



**17440 N. Dallas Parkway • Dallas, Texas 75287**

**Suites Available**  
**590 SF - 3,359 SF**

# AMENITIES + AVAILABLE SUITES



**Monument & Building Signage**



**Prominent Visibility on Dallas North Tollway**



**Updated Interior With Modern Look and Feel**



**Located directly off Dallas North Tollway**



**Move-in Ready Spec Suites**



**Easy access to George Bush Tollway**



**Local Ownership and Property Management Team**

3,359 SF Contiguous	<b>Suite 109</b>	<b>1,251 SF</b>	<b>Suite 201</b>	<b>1,136 SF</b>
	<b>Suite 111</b>	<b>2,108 SF</b>	<b>Suite 202</b>	<b>1,313 SF</b>
	<b>Suite 114</b>	<b>1,293 SF</b>	<b>Suite 210</b>	<b>1,887 SF</b>
	<b>Suite 116</b>	<b>2,347 SF</b>	<b>Suite 211</b>	<b>1,040 SF</b>
	<b>Suite 126</b>	<b>1,244 SF</b>	<b>Suite 216</b>	<b>865 SF</b>
	<b>Suite 139</b>	<b>590 SF</b>	<b>Suite 226</b>	<b>905 SF</b>
	<b>Suite 200</b>	<b>1,437 SF</b>	<b>Suite 230</b>	<b>2,585 SF</b>

