

GRAMERCY CENTER



18451-18583 N Dallas Parkway • Dallas, Texas 75287

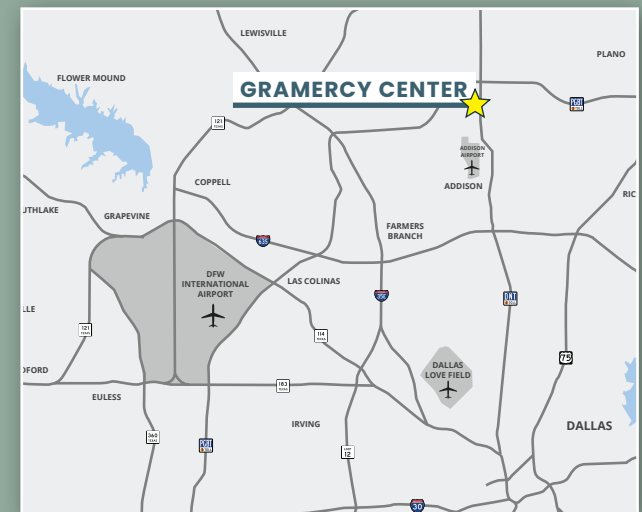


This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



BUILDING HIGHLIGHTS

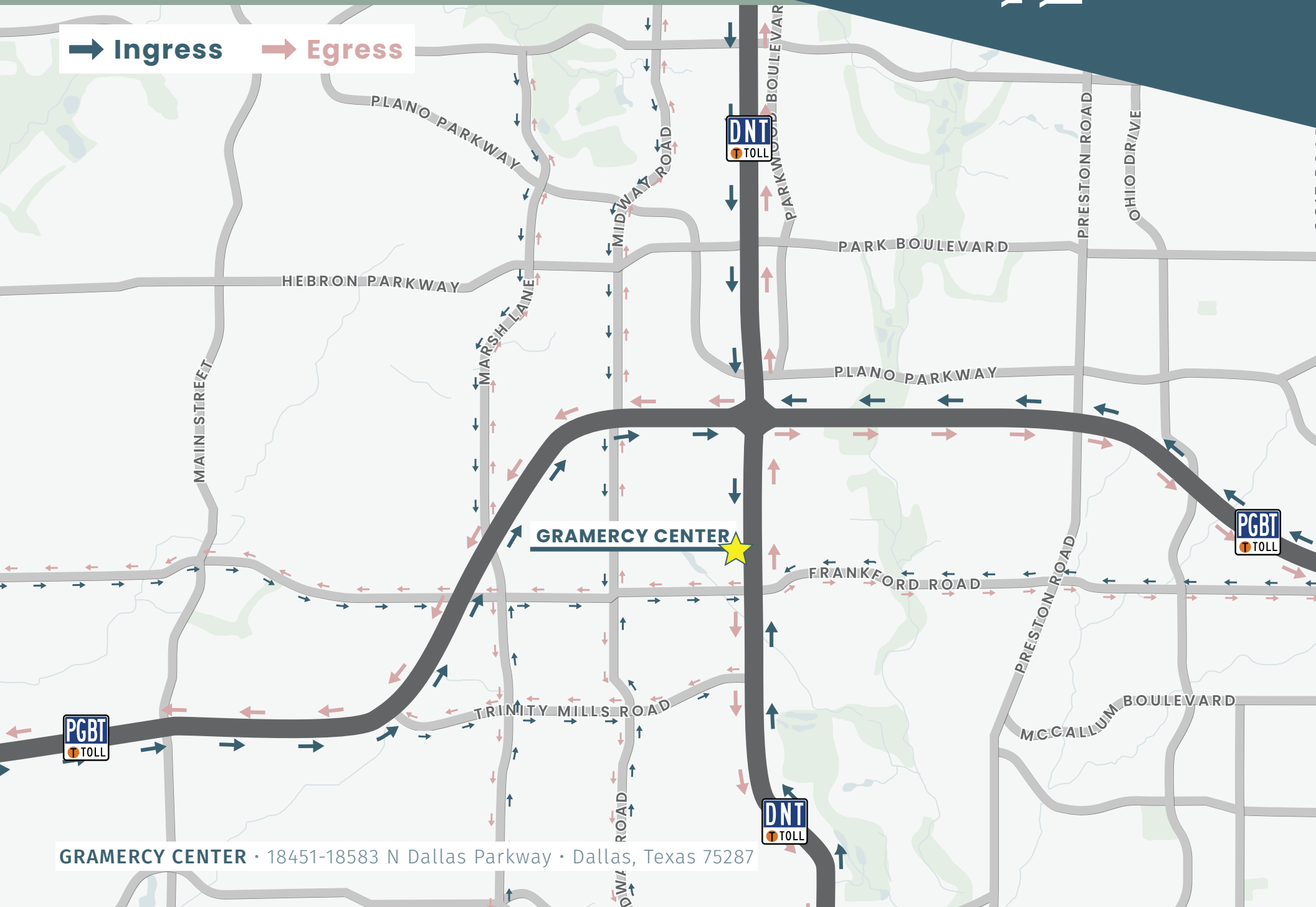
- Great Access to Both Dallas North Tollway & President George Bush Turnpike
- Building Renovations Completed in 2014
- Recently Updated Common Areas (Lobbies, Corridors, Restrooms, etc.)
- Efficient Floor Plates up to 30,117 SF
- Abundant Parking with a Ratio of 6.00/1,000 RSF
- Outdoor Tenant Lounge Areas
- On-Site Banking via Gateway Bank



