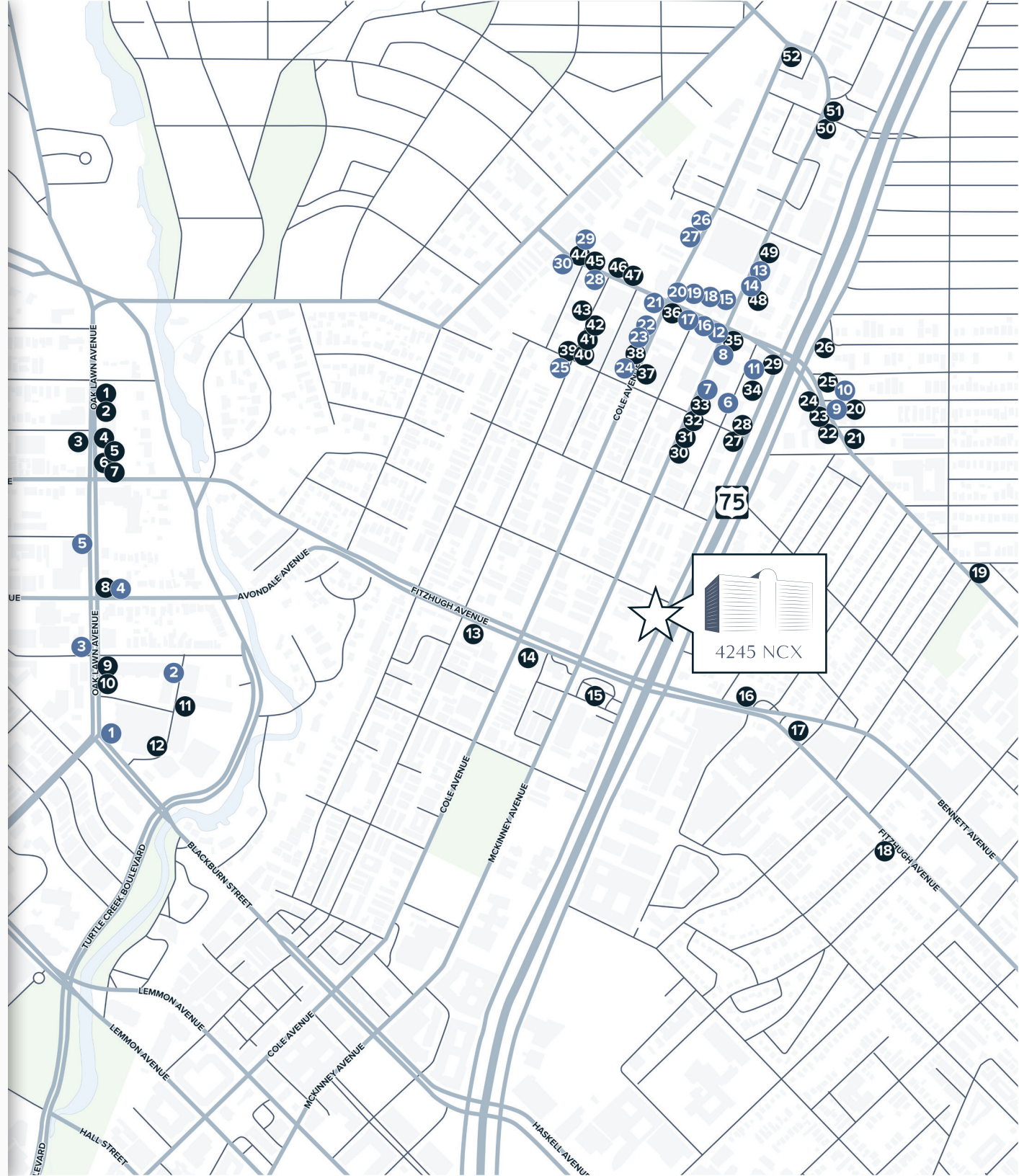
ACCESS TO EVERYTHING

RESTAURANTS

- 1 Sachet
- 2 Tulum
- 3 Al Biernat's
- 4 Asian Mint
- 5 Merit Coffee Co
- 6 TJ's Seafood
- 7 Carbone's
- 8 Homewood
- 9 Malibu Poke
- 10 East Hampton Sandwich Co
- 11 Cava
- 12 Jalisco Norte
- 13 Beverley's Dallas
- 14 Kozy
- 15 McDonald's
- 16 Hungry Belly
- 17 Joe Leo Fine Tex-Mex
- 18 Zalat Pizza
- 19 Pie Tap Pizza Workshop + Bar
- 20 Barcelona Wine Bar
- 21 The Porch
- 22 Smithy
- 23 Uno Mas
- 24 Felix Culpa
- 25 Velvet Taco
- 26 Dickey's Barbecue Pit
- 27 Potbelly
- 28 Pei Wei
- 29 Fadi's
- 30 Roti Grill
- 31 Origin Kitchen
- 32 Doce Mesas
- 33 Chipotle
- 34 Kung Fu Tea
- 35 Chuy's
- 36 RH
- 37 Fairgrounds Coffee & Tea
- 38 Little Katana
- 39 Café Madrid
- 40 Le Bilbouquet
- 41 Georgie's by Curtis Stone
- 42 Ziziki's
- 43 Village Baking Co
- 44 Toulouse
- 45 Taverna
- 46 Up On Knox
- 47 Starbucks
- 48 La Duni Latin Café
- 49 Ka Thai
- 50 Chelsea Corner
- 51 Henry's Majestic
- 52 Javier's Gourmet Mexicano

RETAIL

- 1 Athleta
- 2 Tom Thumb
- 3 Fedex Office Print & Ship Center
- 4 Living Modern Furnishings & Design
- 5 Equinox
- 6 CBD Kratom
- 7 CB2
- 8 Room & Board
- 9 Favor the Kind
- 10 Tecovas
- 11 AlphaGraphics Uptown
- 12 Apple Knox Street
- 13 Voss Salon
- 14 Rise Nation
- 15 Crate & Barrel
- 16 Planet Bardot
- 17 Indochino
- 18 The Real Real
- 19 YETI Dallas
- 20 Stag
- 21 Lululemon
- 22 Sur La Table
- 23 Paper Source
- 24 Trader Joe's
- 25 Grange Hall
- 26 Starpower
- 27 Pottery Barn
- 28 Lovesac
- 29 Into the Garden
- 30 Ann Mashburn





4245 NCX



FACT SHEET

BUILDING

4245 N Central Expressway
Dallas, Texas 75205

LANDLORD

Westdale

LEASING COMPANY

Holt Lunsford Commercial

John Dickenson
