

For Lease
2801 N. IH-35 E
Carrollton, TX 75007

Creekview Office Center
+/- 1,640 to 5,140 Square Feet Available
W. Side of I-35 Frontage - S. of Frankford



Space Available

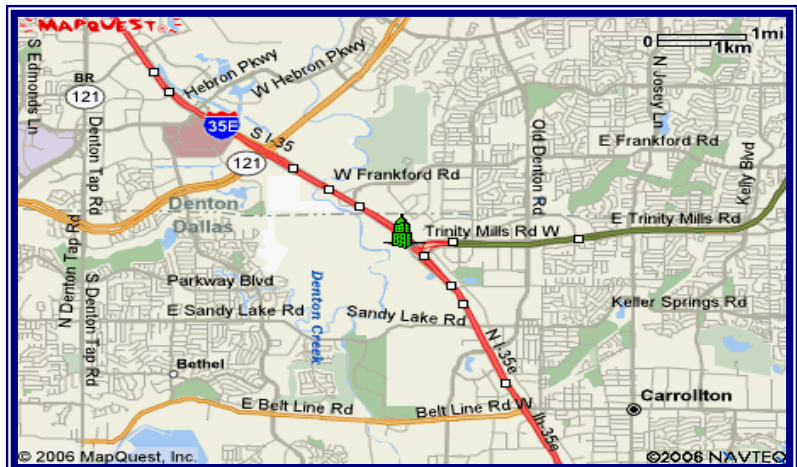
Suite 200: +/- 1,640 SF

- Shell Space
- Turn Key Finish Out
- \$15.00 PSF + NNN
- Will reduce rate if tenant pays for finish.

Suite 300: +/- 3,500 SF

- Former Medical Space - Urgent Care Center
- Great Finish Out
- End Cap Space w/ IH-35E Visibility
- \$15.00 PSF + NNN

Suite 200 & 300 Contiguous: +/- 5,140 SF
Can combine suite 200 & 300 +/- 5,140 SF



W. Side of I-35- S. of Frankford

Exclusively Offered By
Alliance Commercial Real Estate Group, Inc.

Brian Buell
(214) 914-9500
b.buell@alliance-commercial.com

Features

- Freeway Frontage Marquis & Building Sign
- Building Size: 9,051 SF – Net Lease 8,640SF
- Land Area: 4.7539 Acres
- Year Built: 2004
- Freeway Visibility/Frontage Access
- 6:1000 Parking Ratio
- Zoning: Freeway Zoning
- 3 Phase Power