INGRESS/EGRESS



→ Ingress → Egress



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AMENITIES



GRAMERCY CENTER

FOOD

- Mi Cocina
- Pappadeaux Seafood
- P.F. Chang's
- Fish City Grill
- 12 Cuts Brazilian Steakhouse
- Angelo & Vito's Pizzeria
- Casa Don Luis Tex-Mex
- Sushi Robata
- Chick-fil-A
- Starbucks

MISCELLANEOUS

- Albertson's
- CVS
- FedEx
- Chase Bank
- Frankford Car Wash
- Extended Stay Hotel

MISCELLANEOUS

- Kroger
- Bank of America
- Walgreens
- City Garage Auto Repair
- Pro 6 Fitness
- Gateway Bank (On-Site)

FOOD

- The Great Outdoors Sub Shop
- Alfredo's Pizza & Pasta
- Louisiana Famous Fried Chicken
- Fuzzy's Taco Shop
- Schlotzky's
- Ruchi Palace
- The Island Spot
- Taco Casa
- KFC
- Panda Express

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FACT SHEET



BUILDING

Gramercy Center
18451-18583 N Dallas Pky
Dallas, Texas 75287

LANDLORD

ATCAP Partners

LEASING COMPANY

Holt Lunsford Commercial

John Dickenson
(972) 421-1971
jdickenson@holtlunsford.com

YEAR BUILT

Gramercy North: 1998
Gramercy South: 1999

PARKING RATIO

6.00/1,000 RSF

STORIES

2

STANDARD FLOORPLATE

Gramercy North: 60,877 RSF
Gramercy South: 67,200 RSF

RENTABLE BUILDING AREA

Gramercy North: 121,755 RSF
Gramercy South: 134,400 RSF

BUILDING HOURS

Monday to Friday: 7:00am – 6:00pm
Saturday: 8:00am – 1:00pm
24/7 Card Key Access

BUILDING SECURITY

Monday to Friday: Onsite security
7:00am – 7:00pm

HVAC

Brand New Trane Units
All spaces are submetered separately

FIBER

AT&T & TW Telecom

Building Class	B
Stories	2
Parking Ratio	6.00/1,000 RSF
Year Built	1999
Year Renovated	2014



CONTACT



John Dickenson • 972.421.1971 • jdickenson@holtlunsford.com



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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.

11-2-2015



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:
 - 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.

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