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jdickenson@holtlunsford.com

Mason Pritcher
972.280.8320
mpritcher@holtlunsford.com

PROPERTY MANAGEMENT

Westdale

ARCHITECT

DLR Staffelbach

YEAR BUILT

1986

PRIMARY BUILDING SITE

0.65 Acres

PARKING RATIO

3.00 per 1,000 RSF

STORIES

6

STANDARD FLOORPLATE

15,500 SF

RENTABLE BUILDING AREA

87,292 RSF

BUILDING HOURS

Monday to Friday: 7:00am – 6:00pm
Saturday: 8:00am – 1:00pm

HVAC

Monday to Friday: 7:00am – 7:00pm
Saturday: 8:00am – 1:00pm

After-hours HVAC is available with prior written notice for \$75.00/hour with a 2-hour minimum

SECURITY

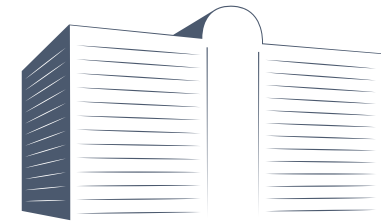
Monday to Friday: 10:00am – 6:00pm

FIBER

AT&T, Spectrum, and Logix

ELECTRICAL EXPENSE

\$1.40



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CONTACT

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WorkSuites & Westdale's newest amenity: **CITYWIDE WORKPASS**

WorkPass includes the following features at 15+ DFW area locations:

- Unlimited complimentary coworking for one remote employee
- 50% off all meeting & training rooms
- 50% off hybrid coworking memberships for additional employees
- 15% off private office rental

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www.worksuites.com



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.

11-2-2015



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:
 - 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.

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.

Holt Lunsford Commercial, Inc.	439776	hlunsford@holtlunsford.com	972-241-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Holt Lunsford	359505	hlunsford@holtlunsford.com	972-241-8300
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