



PARKWAY BUSINESS CENTER

FLEX FOR LEASE • FROM 2,093 - 6,252 SF

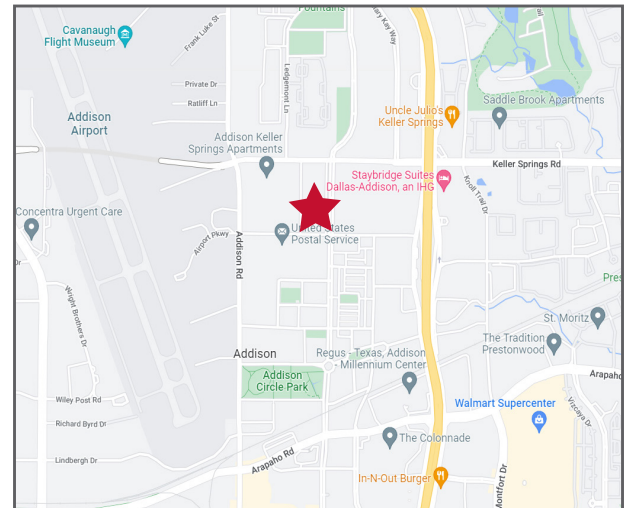
4950 KELLER SPRINGS RD & 4951 AIRPORT PKWY, ADDISON, TX 75001

Availability:

- **4950 Keller Springs Building**
Suite 150 - 2,192 sf
- **4951 Airport Pkwy Building**
Suite 540 - 2,093 sf
Suite 570 - 6,252 sf

Property Highlights:

- Available for immediate occupancy
- Some suites are 100% air-conditioned
- Grade level loading
- 12' clear height
- Recent upgrades to the exterior of the project



Location Highlights:

- Quality flex product in the Metropolitan/Addison submarket
- Easy access to the Dallas North Tollway



