

TAC Brokerage & Consultant LLC



- ❖ Triple Net Lease (NNN)
- ❖ \$18 base rent + \$5 NNN
- ❖ 1,962 rentable sqft
- ❖ Monthly rent \$ 4000

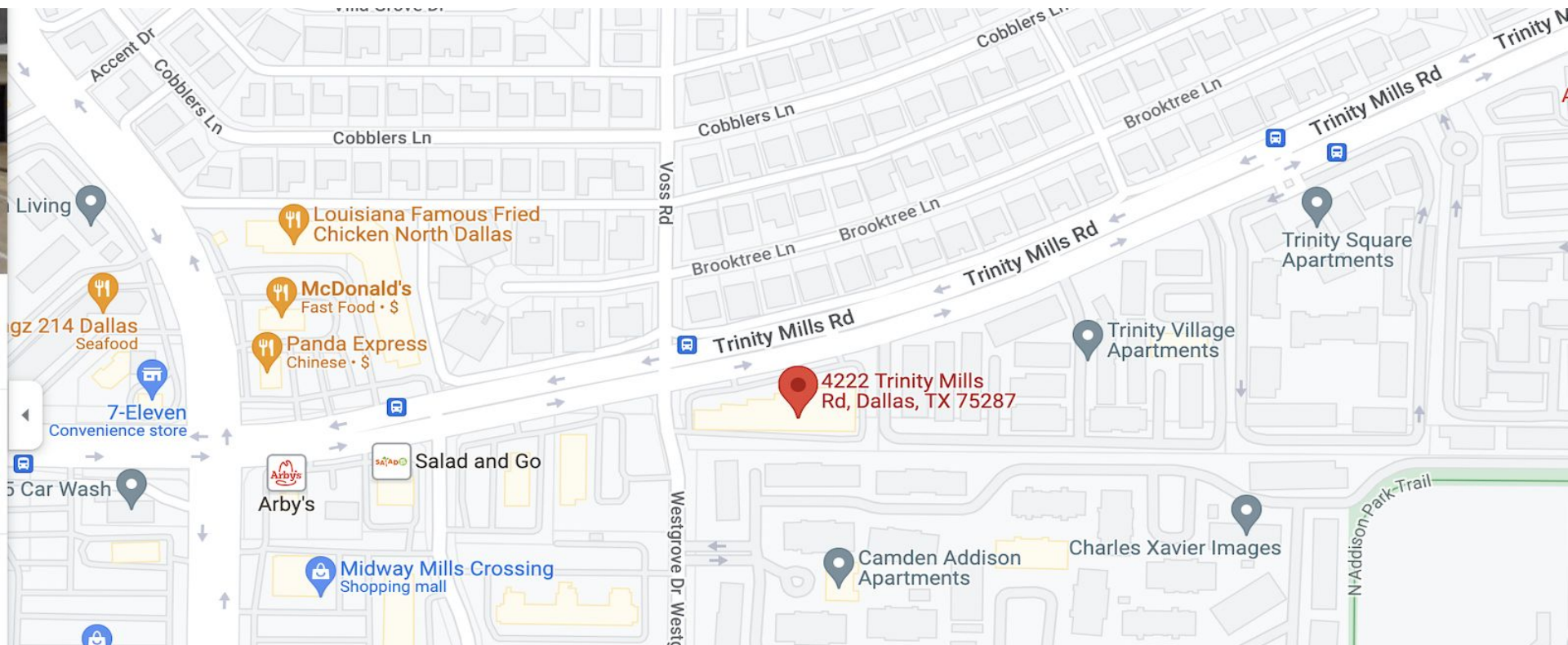
- ❖ Tenant pays WiFi & electric
- ❖ Office / medical office.
- ❖ Lobby, reception area, lab & 6 treatment rooms

