



FOR LEASE

6110 Dalrock Rd

Rowlett, TX 75088 • Dallas County

LEASE
RATE

\$22.49/SF

Modified Gross

AVAILABLE
SF

3,680

Square Feet

PROPERTY
TYPE

Office

Class B

AVAILABILITY

60 Days

YEAR
BUILT

1979

LAND
AREA

.689

Acres



COVENANT

COMMERCIAL
REAL ESTATE

PROPERTY OVERVIEW

About This Property

If your business needs a professional address without the buildout timeline, 6110 Dalrock Rd hands you the keys to a fully turnkey ±3,680 SF office building at one of Rowlett's highest-visibility corners. Five private offices, an open work area, a conference room, and a full kitchen are already in place — move in and start working.

The building sits on the hard corner of Dalrock Road and SH-66 with 209 feet of frontage and 26 parking spaces, putting your business in front of everyone driving to the CVS, Walmart, and Whataburger next door. Offered as a sublease through 8/31/2028 with a market-rate renewal option to follow, subject to master landlord consent.

PROPERTY SPECS	
6110 Rowlett Rd Rowlett, TX 75088	
PROPERTY TYPE	Office
TOTAL SF	3,680
LEASE RATE	\$22.49/SF/Yr
LEASE STRUCTURE	Modified Gross
PRIVATE OFFICES	5
YEAR BUILT	1979
LAND AREA	.689 Acres
AVAILABILITY	60 Days
PARKING	26 Spaces
CLASS	B



Move
In
Ready

Five private offices, an open work area, a conference room, and a full kitchen — built out.



Hard
Corner
Visibility

209' of frontage at Dalrock Road & SH-66, with 57,000+ VPD and 26 on-site parking spaces.



Flexible
Short
Term

Available through August 2028 with a market-rate renewal option to follow.

PROPERTY OVERVIEW

Available Space & Suite Details

Entire Building

±3,680 SF

Type: Freestanding Office

Condition: Move-In Ready

Features: 5 private offices (fingerprint smart locks), open cubicle area, conference room, reception, large kitchen, 3 restrooms, outdoor patio

Divisible: No — leased as a whole building

Lease Terms

Sublease Through 8/31/2028

Structure: Modified Gross

Renewal: One 60-month option at market rate (90-day notice), subject to master landlord consent

TI Allowance: None — delivered as-is; existing furniture and kitchen equipment do not convey