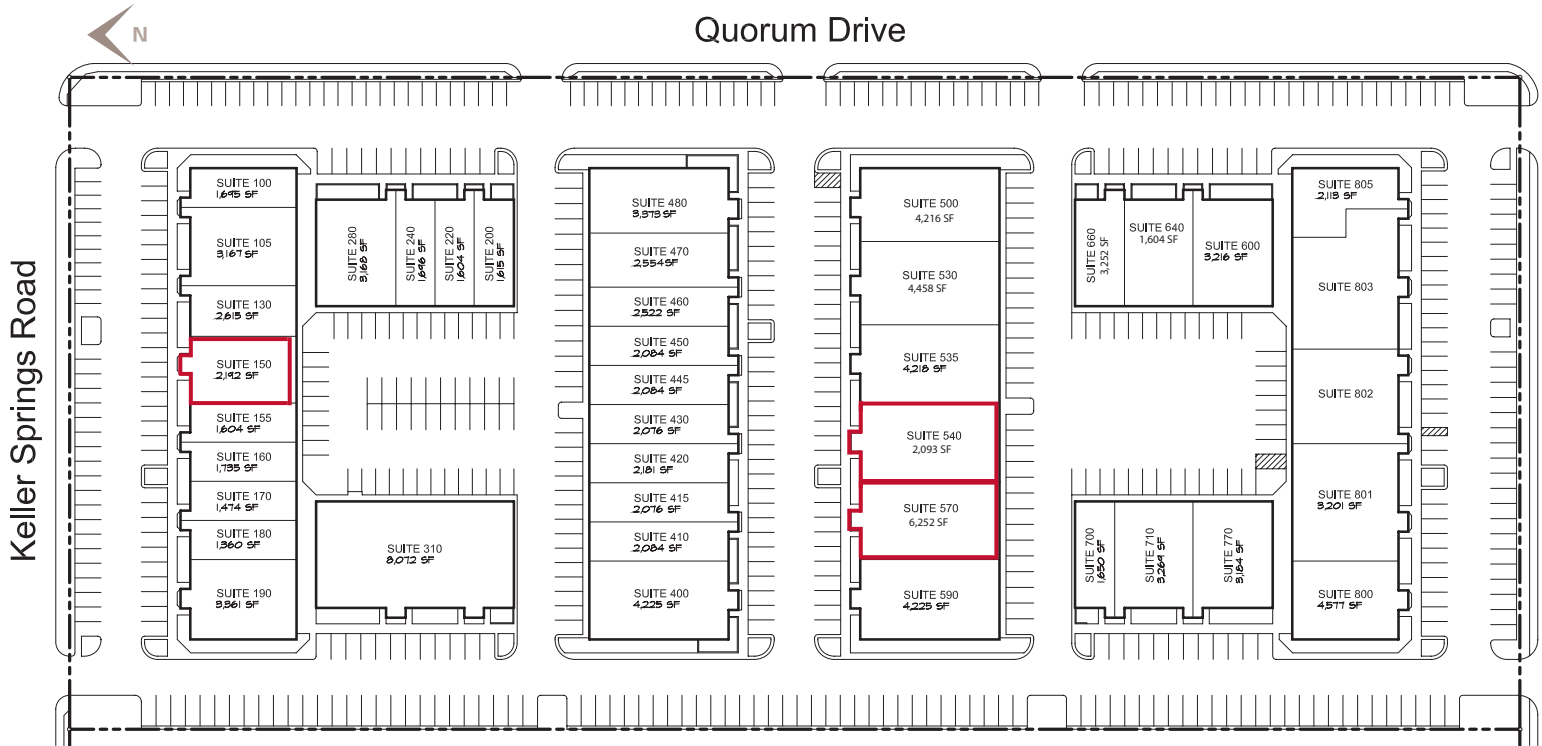
FOR LEASE

Parkway Business Center

4950 Keller Springs and 4951 Airport Pkwy,
Addison, Texas 75001

Flex

bradford.com



Owned & Managed by:



Leased by:



Brian Pafford, CCIM

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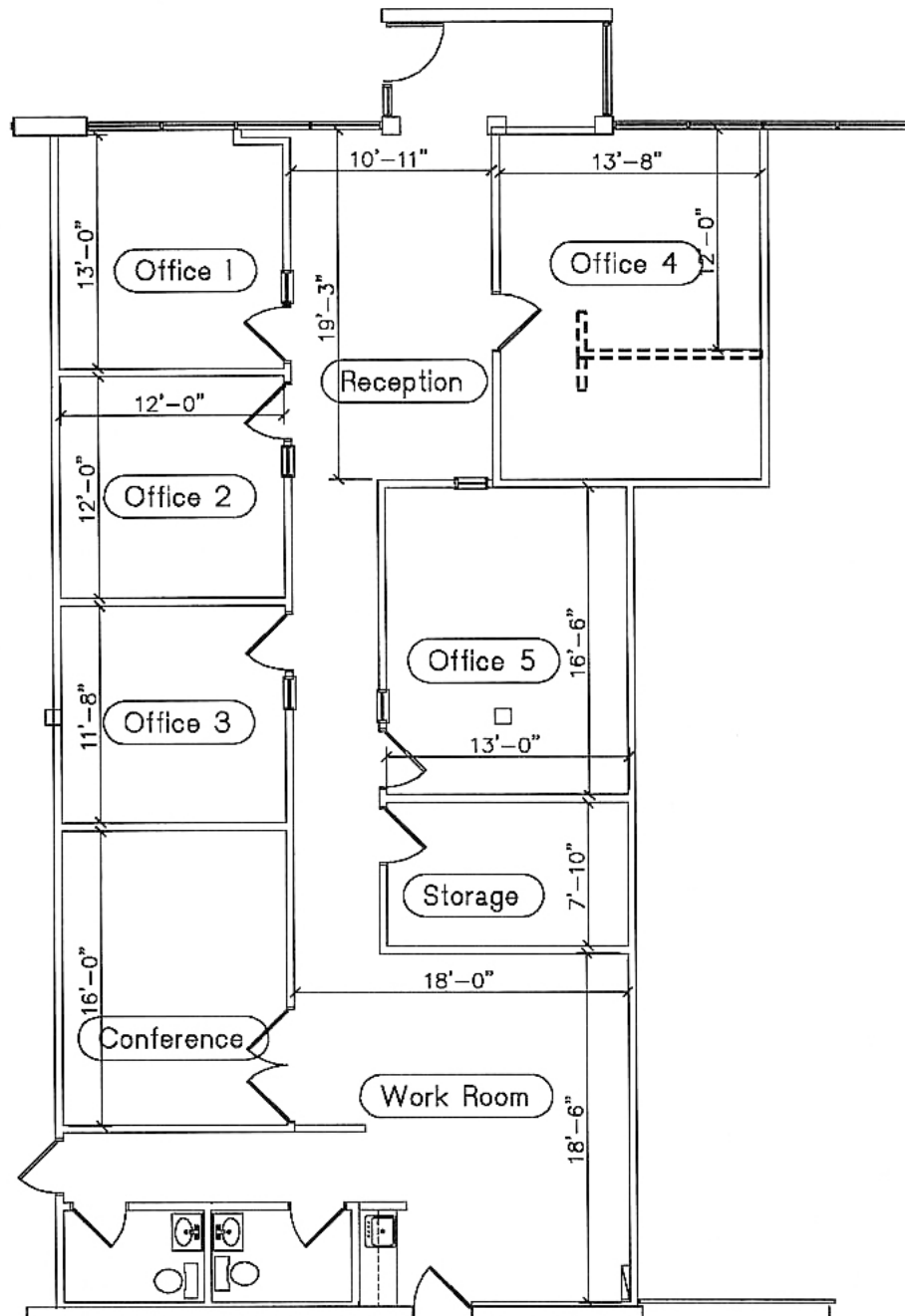
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PARKWAY BUSINESS CENTER

