



MOTE & ASSOCIATES

# Office For Lease

**American Plaza II**  
515 N. Cedar Ridge Drive, Duncanville



### Property Information:

+/-15,218 SF multi-tenant office building for lease. Current tenants include Allegiance Title Company, Manifested Evidence, Inc. plus many others. Renovated in 2017 with upscale finish-out including ceramic tile and wood staircase. Approximately 1 mile south of I-20 and easy access from Highway 67. +/-75 parking spaces, 4.93 parking ratio. Space available on monument sign facing Cedar Ridge and façade space available for large suites. Lease rate includes utilities, maintenance and common area janitorial.

### Availability:

**Suite 6** +/-1,072 SF \$1,382.00 Mo. (\$15.47 SF)

*Suite includes 3 offices, a conference room, and a break area with sink.*

**Suite 7-D** +/-193 SF \$425.00 Mo. (\$26.42 SF)

*Suite includes a 1 room executive suite with a window that shares common waiting room and break area with wet bar.*

**Suite 7-H** +/-182 SF \$400.00 Mo. (\$26.37 SF)

*Suite includes a 1 room executive suite that shares common waiting room and break area with wet bar.*

**Suite 7-J** +/-198 SF \$400.00 Mo. (\$24.24 SF)

*Suite includes a 1 room executive suite that shares common waiting room and break area with wet bar.*

**Suite 9** +/-1,495 SF \$1,806.46 Mo. (\$14.50 SF)

*Suite includes a reception/waiting area, and 4 offices that can double as conference rooms, file rooms, etc.*

### Lease Rate:

See suite availability

Full Service Gross

Includes utilities, maintenance, and common area janitorial

### Location:

N. Cedar Ridge, +/-1 mile south of I-20

### Use:

General Office



Offered for lease exclusively by:  
**Mote & Associates**  
Contact: Sarah R. Mitchell  
O: 972-296-2856  
M: 469-569-3019  
sarahm@moteandassociates.com  
326 Cooper Street, Suite A1  
Cedar Hill, TX 75104

All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. Price subject to change without notice.



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## Photos

American Plaza II  
515 N. Cedar Ridge Drive, Duncanville

Lobby



Lobby



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## Photos

American Plaza II  
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Waiting/Reception



Waiting/Reception



Office



Office



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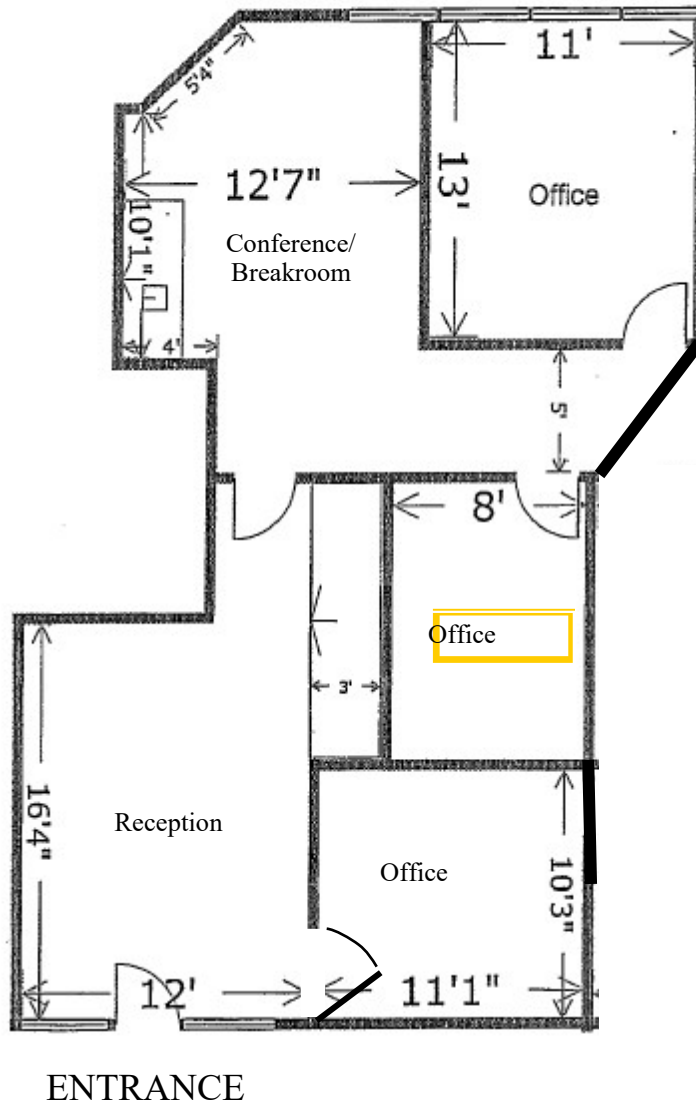
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## Suite 6 Floor Plan

