



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 1** +/-2,145 SF \$2,995.85 Mo. (\$16.76 SF)

*Suite includes a large reception, 4 private offices, a business office, a large conference room, and a break room. Entrance from main lobby and private exterior entrance on the side of building. Suites 1 and 2 are contiguous and can be combined and rented together.*

**Suite 2** +/-1,578 SF \$2,203.94 Mo. (\$16.76 SF)

*Suite includes a large bullpen area that could fit several cubicles. Entrance from main lobby. Suites 1 and 2 are contiguous and can be combined and rented together.*

**Suite 7-G** +/-168 SF \$425.00 Mo. (\$30.36 SF)

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

**Suite 7-J** +/-198 SF \$450.00 Mo. (\$27.27 SF)

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

### 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, Inc.**

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.

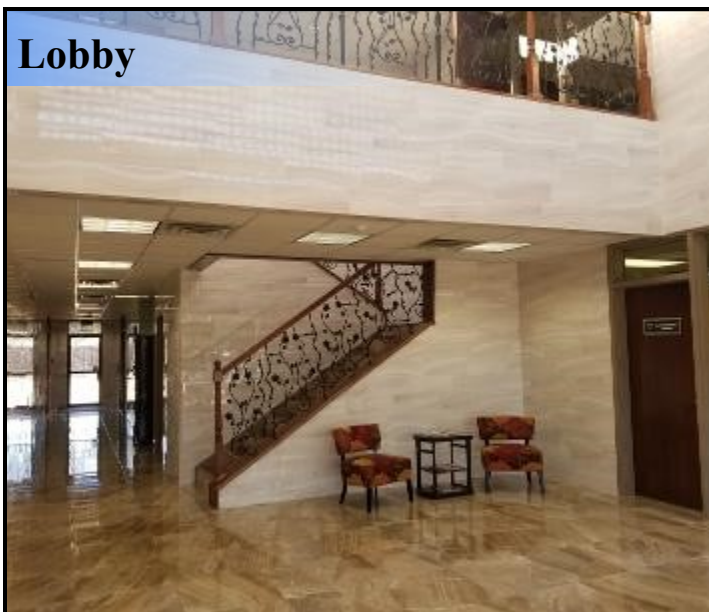


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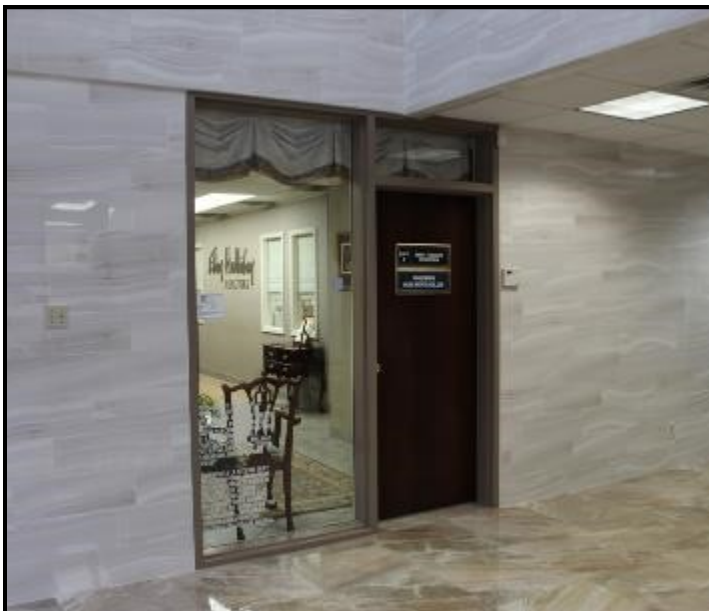
## Photos