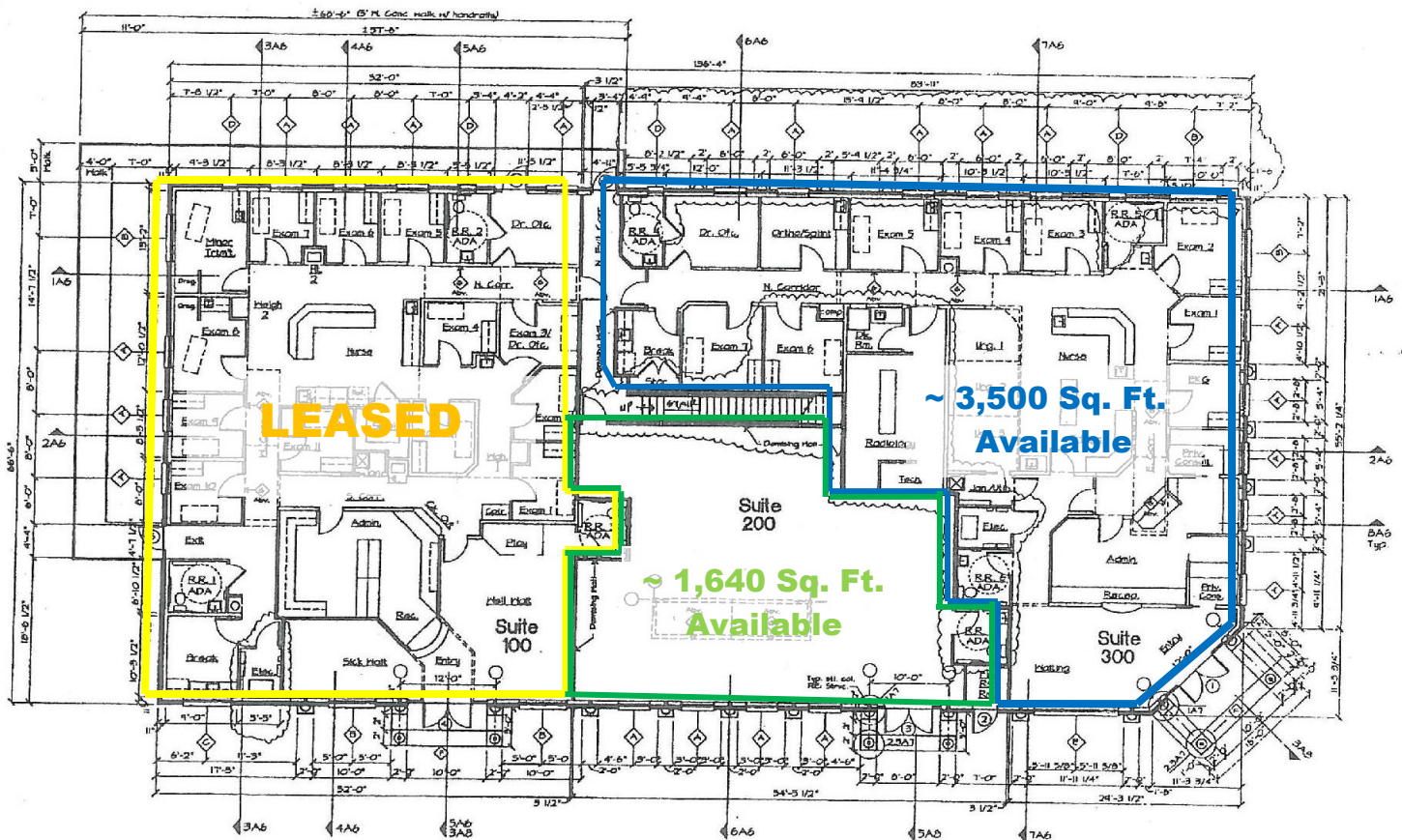


www.alliance-commercial.com

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Alliance Commercial. The property is offered subject to errors, omissions, change in price and/or terms, or removal from the market without notice.

CREEKVIEW OFFICE CENTER

Building Blueprint with Suites Outlined



EXCLUSIVELY OFFERED BY

Alliance Commercial Real Estate Group, Inc.



