

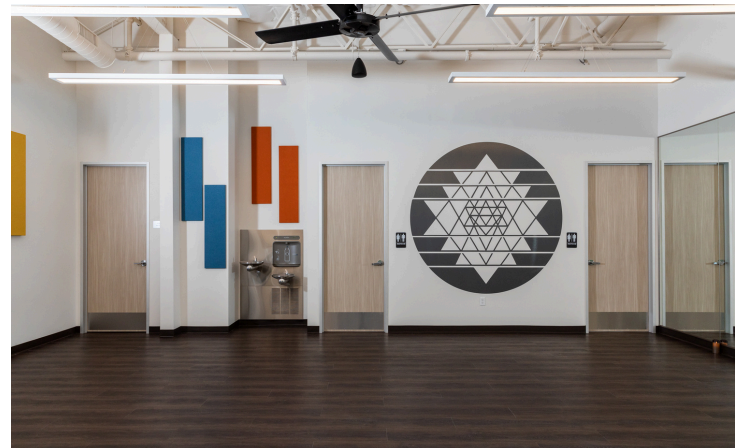


TENANT SERVICES GROUP

SUBLEASE
DALLAS, TX

1,667 SF

Preston Royal Shopping Center West
5959 Royal Lane, Suite 512



SUBLEASE OVERVIEW

- **Rate:** Negotiable
- **Term Expiration:** January 2033
- **Condition:** Professional Build-Out
- **Furniture:** FF&E Negotiable
- **Parking Ratio:** 4.39/1,000 SF



CONTACT

JASON BRECHEEN, SIOR
 MANAGING PARTNER
 214.215.4411
JASONB@TSGNATIONAL.COM

Space Details



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- Full mirrored wall for fitness, training, or showroom applications
- Built-in cubbies / storage lockers for client use
- Modern reception desk with retail display shelving
- Clean, contemporary buildout
- Open studio layout with dedicated reception/retail area
- High, open ceiling with exposed structure
- Wood-look studio flooring throughout main space
- Strong storefront glass providing abundant natural light
- Multiple ADA-compliant restrooms with shower facilities



Property Features



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Located within Preston Royal Village, a ±229,920 SF Tom Thumb-anchored shopping center at the signalized intersection of Preston Rd and Royal Ln, this site offers strong visibility and consistent daily traffic in one of Dallas' most established retail corridors.

The center benefits from a curated mix of national and neighborhood-serving tenants, creating steady foot traffic and repeat visitation. The property is positioned in a dense, high-income trade area with strong retail fundamentals and long-term stability.

Affluent Trade Area

Average household incomes exceed \$264K (1-mile), \$147K (3-mile), and \$101K (5-mile)

Premier North Dallas Location

Situated in one of Dallas' most affluent and established residential communities

High-Traffic Intersection

Signalized corner of Preston Rd & Royal Ln with strong daily traffic counts: Preston Rd: ~29,000+ VPD

Regional Accessibility

- 7 miles to Dallas Love Field (~13 minutes)
- 20.8 miles to DFW International Airport (~27 minutes)



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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.



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.

Tenant Services Group LLC	9011402	info@tsgnational.com	214.214.3224
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Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Stephen C. Mims	9011402	chrism@tsgnational.com	214.500.7948
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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