Americana Plaza II  
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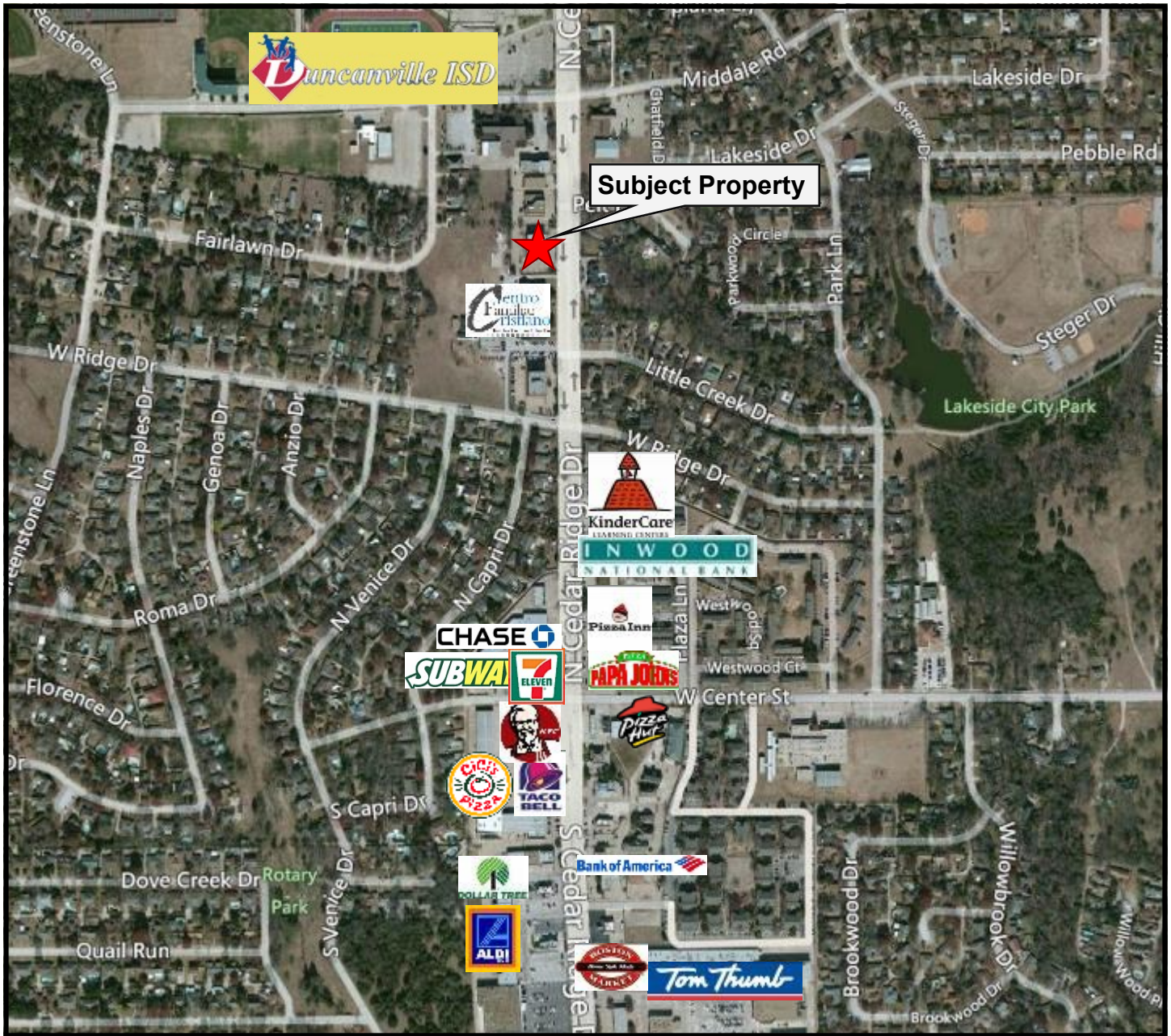