Brian Buell
(214) 914-9500
b.buell@alliance-commercial.com

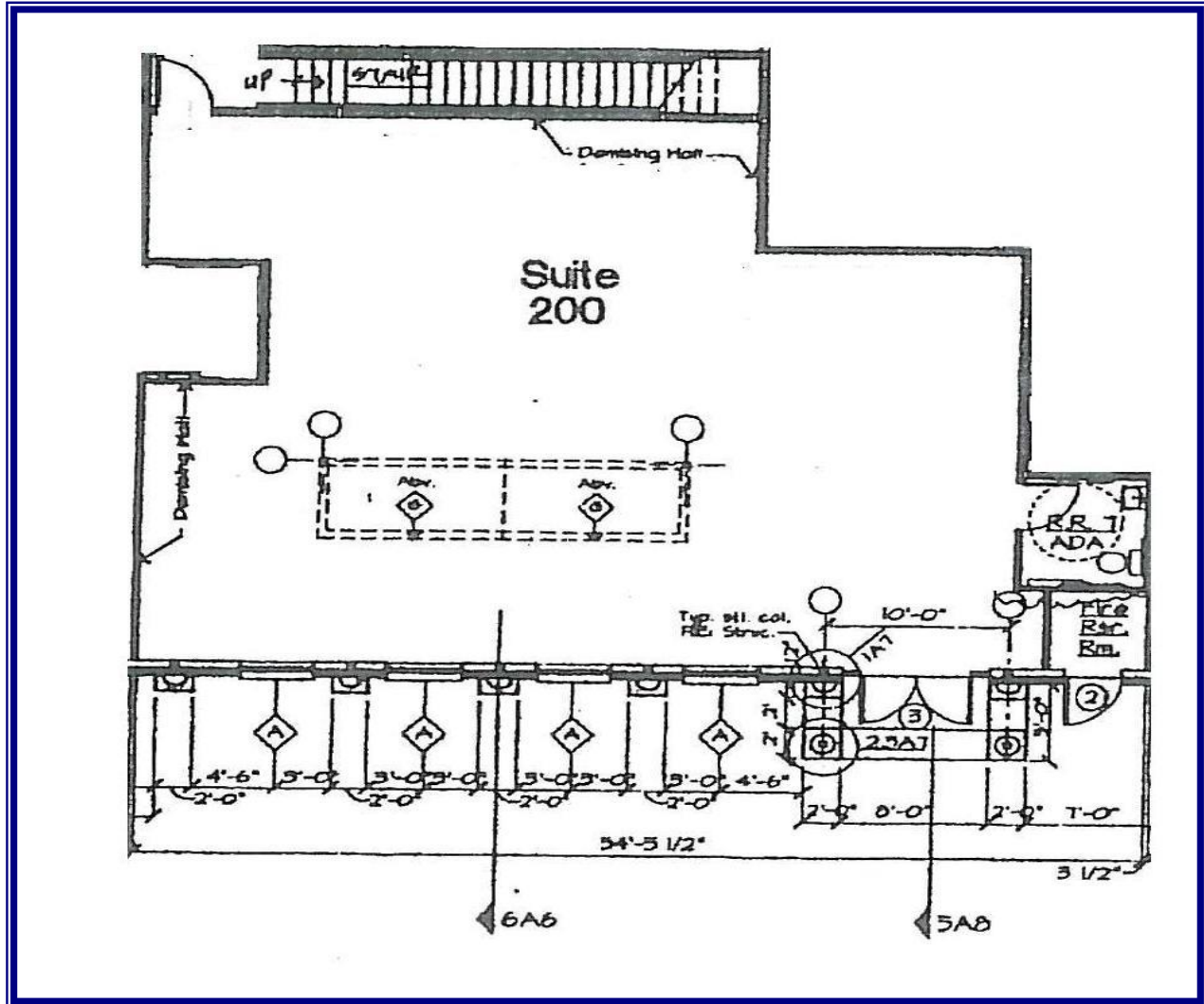


WWW.ALLIANCE-COMMERCIAL.COM

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Alliance Commercial. The property is offered subject to errors, omissions, change in price and/or terms, or removal from the market without notice.

CREEKVIEW OFFICE CENTER

Suite 200 +/- 1,640 Square Feet Shell Space



EXCLUSIVELY OFFERED BY

Alliance Commercial Real Estate Group, Inc.