American Plaza II  
515 N. Cedar Ridge Drive, Duncanville

Lobby



Lobby



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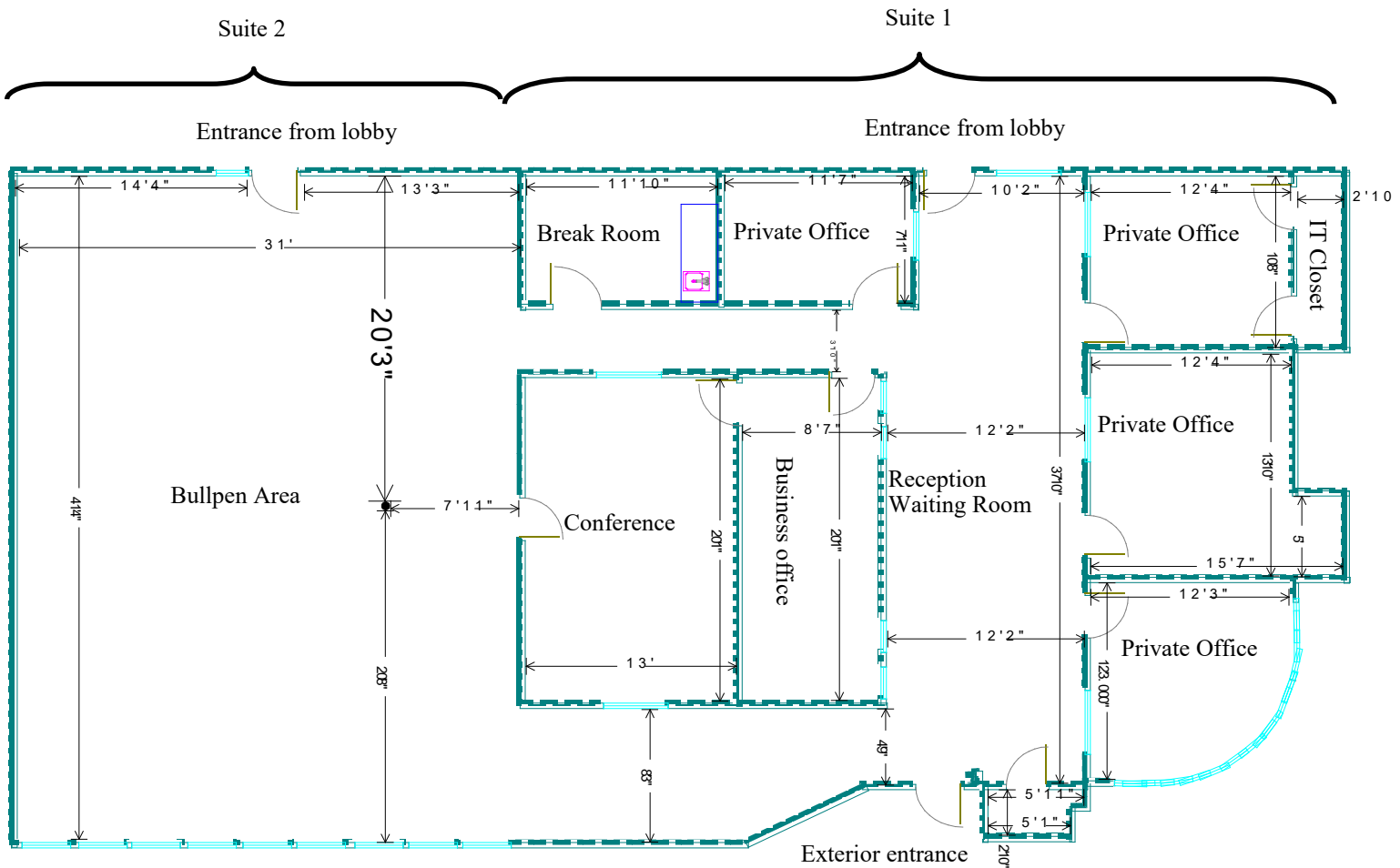
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## Suite 1 & 2 Floor Plan

Americana Plaza II  
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## Suite 1 & 2 Photos

American Plaza II  
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**Suite 1 Reception**



**Suite 2 Bull Pen**



**Suite 1 Conference**



**Suite 1 Conference**



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## Suite 1 Photos

American Plaza II  
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Suite 1 Office