4950 KELLER SPRINGS ROAD, ADDISON, TX 75001



Suite 150 - 2,192 SF



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Bradford Commercial Real Estate Services

www.bradford.com



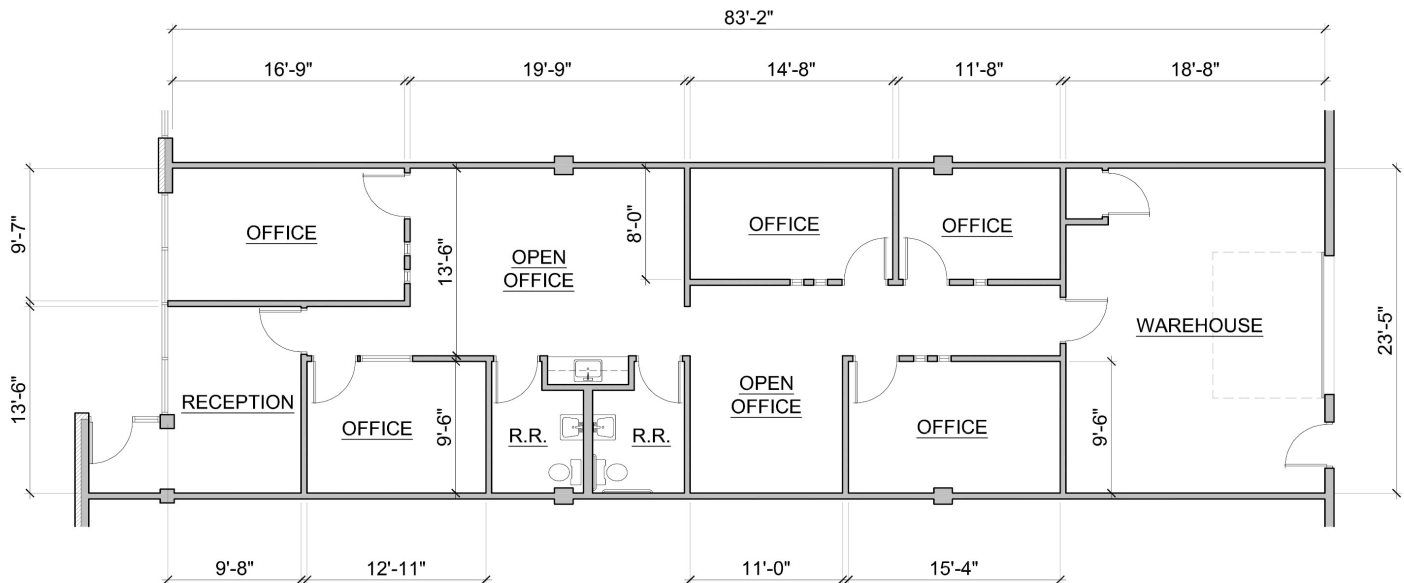
PARKWAY BUSINESS CENTER

4951 AIRPORT PARKWAY, ADDISON, TX 75001

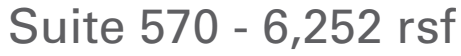


Suite 540 - 2,093 rsf

- 1,656 SF office
- 437 SF warehouse
- One (1) grade level door



4951 AIRPORT PARKWAY, ADDISON, TX 75001



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- This architectural floor plan shows a building layout with the following rooms and dimensions:
- WAREHOUSE:** The largest room at the top, measuring 71'-4" wide and 40'-8" high. It contains a dashed rectangle in the top-left corner, a small circle in the center, and a small square in the center-right.
 - Break and Restrooms:** A vertical strip on the left side containing a **BREAK** room (9'-3" wide) and three **R.R.** (Restrooms) rooms, each 9'-3" wide and 11'-7" high.
 - Offices:** Several offices are located in the center and right. Dimensions include 13'-7", 14'-1", 13'-7", 8'-0", 10'-2", 19'-0", 13'-0", 13'-9", 9'-7", 9'-7", and 13'-8".
 - Open Office:** Two large open office areas are located in the center, measuring 25'-0" and 13'-0" in width.
 - Reception and Conference:** A **RECEPTION** area and a **CONFERENCE** room are located at the bottom. The conference room is 22'-0" wide and 13'-8" high.
 - ELEC.:** An electrical room is located on the right side, measuring 8'-0" wide and 7'-11" high.
- The overall dimensions of the building are 71'-5" wide and 83'-2" high. The plan also includes various door swings, wall thicknesses, and a north arrow pointing towards the top of the page.

Disclosure



11-2-2015



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:
 - 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.

Bradford Realty Services of Dallas, Inc	#399375	info@bradford.com	9727767000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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