Brian Buell
(214) 914-9500
b.buell@alliance-commercial.com

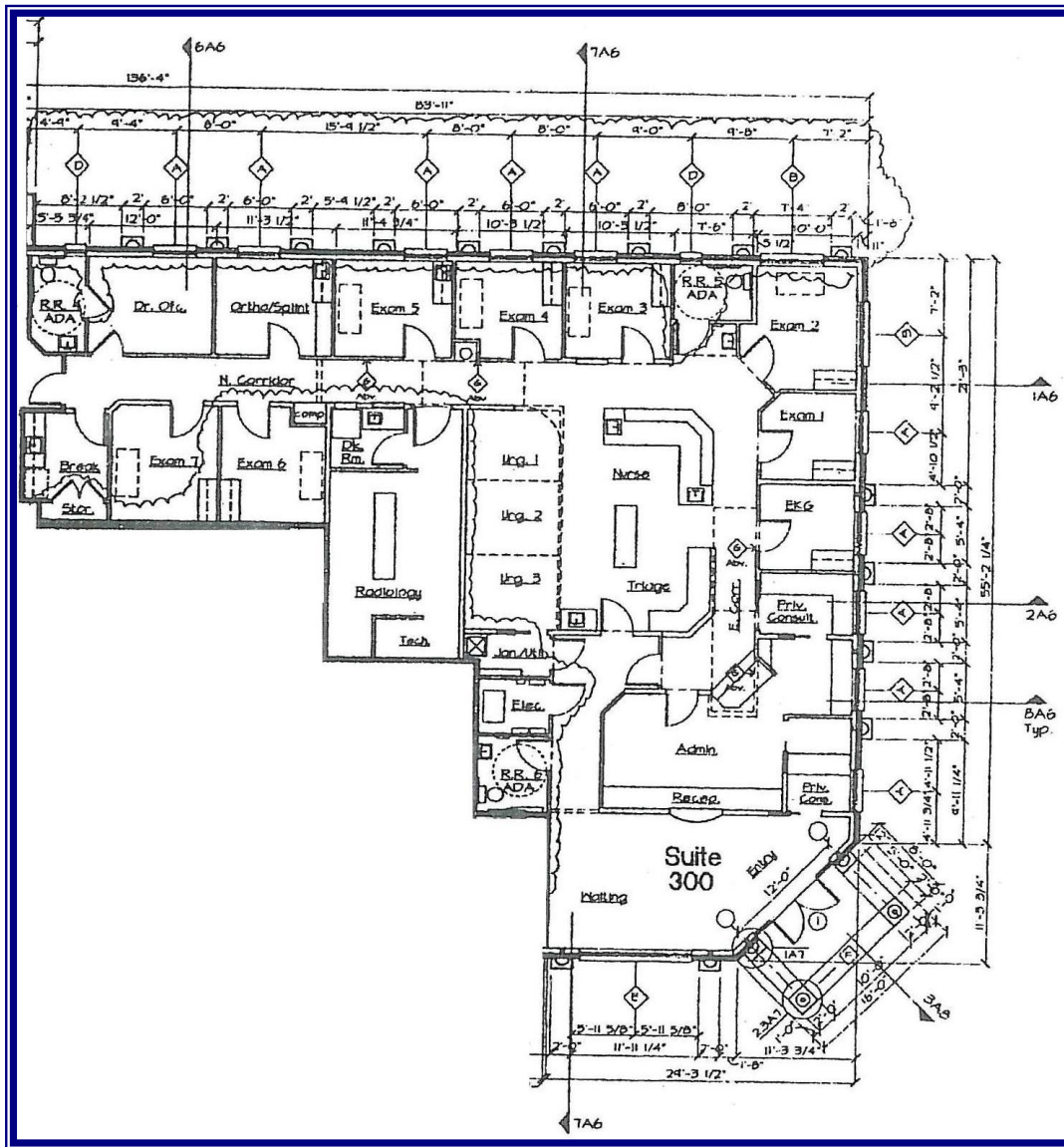


WWW.ALLIANCE-COMMERCIAL.COM

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Alliance Commercial. The property is offered subject to errors, omissions, change in price and/or terms, or removal from the market without notice.

CREEKVIEW OFFICE CENTER

Suite 300 +/-3,500 Square Feet



EXCLUSIVELY OFFERED BY

Alliance Commercial Real Estate Group, Inc.