Suite 1 Office



Suite 1 Office



Suite 1 Break Room



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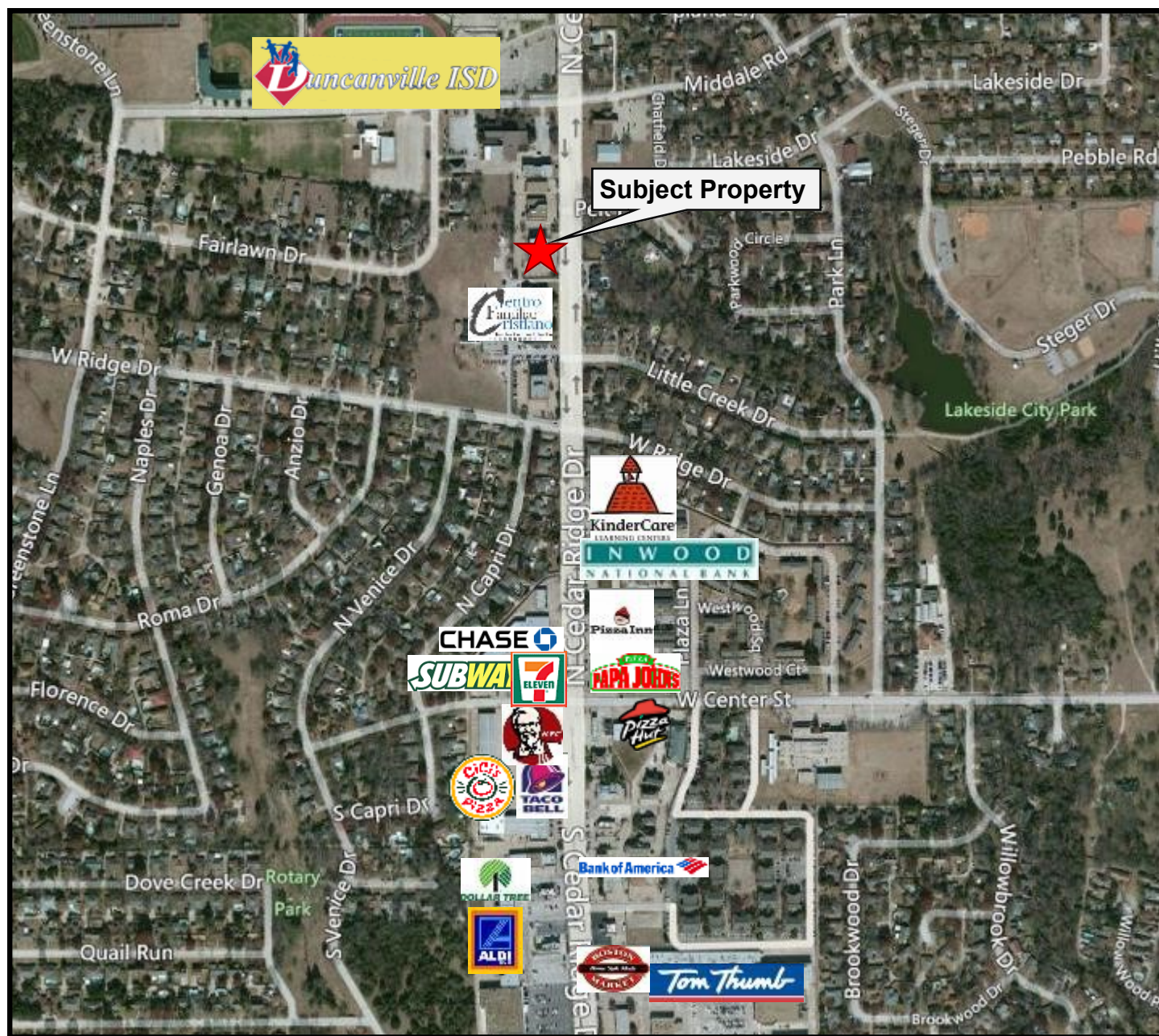




