



FOR LEASE OR SALE

8001 E RL Thornton Fwy

DALLAS, TX 75228 • DALLAS COUNTY

LEASE
RATE

\$16.00/SF

NNN

SALE
PRICE

\$3,900,000

Square Feet

TOTAL
SQ FT

11,650

Office

AVAILABILITY

Immediate

YEAR
BUILT

1979

Renovated 2020



COVENANT
COMMERCIAL
REAL ESTATE

PROPERTY OVERVIEW

About This Property

8001 E RL Thornton Fwy is an 11,650 square foot single-tenant office building with direct frontage on I-30 in East Dallas, fully renovated in 2020 and move-in ready today. The building offers 13 private offices, including three executive suites, two conference rooms, a staffed reception area, and a full break room kitchen, all on a low-density 2.20-acre site with abundant surface parking.

Built in 1979 and updated throughout in 2020, the property sits roughly six miles from downtown Dallas with easy access to I-635, US-80, and Loop 12. It is offered for lease at \$16.00/SF NNN or for sale at \$3,900,000, with immediate availability for an owner-user, professional services firm, or nonprofit.

TOTAL SF
11,650

LEASE RATE
\$16.00/SF NNN

AVAILABILITY
Immediate

YEAR BUILT
1979

SALE PRICE
\$3,900,000

LAND AREA
±2.2 Ac

PROPERTY SPECS

**2716 REMINGTON RD
ROYSE CITY, TX 75189**

PROPERTY TYPE	Office
TOTAL SF	11,650
LEASE RATE	\$16.00/SF NNN
SALE PRICE	\$3,900,000
BUILDING CLASS	Class B
PRIVATE OFFICES	13 (3 Exec.)
CONFERENCE ROOMS	2
RESTROOMS	5
PARKING	±58 (1:200)
LAND AREA	2.20 AC
COUNTY	Dallas



AERIAL VIEW

PROPERTY OVERVIEW

Building Layout & Specifications

Private Offices

13 Total

Configuration: 8 private offices with storage closets, 3 executive suites with ante-office, 2 standard offices

Restroom: One executive office includes a private restroom

Ceilings: 9' drop-tile ceilings throughout

Condition: Move-in ready and fully ADA compliant

Common Areas

Move-In Ready

Reception: Staffed reception area at the entry

Conference Rooms: One large, one small

Break Room: Full kitchen with appliances

Restrooms: 5 total, 4 common plus 1 private

Parking & Site

**±58 Surface Spaces [1:200 Ratio]
2.20 Acres • No Covered Parking**



RECEPTION



CONFERENCE

WHY THIS SPACE

Top Selling Points

Three factors set 8001 E RL Thornton Fwy apart from the rest of the East Dallas office corridor: interstate visibility, a completed 2020 renovation, and a low-density site with parking to match. Together they make this building a straightforward move for an owner-user, professional services firm, or nonprofit ready to occupy on day one.

Ideal Tenant / Buyer

**Owner-User • Local Professional Services
Nonprofit • Medical-Adjacent**



Direct I-30 Frontage & Visibility

171,000 vehicles pass the site daily on I-30, with direct frontage roughly six miles from downtown Dallas.



2020 Renovation, Move-In Ready

A complete 2020 renovation put this 1979 building at the top of the corridor's competitive set, with no buildout period needed.