4222 Trinity Mills Rd,
Suite # 112
Dallas,Tx 75235



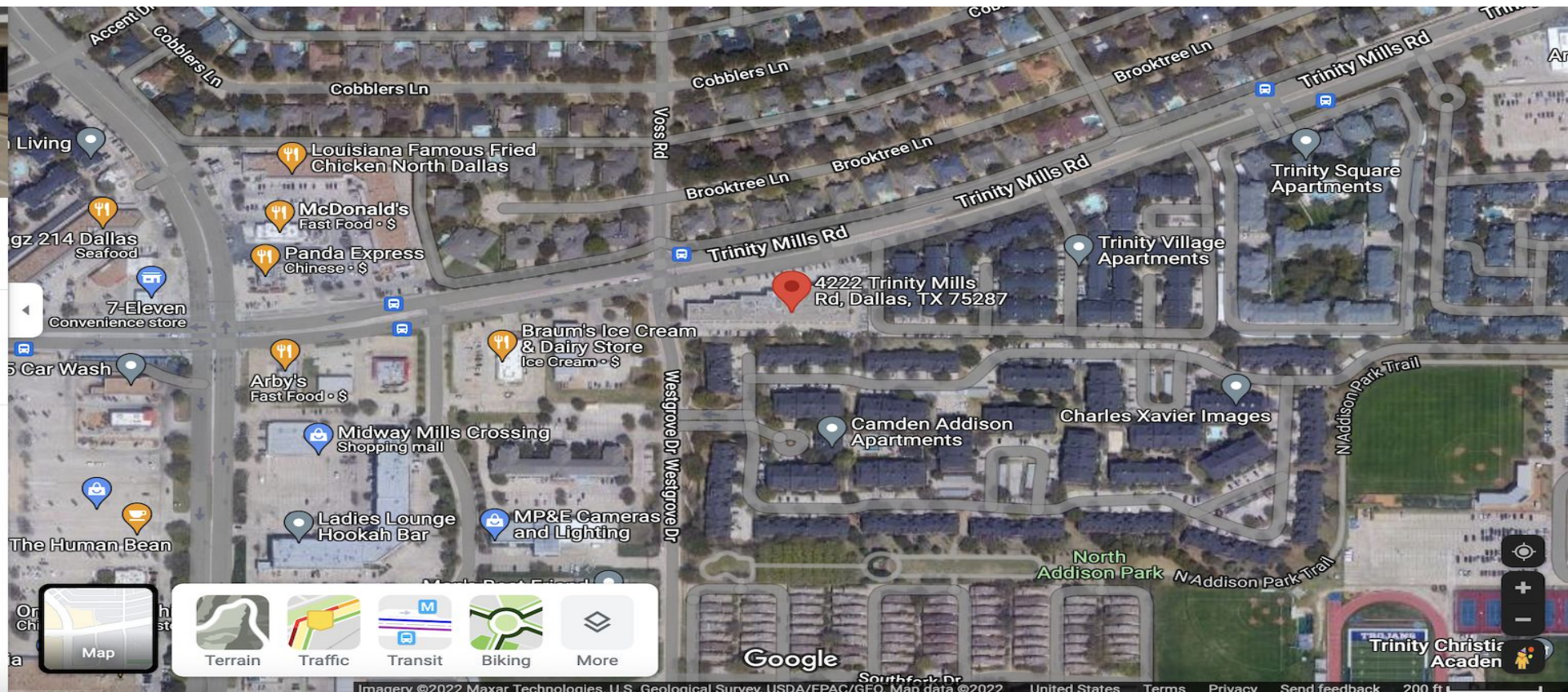


MAP VIEW





Site View







ELITE FOOT & ANKLE DR K CHENG

SUITE 112

KELLVAN J CHENG, D.P.M., P.A.

DIPLOMATE
AMERICAN BOARD OF PODIATRIC SURGERY
FELLOW,
AMERICAN COLLEGE OF FOOT & ANKLE SURGEONS

Laser Nail Therapy



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K. Cheng, DPM, FAO
Laser Therapy
972-668-75

**AI FAMILY DENTAL
Y LIAO DDS**

**ELITE FOOT & ANKLE
DR K CHENG**

KELLVAN J CHENG, D.P.M., P.A.
DIPLOMATE, F.A.C.P.S.
AMERICAN BOARD OF PODIATRIC SURGERY
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SUITE 112

www.elitefootankle.com
OFFICE: 214-710-1029

VISITORS

Description

4222 Trinity Mills Rd, Suite # 112, Dallas Tx 75287

Professionally managed medical office for lease. Monthly gross rent is \$ 4,000. This \$ 4,000 monthly rent is including CAM (Common Area Maintenance), electricity. This doctor bought a new medical building. He would like someone to sublease the suite from him until 03/31/2024. Our location is the gateway between Dallas, Addison and growing Carrollton, Plano, Frisco. South West corner of George Bush Tollway and Dallas Tollway. We offer flexible terms and easy move in condition.

- | | |
|-----------------------------|--|
| ❖ Full Services Gross lease | ❖ Tenant pay water, trash, electric |
| ❖ \$26/ sf | ❖ Medical office / Professional office |
| ❖ 1962 rentable sqft | ❖ 6 treatment rooms. |
| ❖ Ample of parking | ❖ Lobby, reception area |
| ❖ Short term - Sublease | ❖ 1 lab + 2 restrooms |



TAC Brokerage & Consulting LLC

Contact info:

Carole Tam CCIM (Broker) License #0637889

Phone: 469-999-8746

Email: caroletam@gmail.com

www.tacbrokerage.com

www.caroletam.com





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.

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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, 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 or 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 on your part to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

TAC BROKERAGE & CONSULTANT LLC	0637889	CAROLETAM@GMAIL.COM	(469)999-8746
Licensed Broker / Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
TAC BROKERAGE & CONSULTANT LLC	0637889	CAROLETAM@GMAIL.COM	(469)999-87
Designated Broker of Firm	License No.	Email	Phone
CAROLE C. TAM, CCIM	0637889	CAROLETAM@GMAIL.COM	(469)999-87
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		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

