

NEWLY RENOVATED PROFESSIONAL OFFICE SUITES

FOR LEASE

2245 Keller Way, Carrollton, Texas 75006



AVAILABLE:

Suite 110: 1,463 RSF
 Suite 150: Executive Office Suites
 Call for Availability
 Suite 160: 1,733 RSF
 Suite 200: 2,337 RSF*
 Suite 220: 2,556 RSF*
 Suite 230: 2,599 RSF*
 (*can be combined up to 7,492 RSF)
 Suite 300: 837 RSF**
 Suite 310: 1,273 RSF**
 (**can be combined for a total of 2,110 RSF)
 Suite 360: 2,397 RSF***
 Suite 370: 2,112 RSF***
 (***)can be combined for a total of 4,509 RSF)

LEASE RATE:

Contact Broker

TRAFFIC COUNTS:

Keller Springs Rd: 15,599 VPD
 Marsh Ln: 34,038 VPD (TXDOT 2024)

PROPERTY INFORMATION:

Strategically located one mile from Addison Airport and 15 miles from Downtown Dallas
 Generous Number of Surface and Covered Parking Spaces
 24/7 Secure Access

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2025 Population	11,244	155,309	359,237
Households	5,305	75,499	159,514
Daytime Pop.	20,631	212,806	482,221
Avg. HH Income	\$129,261	\$112,622	\$134,483

For more information, please contact Jonathan Young

214-796-8898 • jyoung@ridgepcr.com

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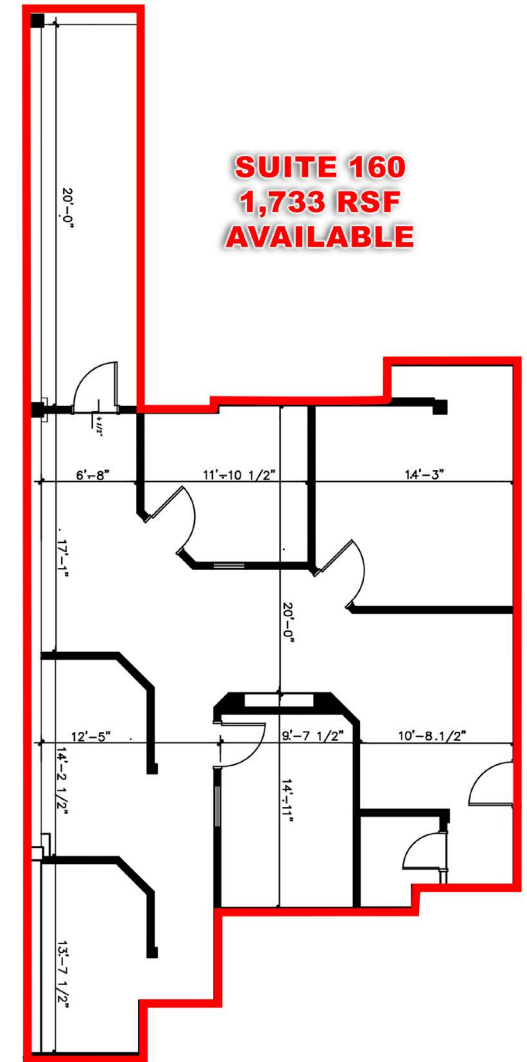


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The information contained herein was obtained from sources believed reliable, however, Ridge Pointe Commercial Real Estate ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property.

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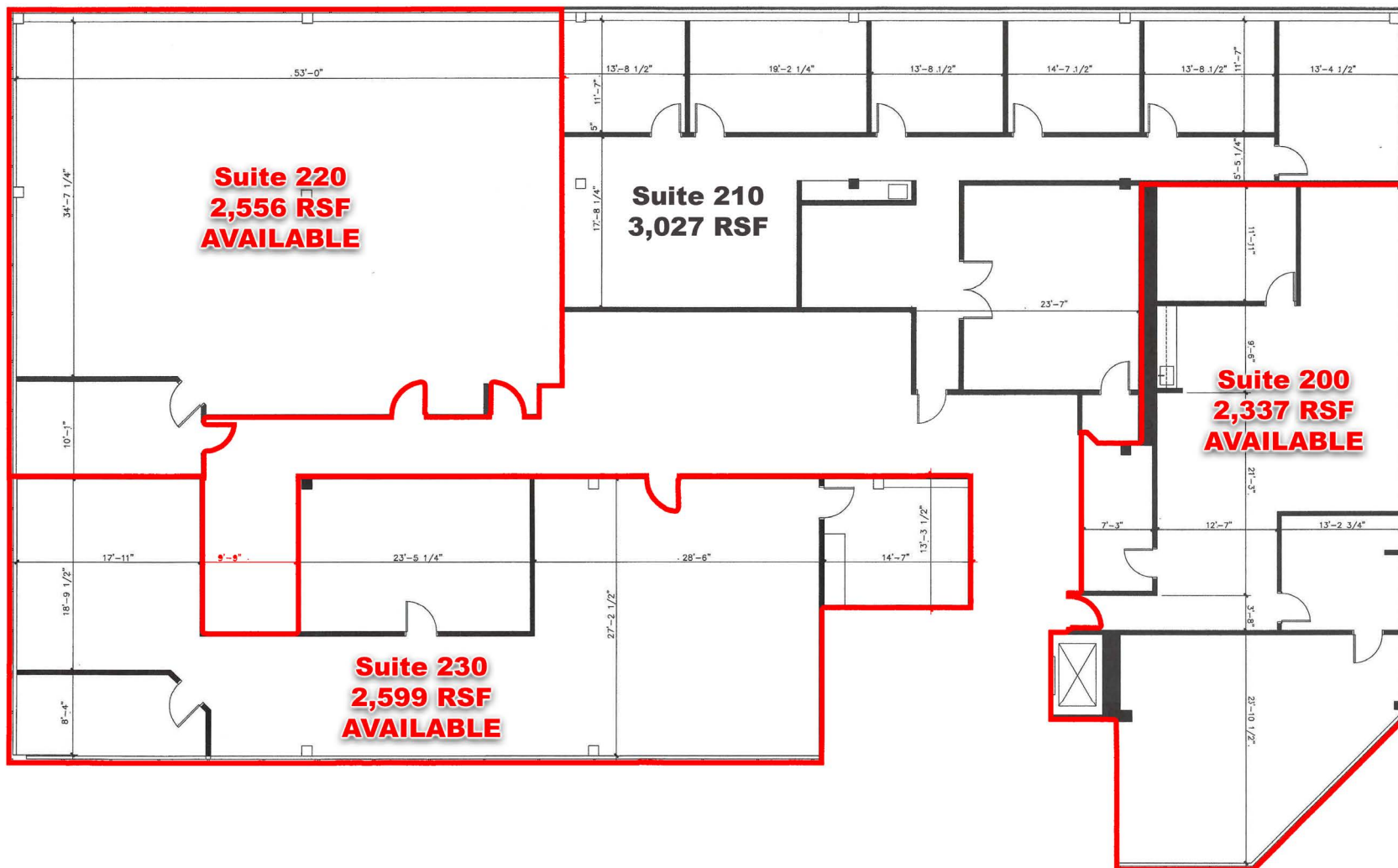
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Ridge Pointe Commercial Real Estate, Ltd.

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9002250

License No.

denglish@ridgepcr.com

Email

(972)961-8532

Phone

David English

Designated Broker of Firm

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Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Jonathan Young

Sales Agent/Associate's Name

763785

License No.

jyoung@ridgepcr.com

Email

(214)796-8898

Phone

Buyer/Tenant/Seller/Landlord Initials

Date