Brian Buell
(214) 914-9500
b.buell@alliance-commercial.com

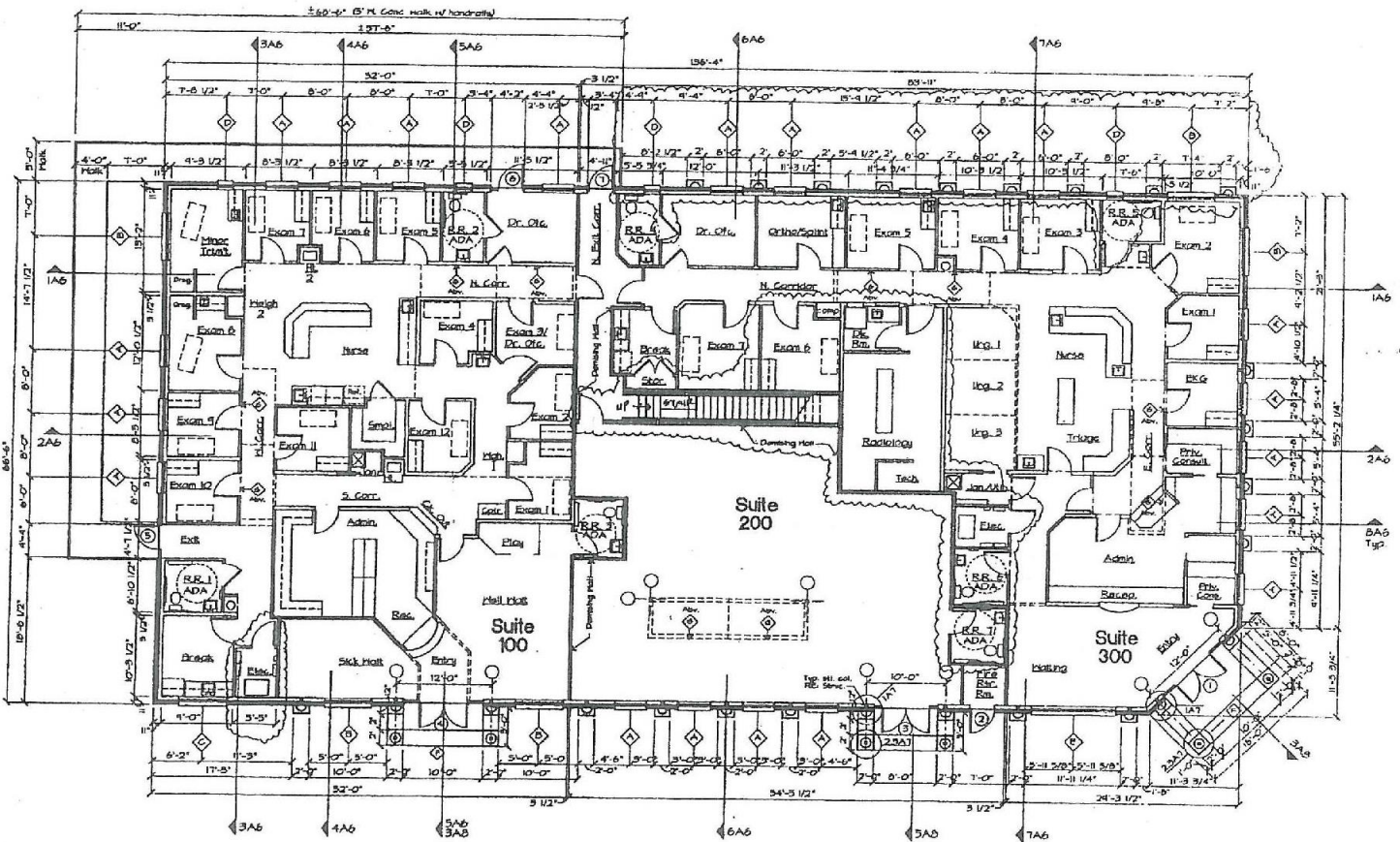


WWW.ALLIANCE-COMMERCIAL.COM

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Alliance Commercial. The property is offered subject to errors, omissions, change in price and/or terms, or removal from the market without notice.

CREEKVIEW OFFICE CENTER

Building Blueprint



EXCLUSIVELY OFFERED BY

Alliance Commercial Real Estate Group, Inc.



