



MOTE & ASSOCIATES

## Medical Office For Lease

3690 W. Wheatland Rd., Dallas



- +/-7,414 SF split into 3 suites. Adjacent tenant is a physical therapy facility.
- Located on W. Wheatland Rd. just across from Methodist Charlton Medical Center. Just blocks from Highway 67 and near Dart bus stop.
- Built in 2020.
- 38 parking spots and each suite has a private exterior entrance.
- Façade signage space available.

### Lease Rate:

\$25.00 SF+NNN (\$7.50 SF)

### Location:

On W. Wheatland Rd. next to Methodist Charlton Hospital

### Use:

Medical, Office, Retail

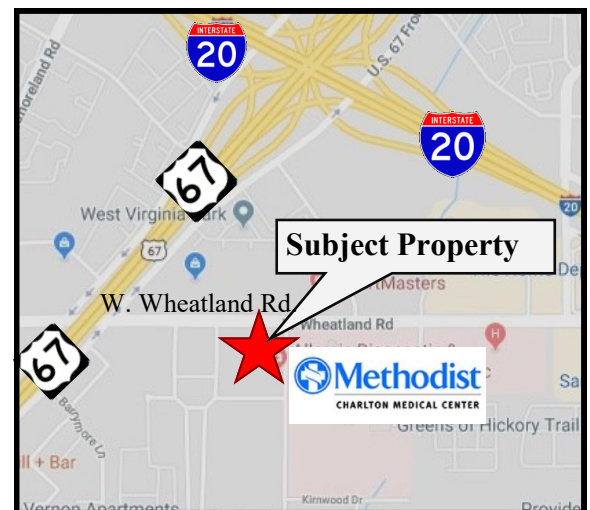
### Availability:

Suite 150 +/-1,921 SF \$5,202.71 Mo. (\$4,002.08 Base+\$1,200.63 NNN)

Suite includes a reception and waiting room, a large nurse's station, 5 exam rooms with sinks, a break room with a sink, 2 private offices, and 2 restrooms. Can also be used for general office/ select retail uses. Façade signage available.



Offered for lease exclusively by:  
**Mote & Associates, Inc.**  
 Contact: Sarah R. Mitchell  
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 M: 469-569-3019  
 SarahM@moteandassociates.com  
 326 Cooper Street, Suite A1  
 Cedar Hill, TX 75104



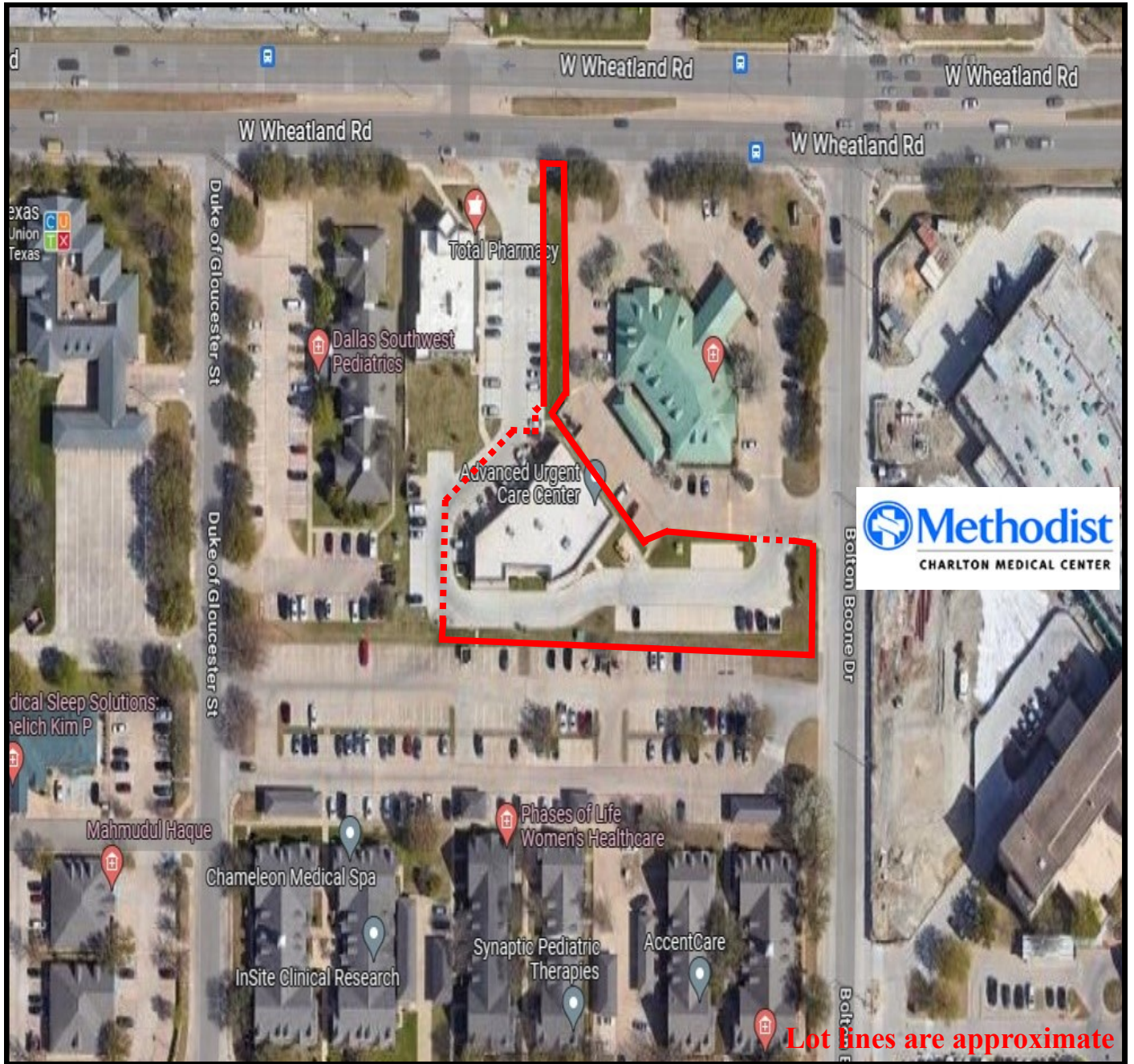
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## Aerial View