2.20-Acre Low-Density Site

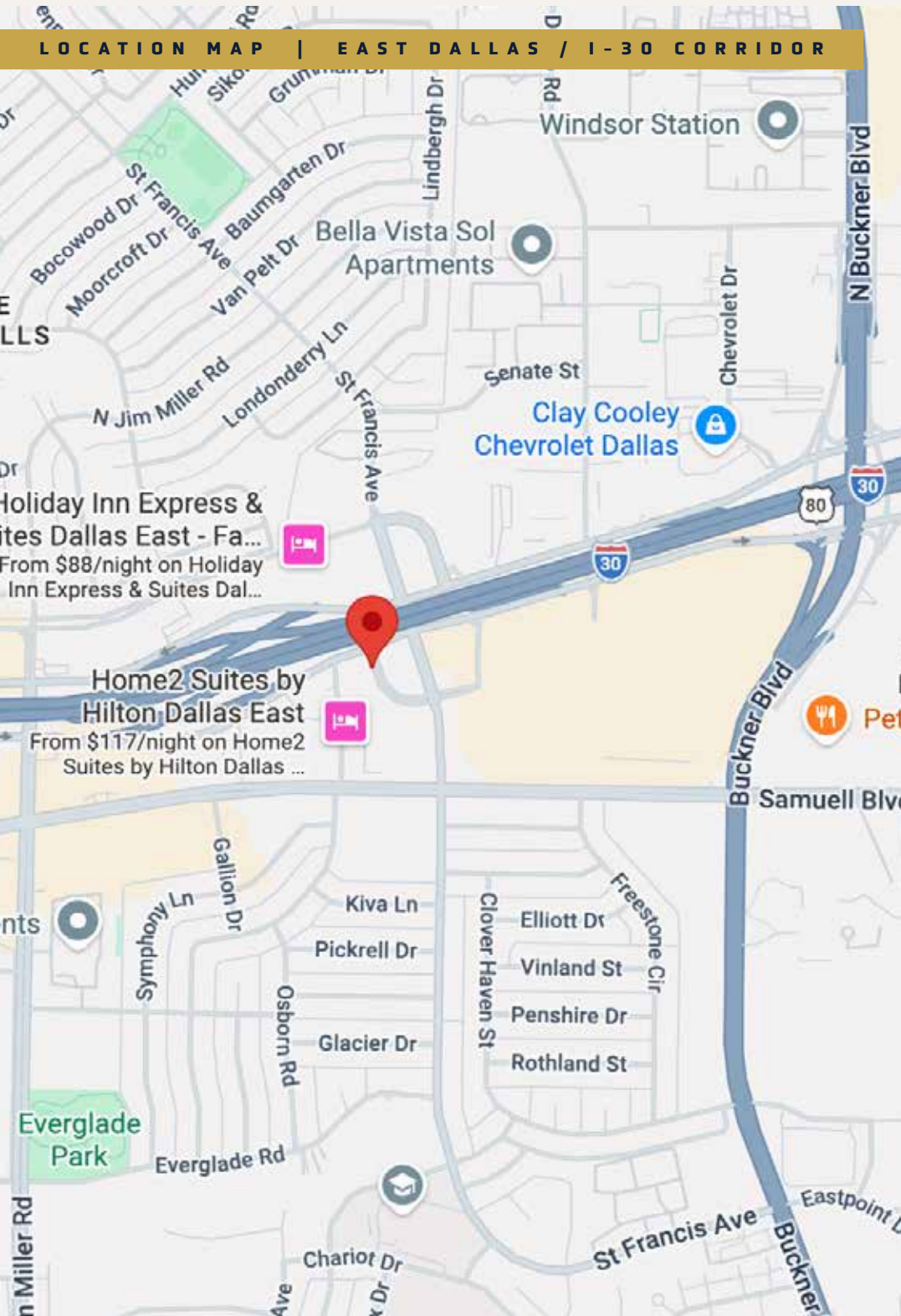
Abundant 1:200 surface parking, about 58 spaces, on a 2.20-acre site gives an owner-user or tenant room to grow.

SITE OVERVIEW

TRADE AREA

Location & Connectivity

LOCATION MAP | EAST DALLAS / I-30 CORRIDOR



LOCATION & CONNECTIVITY

WHY DALLAS WORKS FOR YOUR BUSINESS

171,000

VPD ON I-30
AADT 2025

±6 mi

TO DOWNTOWN
DALLAS CBD

0 mi

TO I-30
DIRECT FRONTAGE

24.6%

DFW OFFICE
VACANCY Q4 2025,
MARKETWIDE

\$14–\$15.50

SUBMARKET ASKING
RATE RANGE, NNN

±14 mi

TO DALLAS LOVE
FIELD

±29 mi

TO DFW
INTERNATIONAL
AIRPORT

82,525 SF

ADJACENT MULTI-
TENANT
OFFICE BUILDING

**EAST DALLAS
BUCKNER PARK / I-30 CORRIDOR**

Direct frontage and visibility on I-30, roughly six miles from downtown Dallas, with I-635, US-80, and Loop 12 all nearby.

