



OFFICE SPACE AVAILABLE FOR LEASE

2121 MAIN STREET

2121 MAIN STREET, DALLAS, TEXAS 75201

For Lease
2,000-12,665 SF

2121 Main Street
Dallas, Texas 75201

Property Features

- Prominent Office Location in the East Quarter
- Full Floor Office Space Available - Shell Condition
- Landlord Is Willing to Demise
- Additional Parking Spaces Available - Surface Parking Nearby
- Excellent Access to All Major Highways
- T1 Package Negotiable
- Walkable to DART Rail and Bus Station
- Lease Rate: Contact Broker

Nearby Retail Tenants:



HOTEL & RESIDENCES



Sheraton



- | | |
|------------------------------------|----------------------------|
| 1 Baylor University Medical Center | 5 Dallas Museum of Art |
| 2 Arts District | 6 Dallas Farmers Market |
| 3 Victory Park | 7 Deep Ellum |
| 4 Uptown | 8 American Airlines Center |

Contact:

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THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

4851 LBJ Freeway 10th Floor
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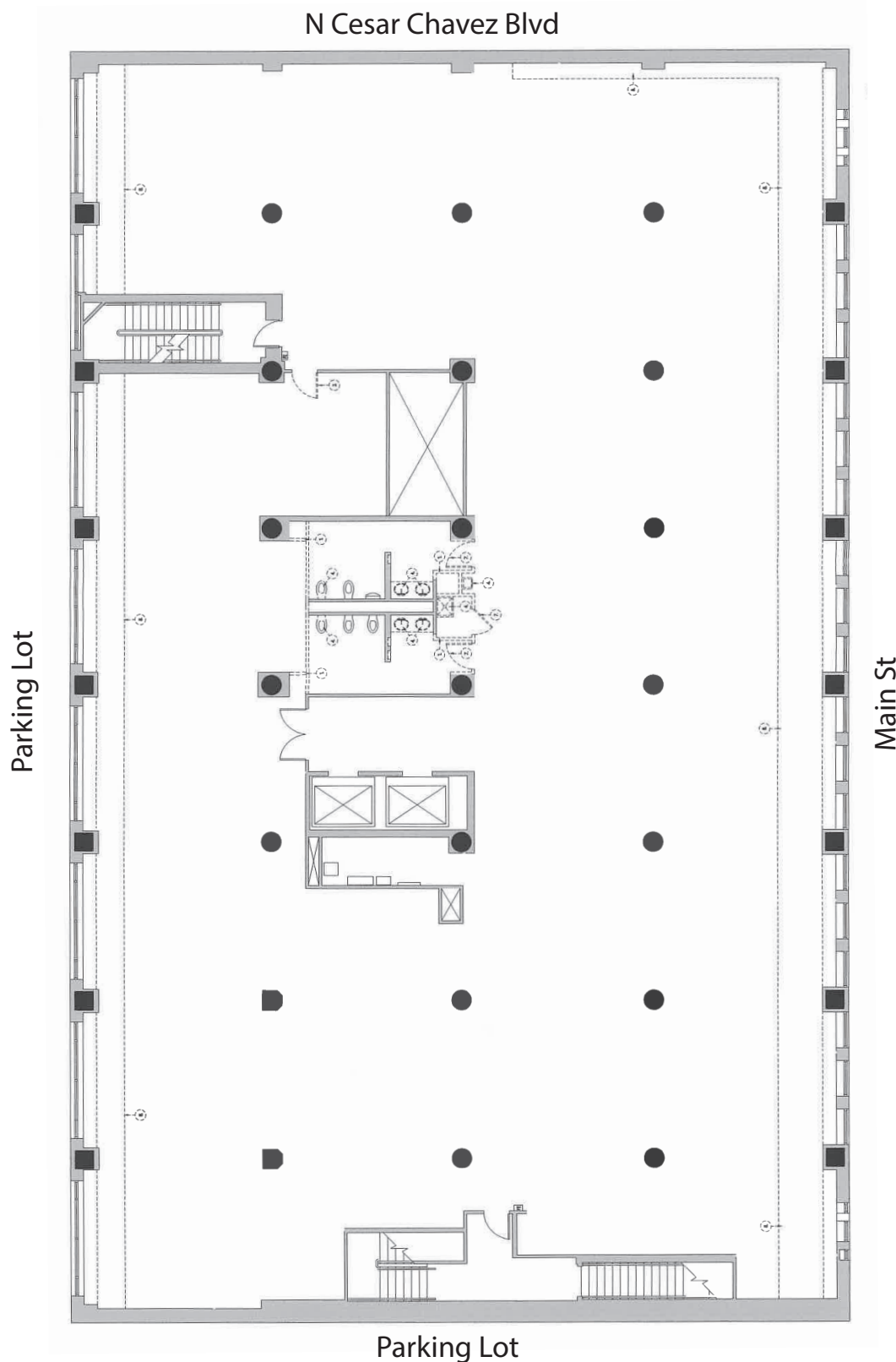
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2nd Floor