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## Suite 150 Photos

3690 W. Wheatland Rd., Dallas

Waiting Area



Waiting Area



Reception



Nurse Station w/ Sink



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## Suite 150 Photos

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Break Area & Hallway Sink



Exam Room



Exam Room



Restroom



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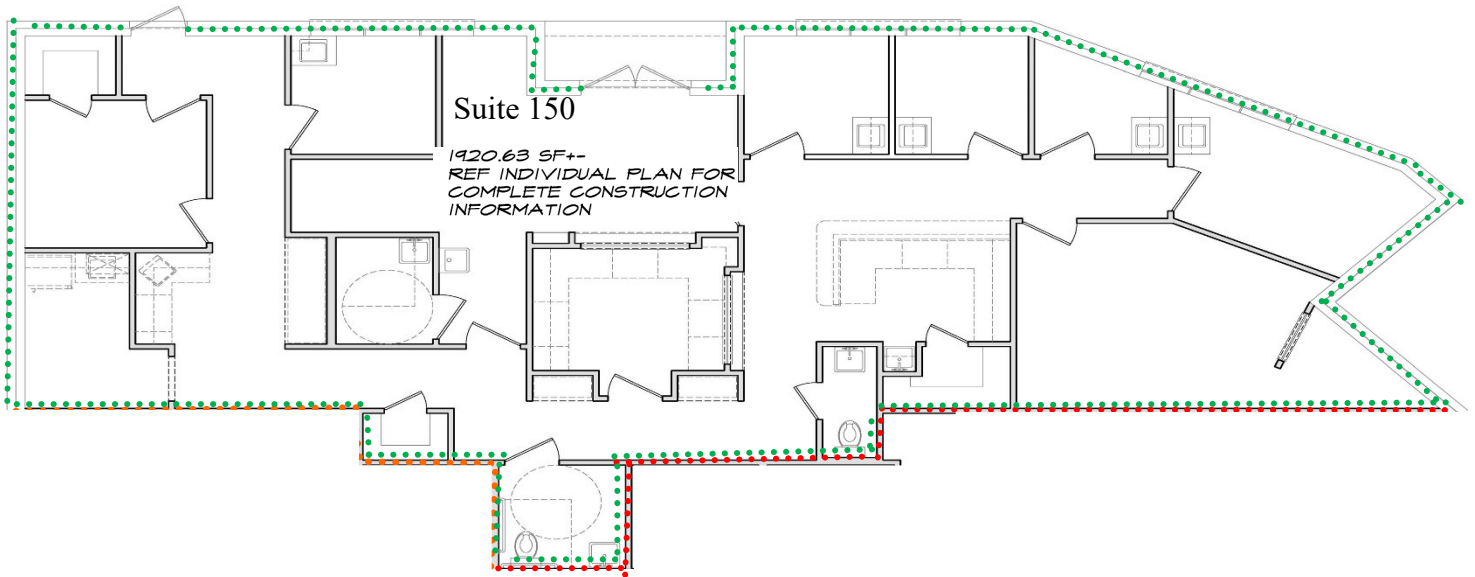
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## Floor Plan