About three miles from White Rock Lake and the Dallas Arboretum.

An adjacent 82,525 square foot multi-tenant office building points to active office demand along this corridor.

PROPERTY GALLERY

Property Photos

From the air, 8001 E RL Thornton Fwy sits on a 2.20-acre site with direct I-30 frontage in East Dallas, roughly six miles from downtown. Inside, the fully renovated 2020 interior offers a staffed reception area, 13 private offices, two conference rooms, and a full break room kitchen across 11,650 square feet, all move-in ready for immediate occupancy.





ENTRY



LOBBY & DIRECTORY



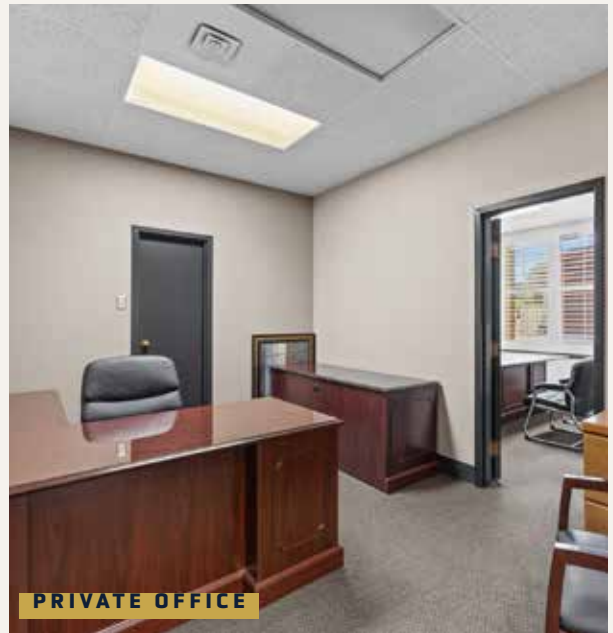
KITCHEN



BREAKROOM



HALLWAY



PRIVATE OFFICE

SUBMARKET CONTEXT

Why Own Here?

New office construction along the I-30 corridor carries meaningful land costs and typically a year or more of permitting and build time before a building is operational. 8001 E RL Thornton Fwy offers an existing, fully renovated building that can be occupied almost immediately, with private offices, conference rooms, and a break room kitchen already in place.

WHAT YOU GET FROM DAY ONE

- Fully renovated single-tenant building, move-in ready
- 13 private offices, including 3 executive suites
- Two conference rooms plus a staffed reception area
- Full break room kitchen and 5 restrooms
- 2.20-acre site with 1:200 surface parking, about 58 spaces
- Immediate availability

SUBMARKET DATA

Why East Dallas?