Brian Buell
(214) 914-9500
b.buell@alliance-commercial.com

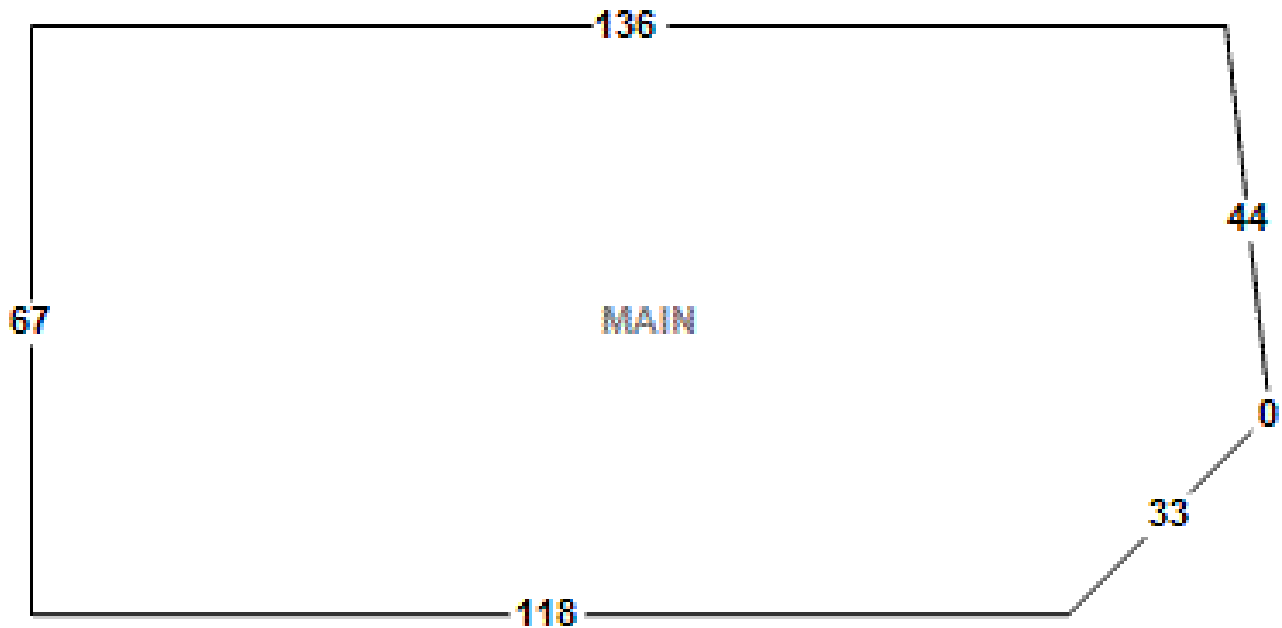


WWW.ALLIANCE-COMMERCIAL.COM

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Alliance Commercial. The property is offered subject to errors, omissions, change in price and/or terms, or removal from the market without notice.

CREEKVIEW OFFICE CENTER

Building Footprint



EXCLUSIVELY OFFERED BY

Alliance Commercial Real Estate Group, Inc.



Brian Buell
(214) 914-9500
b.buell@alliance-commercial.com



WWW.ALLIANCE-COMMERCIAL.COM

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Alliance Commercial. The property is offered subject to errors, omissions, change in price and/or terms, or removal from the market without notice.