2,927 SF  
Contiguous

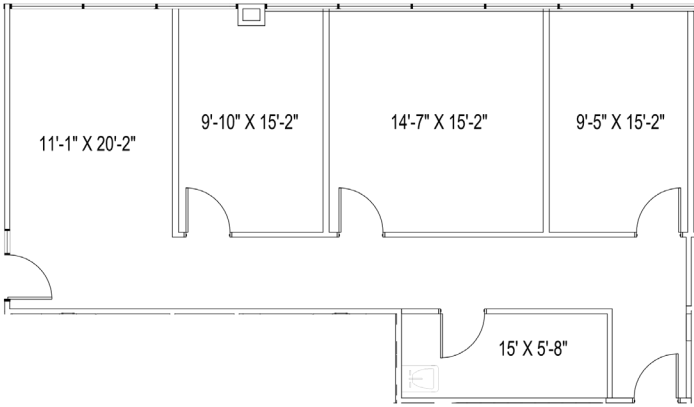
**AVAILABLE SUITES**



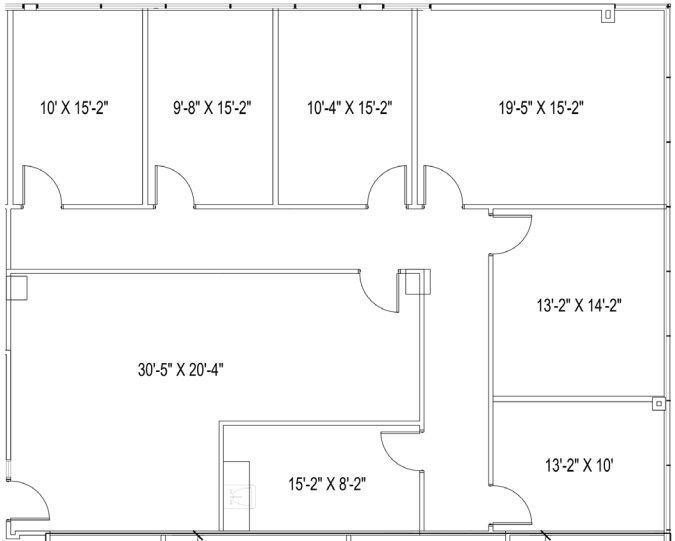
**Suite 109**  
1,251 SF



**Suite 111**  
2,108 SF



**Suite 114**  
1,293 SF

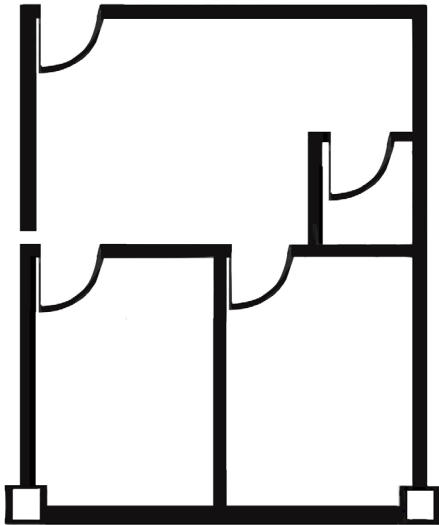


**Suite 116**  
2,347 SF

**AVAILABLE SUITES**



Suite 126  
1,244 SF



Suite 139  
590 SF

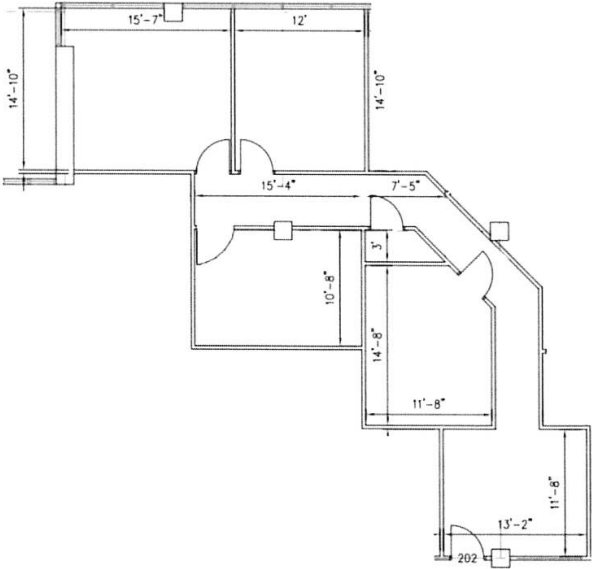


Suite 200  
1,437 SF



Suite 201  
1,136 SF

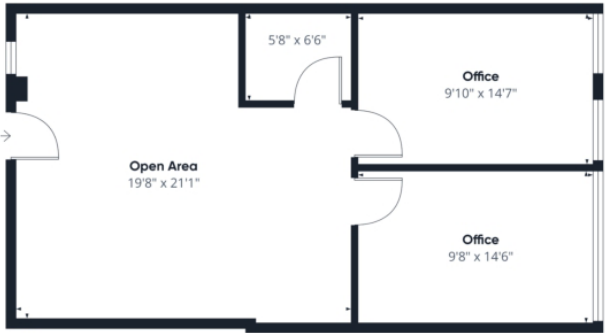
# AVAILABLE SUITES



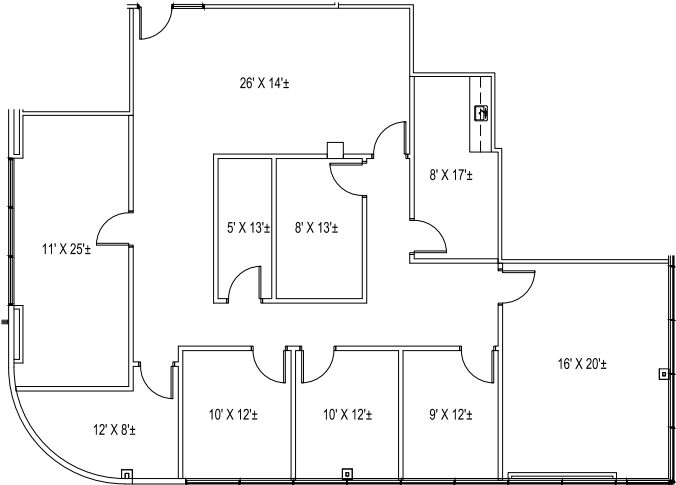
Suite 202  
1,313 SF



Suite 216  
865 SF



Suite 226  
905 SF



Suite 230  
2,585 SF

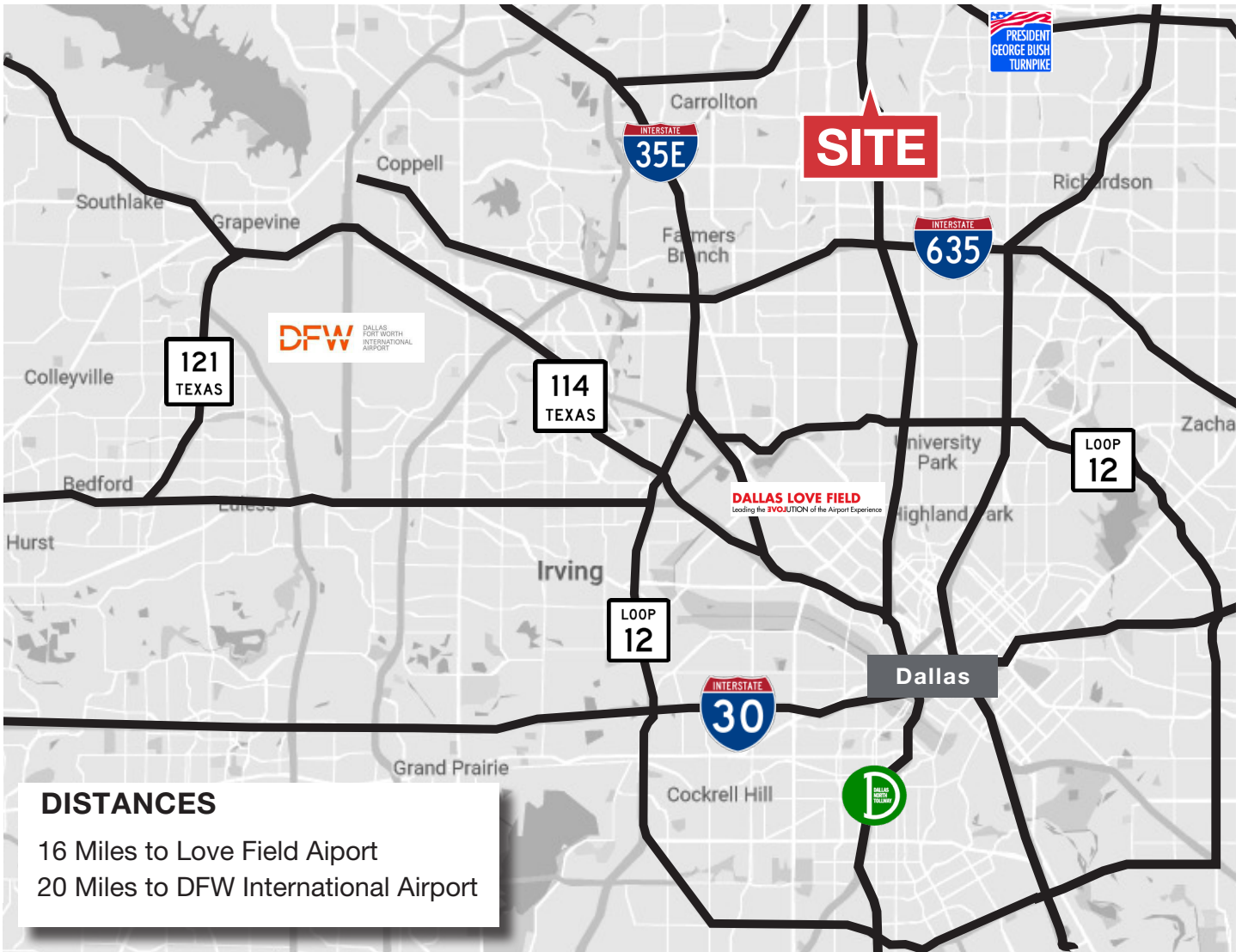
**GALLERY**



17440 N. Dallas Parkway | Dallas, TX 75287

FOR LEASE **590 SF - 3,359 SF**

# LOCATION MAP



## CONTACTS:

**James Davis**

214.256.7103

JDAVIS@NAIRL.COM

**Everett James**

214.256.7170

EJAMES@NAIRL.COM

**NAI** Robert Lynn

4851 LBJ Freeway, 10th Floor

Dallas TX 75244

214.256.7100 | [nairl.com](http://nairl.com)

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

17440 N. Dallas Parkway | Dallas, TX 75287

FOR LEASE **590 SF - 3,359 SF**



# 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.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Robert Lynn Company dba NAI Robert Lynn	405391	mmiller@nairl.com	214-256-7100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
Designated Broker of Firm	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Davis	588347	jdavis@nairl.com	214-256-7100
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date