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## Business Map

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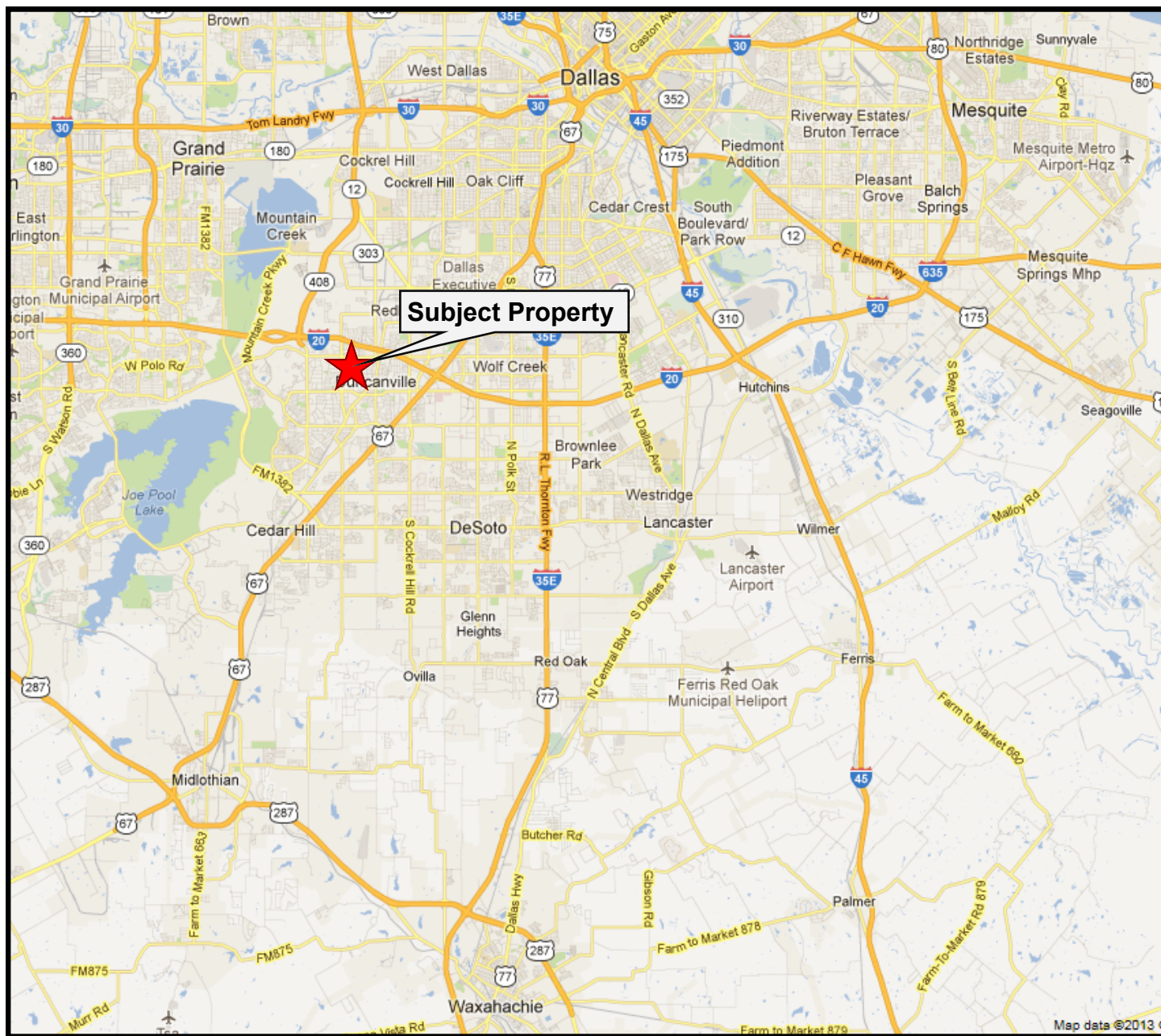




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## Area Map

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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 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.

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<b>Same as above</b>			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Sarah R. Mitchell &amp; Justin J. Clark</b>	<b>509548/663653</b>	<b><a href="mailto:SarahM/JustinC@moteandassociates.com">SarahM/JustinC@moteandassociates.com</a></b>	<b>(972)296-2856</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date