



FOR LEASE



1027 & 1033 Quaker Street, Dallas, Texas 75207

PROPERTY OVERVIEW

Suite Size: 3,290 SF +/- Each

Two suites available

PROPERTY FEATURES

- Building Features: 12 FT Clear Height | 100% HVAC | LED Lighting
- Access & Loading: Dock High for Efficient Deliveries
- Parking: Ample Off-Street Parking

**1027 & 1033 QUAKER STREET, DALLAS, TEXAS 75207**

This well-maintained commercial property offers two available suites of approximately 3,290 SF \pm each, providing flexible space for a variety of office, showroom, light industrial, or service-oriented users. The building features a 12-foot clear height, 100% HVAC coverage, and energy-efficient LED lighting throughout, creating a comfortable and functional working environment. Efficient operations are supported by dock-high loading access, making deliveries and shipping convenient for tenants. In addition, the property offers ample off-street parking for employees, customers, and visitors. With modern building systems, practical loading capabilities, and flexible suite sizes, this property presents an excellent opportunity for businesses seeking a well-equipped and accessible commercial space.



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The information contained herein was obtained from sources believed reliable; however, Bates Real Estate Company makes no warranties, or representations as completeness of accuracy thereof. The presentation submitted subject to errors, omissions, change of price, or conditions, prior sale or lease, or withdrawal notice.

CALEB BATES

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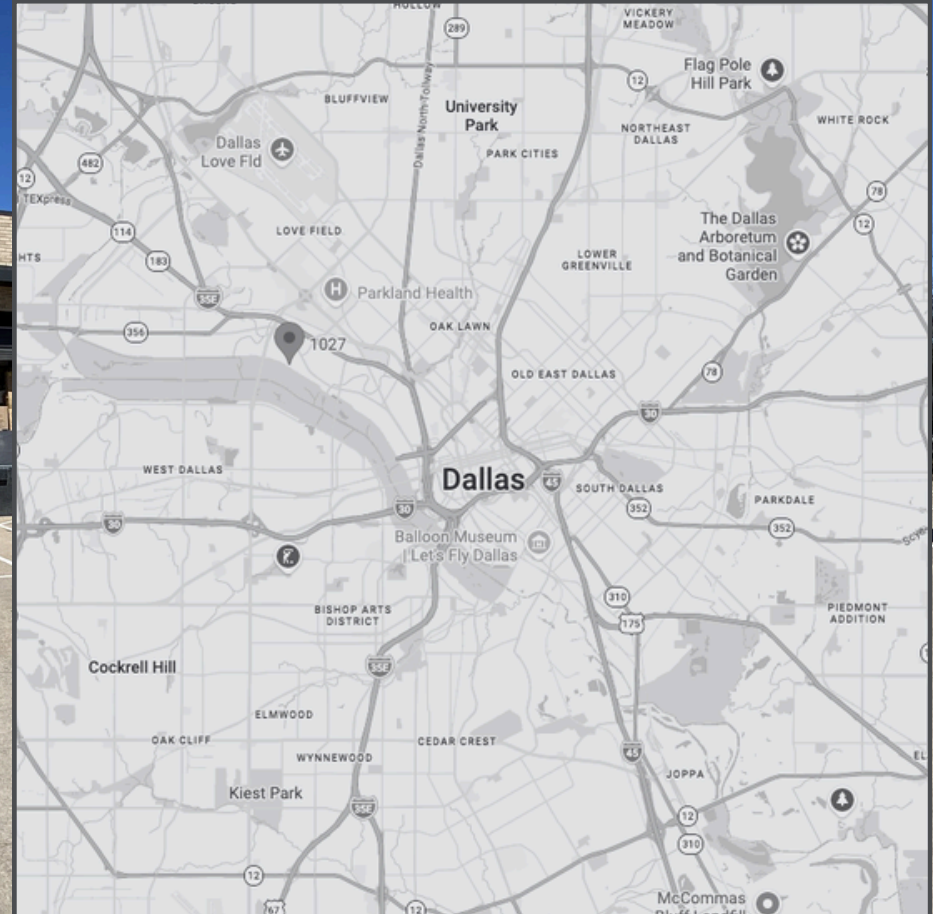
DRIVE TIMES

Direct Access to I-35E

Direct Access to SH-183 W

10 Minutes to Dallas Love Field Airport

20 Minutes to DFW Airport




A photograph of a single-story commercial building with light-colored brick walls and dark-framed windows and doors. A white SUV is parked in a paved parking lot in the foreground. A large blue rectangular overlay is positioned in the upper right portion of the image, containing the text 'CONTACT US'.


CONTACT US

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Dallas, Texas 75207**

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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.



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>Bates Real Estate, LLC</u>	<u>9014642</u>	<u>accounts@batesrealstate.com</u>	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Caleb Bates</u>	<u>660669</u>	<u>caleb@batesrealstate.com</u>	
<u>Designated Broker of Firm</u>	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____