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# Business Map

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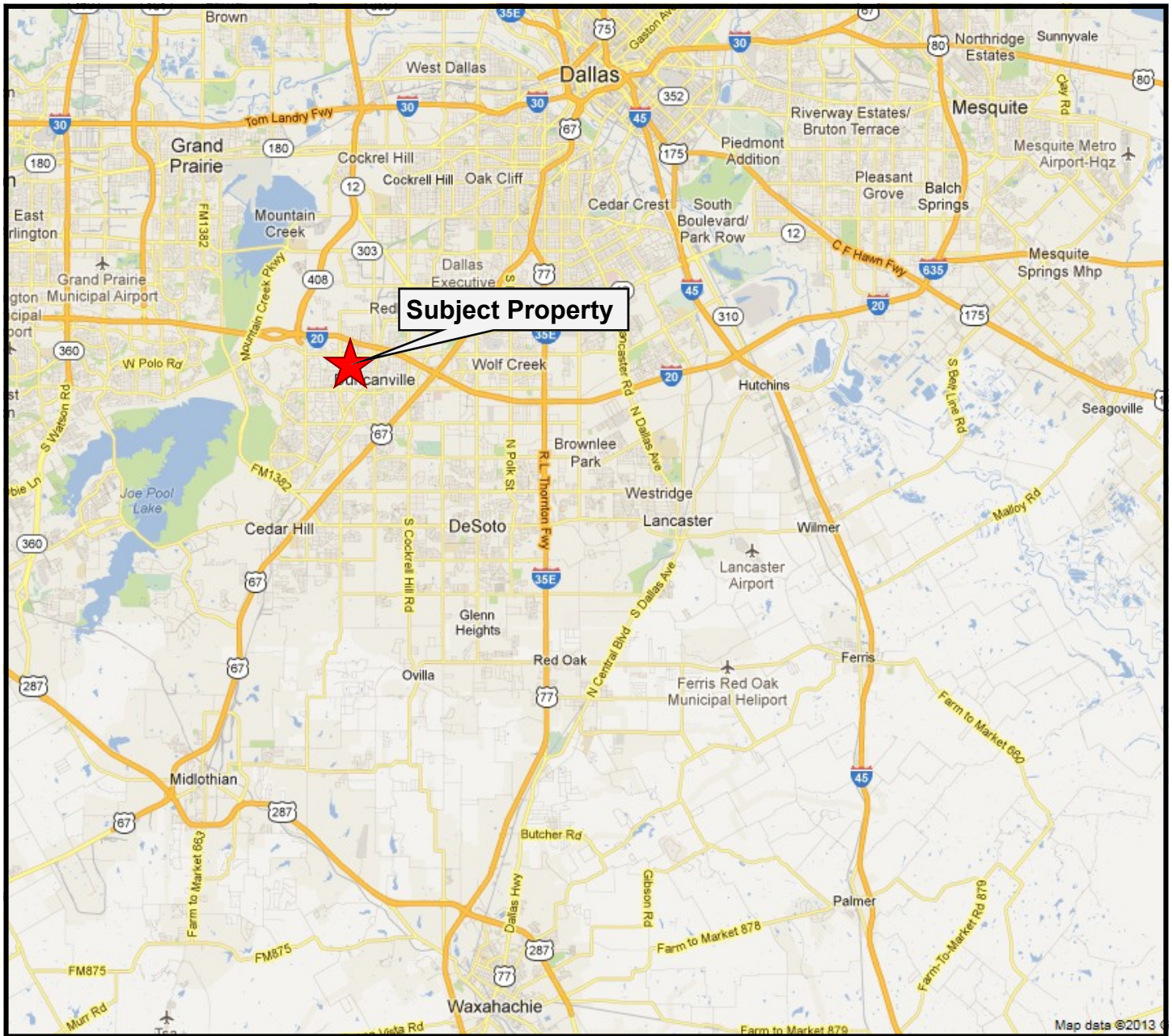
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## Area Map

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## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Sarah R. Mitchell</u>	<u>509548</u>	<u>sarahm@moteandassociates.com</u>	<u>(972)296-2856</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](http://www.trec.texas.gov)