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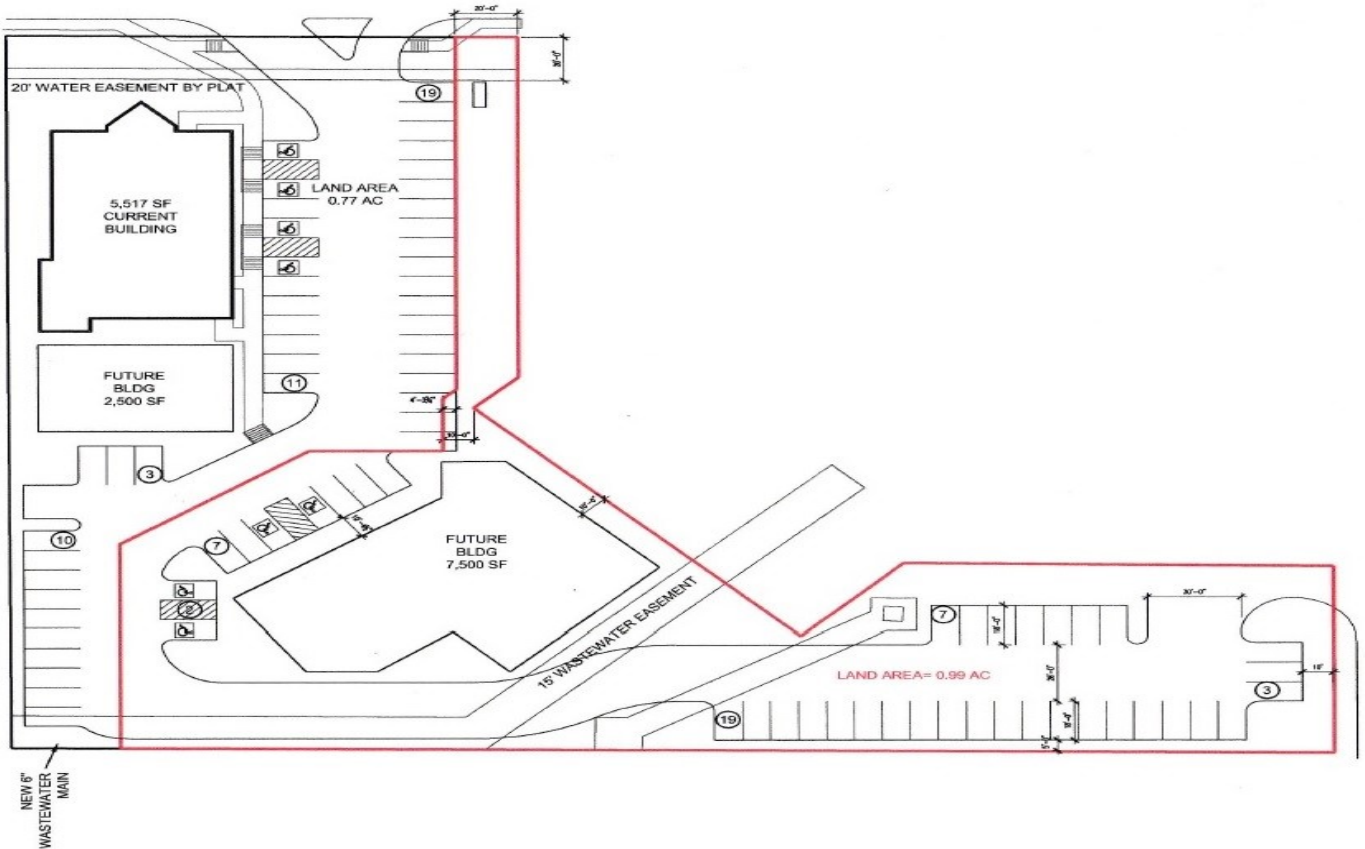
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# Site Plan

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- Walters Medical Pa
- Methodist Family Health Center
- North Texas Surgery Center
- John Tenny MD PA
- Lennwood the Nursing & Rehab
- Raj Kakarla, MD
- Hand and Upper Extremity Center
- Cheryl Harth, M.D.
- Texas Cancer Center: Gandi Darshan G, MD
- Dr. David Rosenstock, MD

