



FOR LEASE

 **BATES**

1430 REGAL ROW, SUITE #340 DALLAS, TX

PROPERTY OVERVIEW

Size: 4,109 SF +/-

Zoned: Industrial

PROPERTY FEATURES

Approx. 1200 SF +/- Showroom,

Event Space with Catering Kitchen

2 Van- High Double Doors

2 Fully Renovated Restrooms and Relaxation Room

Part of a Well- Maintained Two -Building Complex

**1430 REGAL ROW, SUITE #340 DALLAS, TX 75247**

Located at 1430 Regal Row, Suite #340 in Dallas, TX, this impressive $\pm 4,109$ square foot space is designed to accommodate a range of business needs. The suite features an approximate 1,200 SF showroom ideal for showcasing products or hosting clients, along with a dedicated event area complete with a catering kitchen, perfect for meetings or gatherings. Two van-high double doors allow for efficient loading and unloading, while two renovated restrooms provide modern convenience. A comfortable relaxation room adds an extra touch for staff or guests. Positioned within a well-maintained two-building complex, this property offers a professional environment in a sought-after Dallas location.



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.

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1430 REGAL ROW, SUITE #340 DALLAS, TX 75247

FLOYD BATES

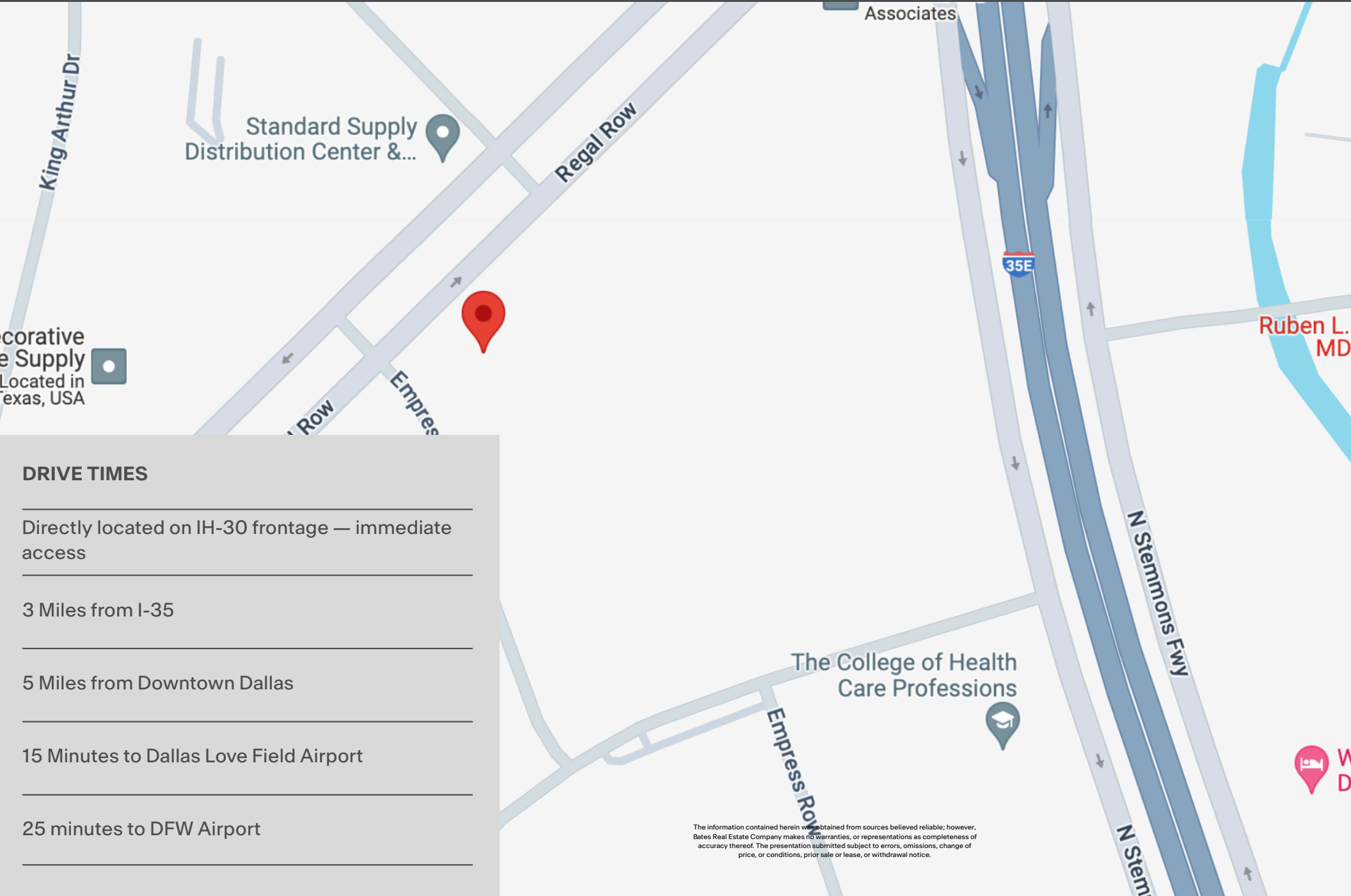
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RICHARD MYERS

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DRIVE TIMES

Directly located on IH-30 frontage — immediate access

3 Miles from I-35

5 Miles from Downtown Dallas

15 Minutes to Dallas Love Field Airport

25 minutes to DFW Airport

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CONTACT US

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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.

Richard A. Myers	346726	rmyers@batesandmyers.com	(214)630-7077
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Floyd E. Bates	337380	fbates@batesandmyers.com	(214)630-7077
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	Buyer/Tenant/Seller/Landlord Initials	Date	Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0