FOR LEASE

2801 N IH 35E

CARROLLTON, TX 75007

CREEKVIEW OFFICE CENTER

1,640 – 5,140 SF AVAILABLE

W. Side of I-35 Frontage - S. of Frankford



**ALLIANCE
COMMERCIAL**

*Corporate Real Estate Asset &
Occupancy Solutions Worldwide*

www.alliance-commercial.com

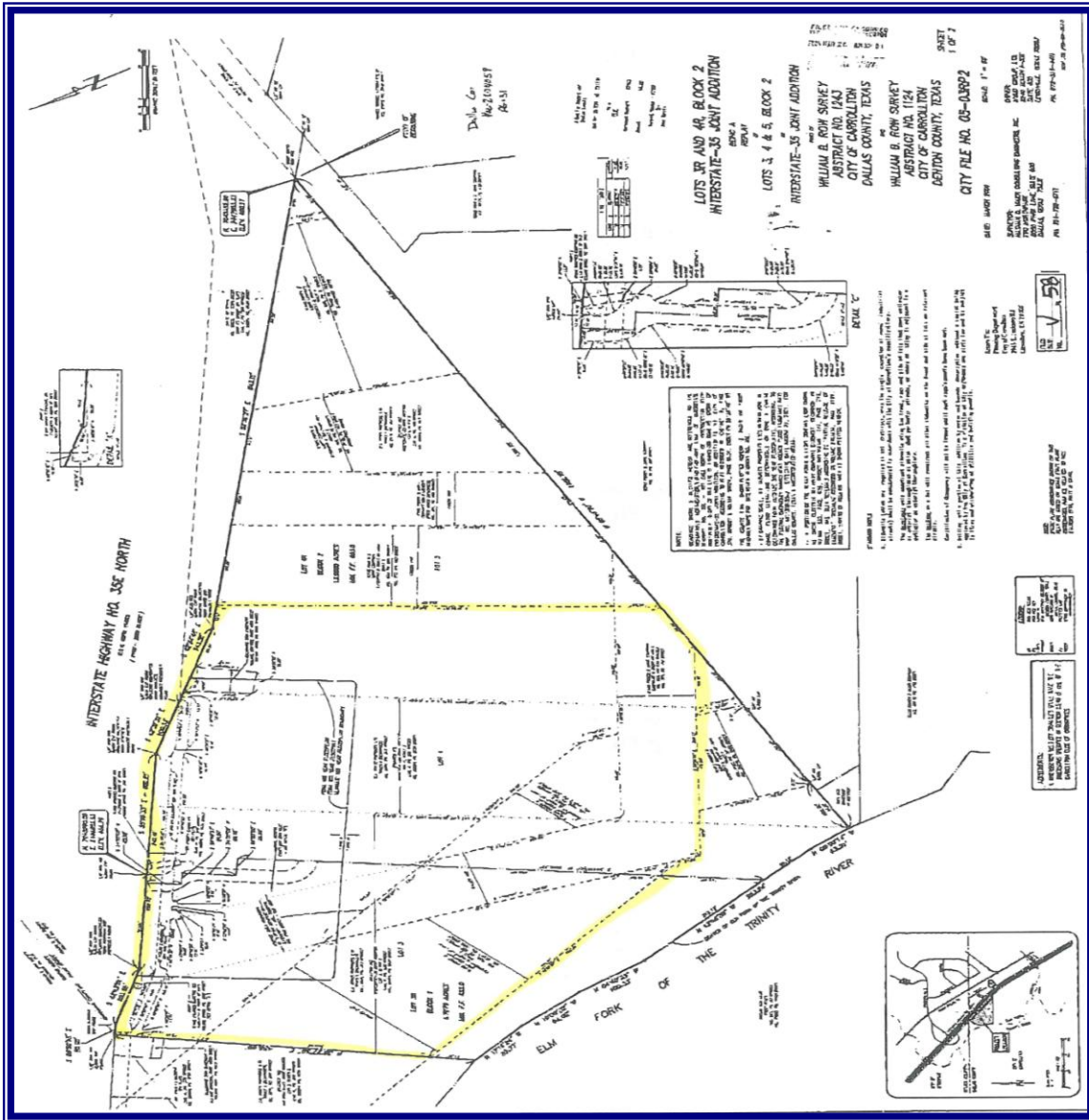
**EXCLUSIVELY OFFERED BY
Alliance Commercial Real Estate Group, Inc.**

**Brian Buell
(214) 914 – 9500
b.buell@alliance-commercial.com**

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Alliance Commercial. The property is offered subject to errors, omissions, change in price and/or terms, or removal from the market without notice.