- Wheatland Dental Care
- Dallas Adult Medicine
- Spirit Health Care
- Elizabeth E. Weeks, NP
- Vibra Speciality Hospital
- Dr. Allan C. Van Horn, MD
- Texas Hand Rehabilitation
- Dr. Yong He, MD
- DLS Home Health Services
- Jennifer L. Scott, DDS
- Pediatrics Southwest

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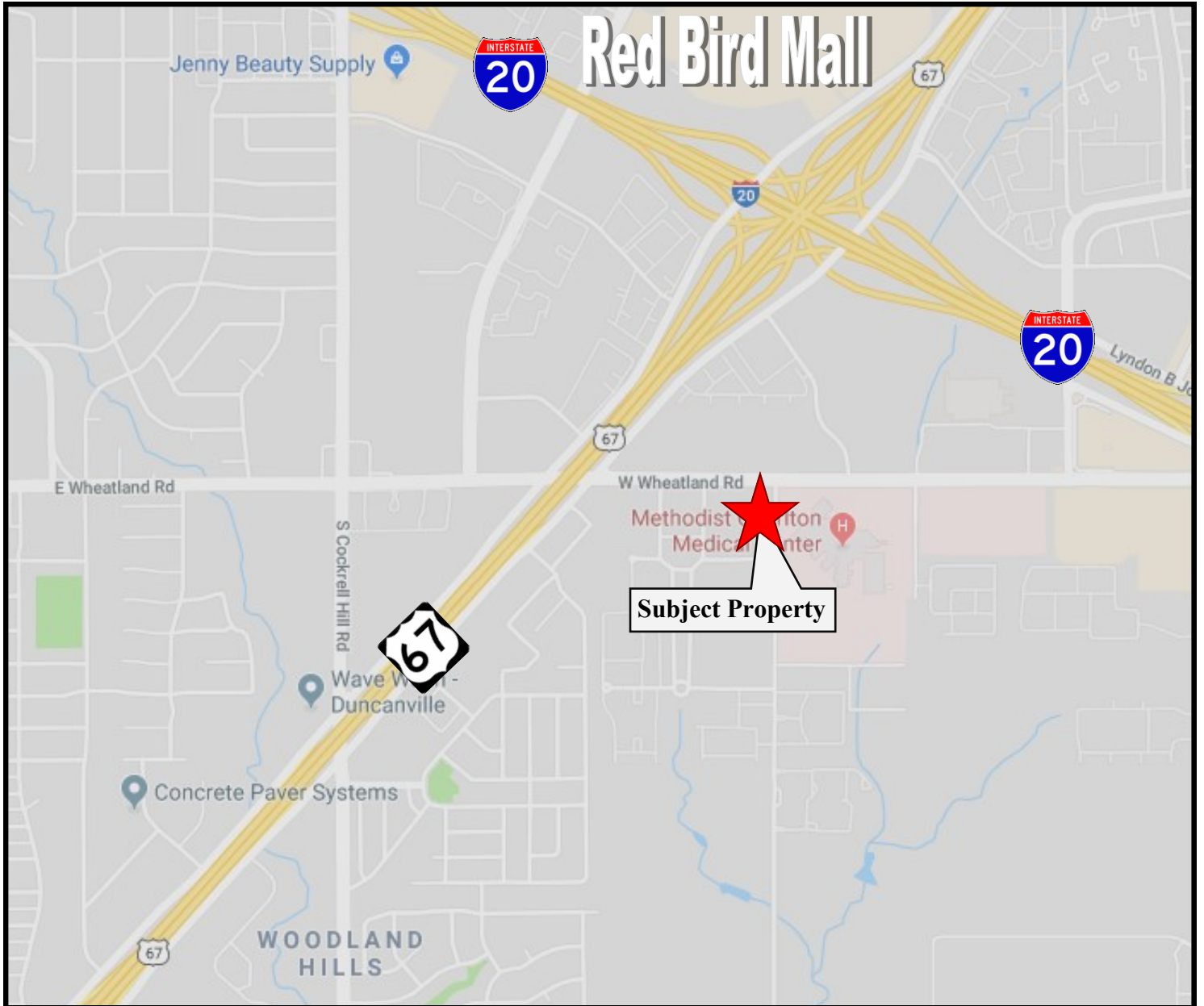
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## Area Map