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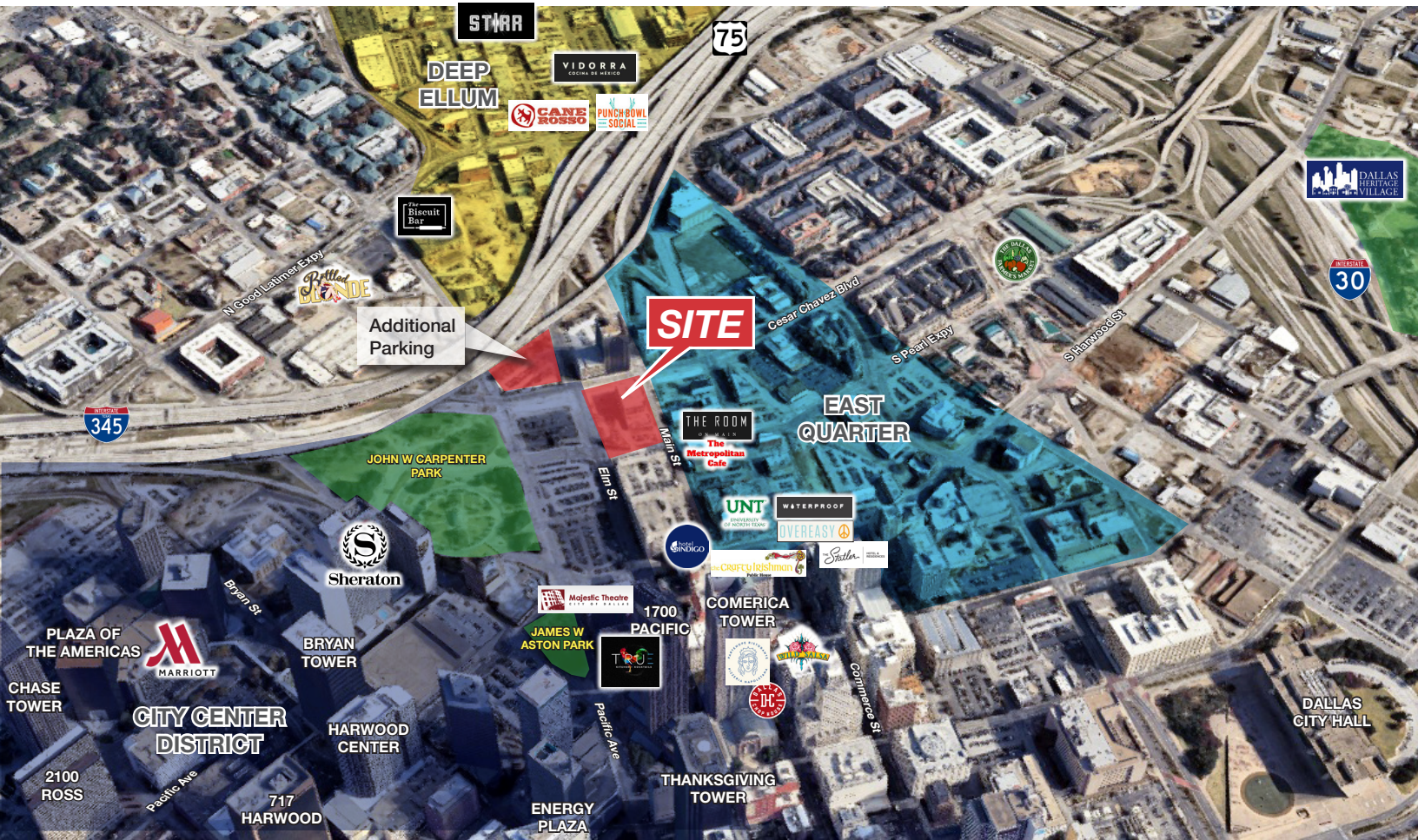
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Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population	22,784	183,109	383,179
Daytime Population	90,537	215,278	337,323
Total Number of Businesses	13,498	83,543	158,121
Average Household Income	\$106,545	\$97,393	\$98,777

Source: CoStar 2020

Traffic Counts

• Main St	13,223 VPD
• S Pearl St	14,379 VPD
• I-45	163,124 VPD

Source: CoStar 2020

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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.

11-2-2015



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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Ari Mann	674108	amann@nairl.com	214-256-7100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

The background is a solid red color. Overlaid on this are several white geometric lines. A long diagonal line starts from the bottom left and extends towards the top right. Another diagonal line starts from the bottom center and extends towards the top right, intersecting the first line. A third line starts from the bottom right and extends towards the top right, parallel to the others. A fourth line starts from the bottom right and extends horizontally to the left, intersecting the third line. A fifth line starts from the bottom right and extends diagonally upwards and to the left, intersecting the fourth line. These lines form a series of nested, overlapping triangles and quadrilaterals.

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