FOR LEASE
2801 N IH 35E
CARROLLTON, TX 75007

CREEKVIEW OFFICE CENTER
1,640 – 5,140 SF AVAILABLE



**ALLIANCE
COMMERCIAL**

*Corporate Real Estate Asset &
Occupancy Solutions Worldwide*

www.alliance-commercial.com

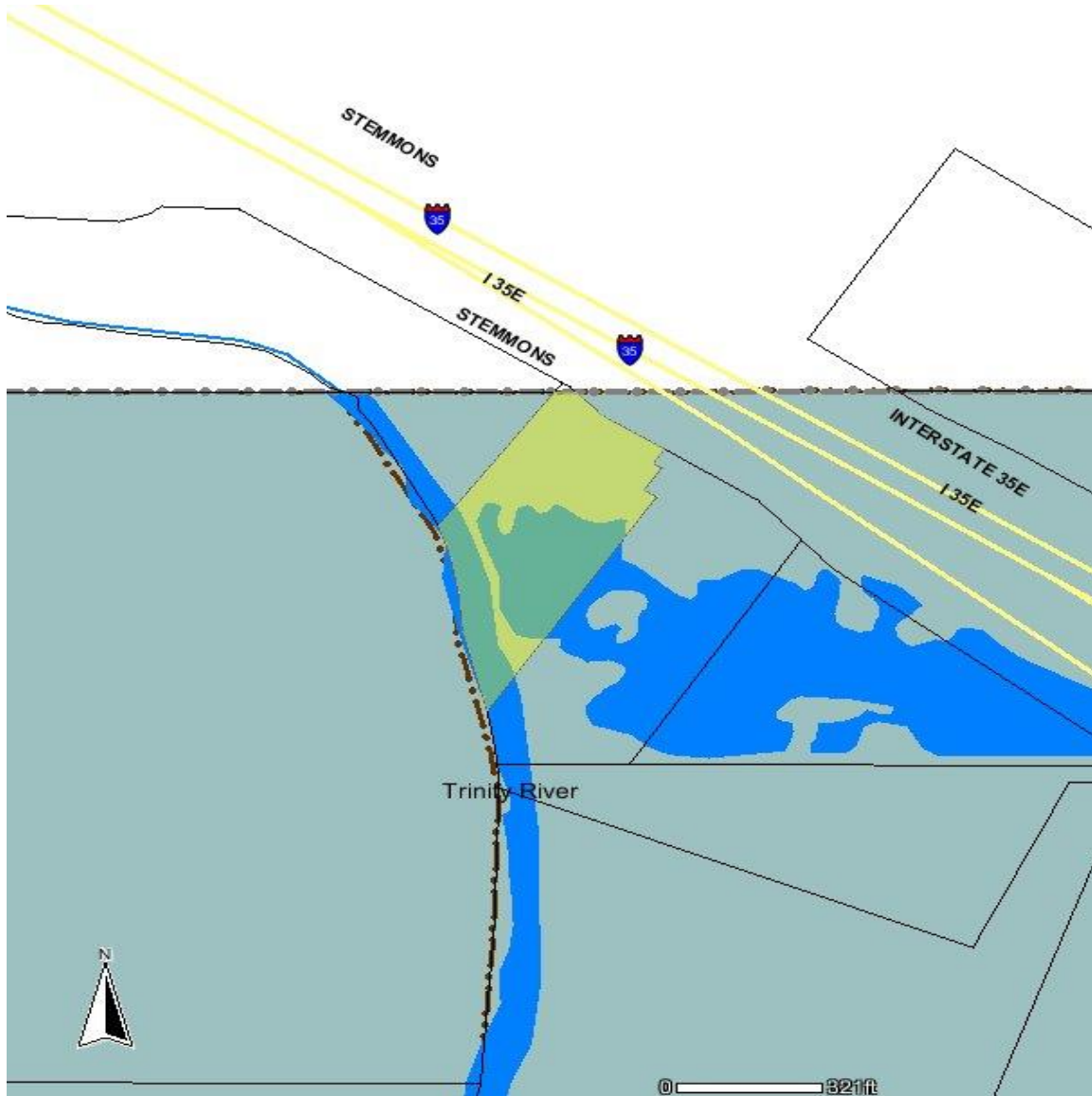
EXCLUSIVELY OFFERED BY
Alliance Commercial Real Estate Group, Inc.

Brian Buell
(214) 914 – 9500
b.buell@alliance-commercial.com

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Alliance Commercial. The property is offered subject to errors, omissions, change in price and/or terms, or removal from the market without notice.

FOR LEASE
2801 N IH 35E
CARROLLTON, TX 75007

CREEKVIEW BUSINESS CENTER
1,640 – 5,140 SF AVAILABLE
W. Side of I-35 Frontage - S. of Frankford



**ALLIANCE
COMMERCIAL**

*Corporate Real Estate Asset &
Occupancy Solutions Worldwide*

www.alliance-commercial.com

EXCLUSIVELY OFFERED BY
Alliance Commercial Real Estate Group, Inc.

Brian Buell
(214) 914 – 9500
b.buell@alliance-commercial.com

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Alliance Commercial. The property is offered subject to errors, omissions, change in price and/or terms, or removal from the market without notice.



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.

_____ 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