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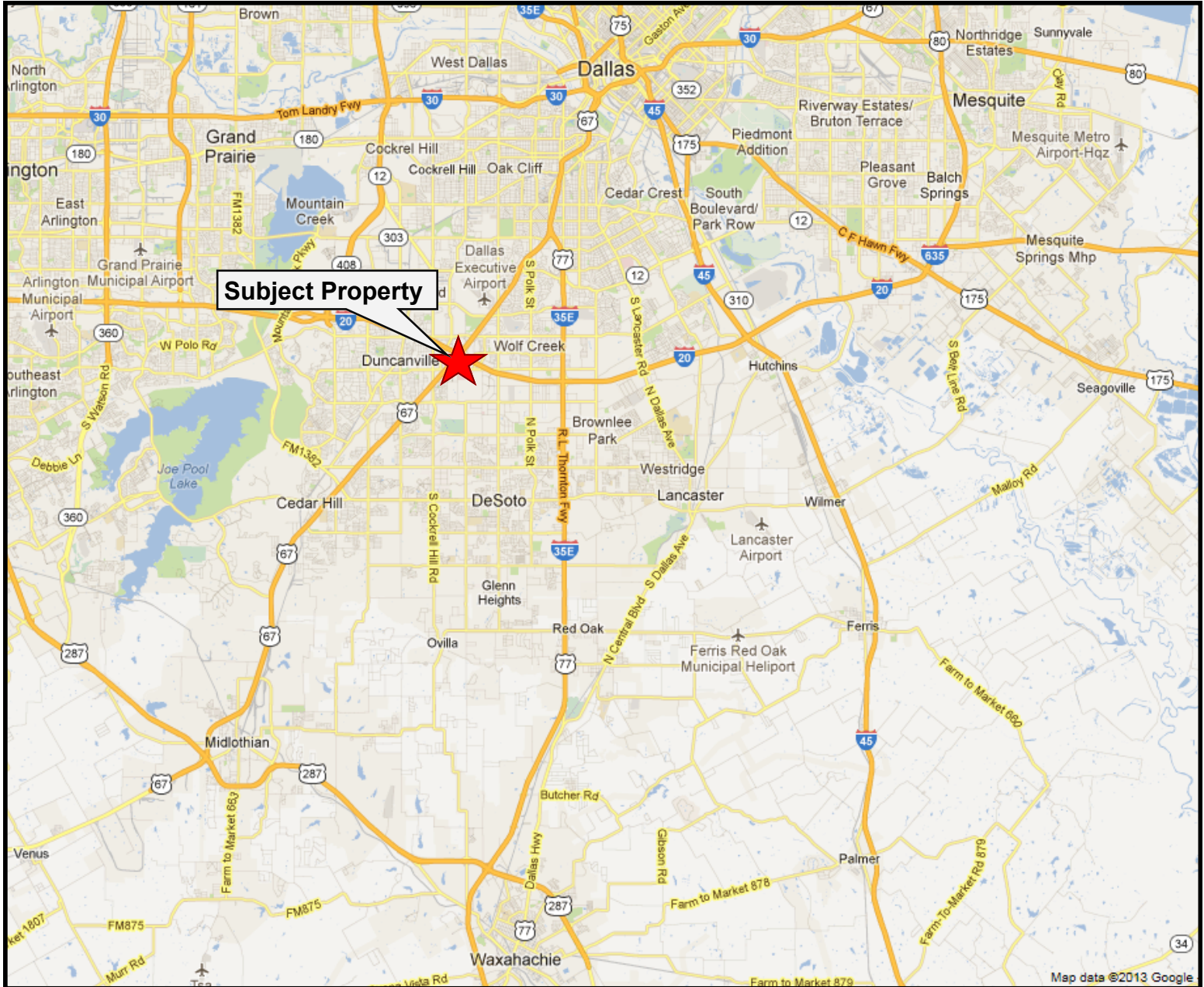




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## Information About Brokerage Services

*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.

<u>Mote and Associates, Inc.</u>	<u>0365221</u>	<u>bmote@moteandassociates.com</u>	<u>(972)296-2856</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William A. Mote</u>	<u>0142195</u>	<u>bmote@moteandassociates.com</u>	<u>(972)296-2856</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William A. Mote</u>	<u>0142195</u>	<u>bmote@moteandassociates.com</u>	<u>(972)296-2856</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sarah R. Mitchell</u>	<u>0509548</u>	<u>sarahm@moteandassociates.com</u>	<u>(972)296-2856</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
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