Availability: 9/1/2026



WHY THIS SPACE

Property Features & Highlights

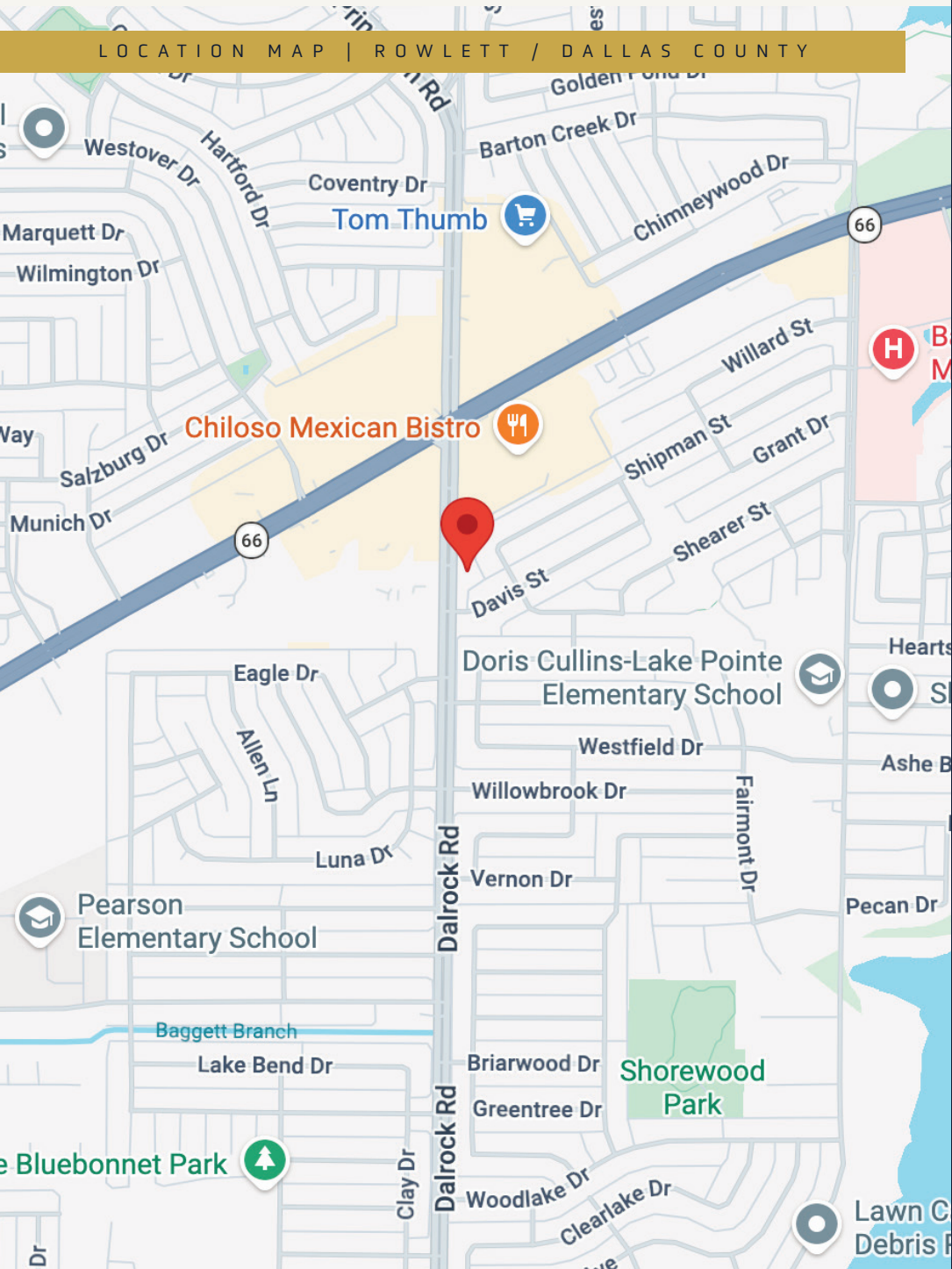
6110 Dalrock Road sits on the hard corner of Dalrock Road and SH-66 (Lakeview Parkway) in Rowlett's Lakeview area, with 209 feet of road frontage and 26 on-site parking spaces. The building offers five private offices, an open cubicle area, a conference room, a reception area, a full kitchen, three restrooms, and an outdoor patio — all move-in ready with no buildout required.

Expenses run on a landlord base-year with tenant-paid increases for taxes, insurance, and CAM; the tenant covers HVAC maintenance, janitorial, and utilities, and the landlord retains the roof and structure.

TRADE AREA

Location & Connectivity

LOCATION MAP | ROWLETT / DALLAS COUNTY



SH-66 CORRIDOR

57,000+

Vehicles Per Day

TO PG&T

≈2 Miles

Via Dalrock Rd

TO I-30

≈5 Miles

Via SH-66

TRADE AREA STATS

4.6M

LABOR FORCE
DFW METRO AREA

\$112,081

MEDIAN
HOUSEHOLD
INCOME –
ROWLETT

~19 mi

TO DALLAS CBD

4.8%

DALLAS COUNTY
UNEMPLOYMENT

#64th

MOST POPULATED
CITY IN TEXAS★

.689

ACRES – FULL SITE

Sources: U.S. Census Bureau, ACS 2020–2024 & Vintage 2025 Population Estimates; U.S. Bureau of Labor Statistics, LAUS (June 2026). ★City population rank is an approximate estimate; the Census Bureau does not publish an official ranked list.

LOCATION HIGHLIGHTS

ROWLETT
LAKEVIEW AREA

Hard corner of Dalrock Rd & SH-66
(Lakeview Pkwy)

0.2 miles to SH-66; ≈2 miles to PG&T; ≈5
miles to I-30

Near Lake Ray Hubbard, ≈19 miles to
downtown Dallas

Surrounded by CVS, Walmart
Neighborhood Market, and Whataburger

PROPERTY GALLERY

Property Photos

6110 Dalrock Rd is a ±3,680 SF freestanding office building on a hard corner in Rowlett's Lakeview area, offering five private offices, an open work area, a conference room, reception, a full kitchen, three restrooms, and an outdoor patio — move-in ready and available 9/1/2026.



RECEPTION - HALLWAY



RESTROOM



KITCHEN



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>
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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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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CPG-IABS



COVENANT

COMMERCIAL
REAL ESTATE

LEASING • SALES • INVESTMENT • ADVISORY

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