Direct Interstate Visibility

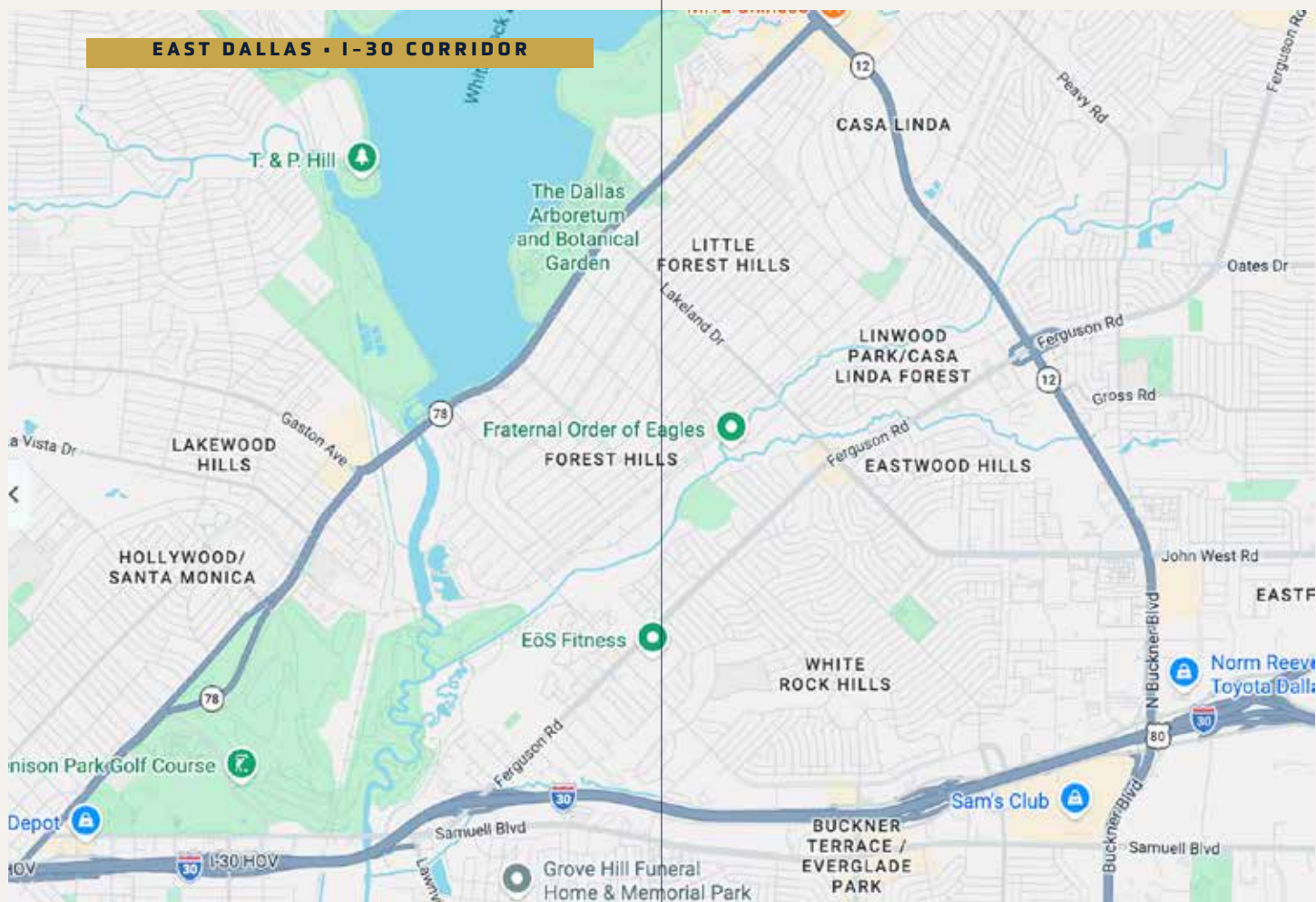
171,000 vehicles pass the site daily on I-30 [AADT 2025], with direct frontage and no setback from the freeway.

Active Corridor Demand

An adjacent 82,525 square foot multi-tenant office building points to steady office demand along this stretch of I-30.

Competitive Submarket Pricing

Average asking rates in the East Dallas / Buckner Park corridor run \$14.00 to \$15.50/SF NNN for older stock. At \$16.00/SF NNN, this building offers a fully renovated 2020 interior most of the corridor's comps do not.





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:
 - 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.

<u>Covenant Commercial Real Estate, Inc</u>	<u>9016023-BB</u>	<u>info@covenantcre.com</u>	<u>(469)698-5609</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Stan Britton</u>	<u>759287-B</u>	<u>stan.britton@covenantcre.com</u>	<u>(972)415-5171</u>
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Covenant Commercial Real Estate, Inc, 3021 Ridge Rd, PMB 85 Rockwall TX 75082
Stan Britton

Phone: 9724155171 Fax:
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

IABS 1-1
CPG-IABS



COVENANT

COMMERCIAL
REAL ESTATE

LEASING • SALES • INVESTMENT • ADVISORY

8001 E RL THORNTON FWY, DALLAS, TX 75228



S t a n B r i t t o n

PRINCIPAL

972.415.5171
stan.britton@covenantcre.com

OFFICE

209 Interstate 30 East • Rockwall, TX 75087

(469) 698-5609