



BATES 2315 FARRINGTON STREET DALLAS, TX



PROPERTY OVERVIEW

Building Size: Approx. 4,725 SF

Flex Property

PROPERTY FEATURES

Located in the Heart of Design District

Completely Refurbished

12' Clear Height

2 New Aluminum Frosted Glass Dock High Doors

8 Private Parking Spaces and 6 Public Parking Spaces

100% Air Conditioned, New Roof, and Polished Floors

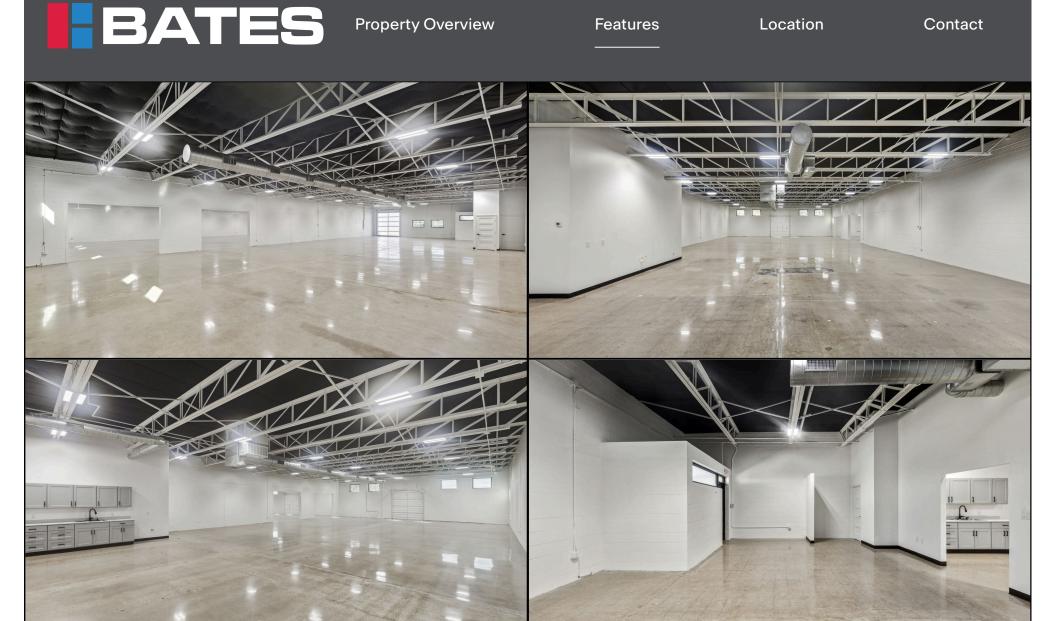
Kitchenette

Completely White Box



2315 FARRINGTON ST. DALLAS, TX 75207

Located in the heart of the Dallas Design District, 2315 Farrington Street offers approximately 4,725 square feet of fully refurbished flex space. The building features ±500 square feet of office, polished concrete floors, a kitchenette, and a clean white-box finish throughout. With 12' clear height, two new aluminum frosted glass dock-high doors, and full HVAC, this space is move-in ready and designed to accommodate a range of creative, showroom, or light industrial users. The property also includes a new roof and dedicated on-site parking with 8 private and 6 public spaces—an uncommon amenity in this area.

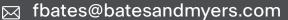


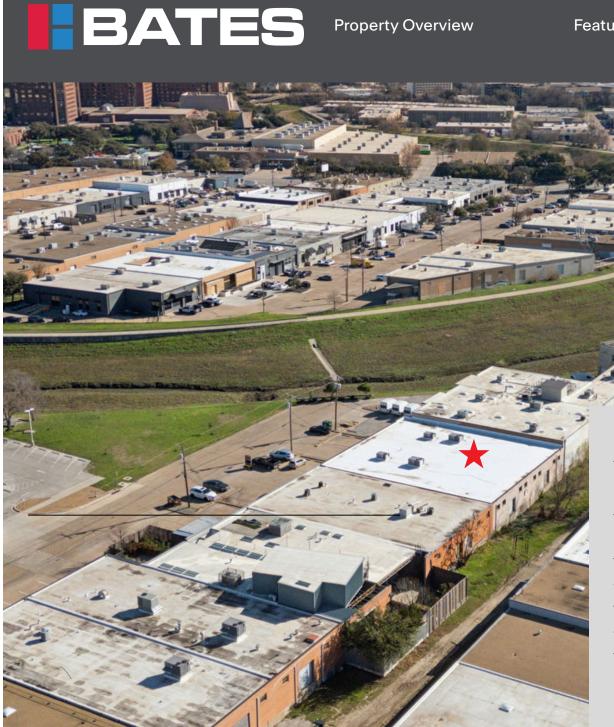
FOR LEASE

2315 FARRINGTON ST. DALLAS, TX 75207

FLOYD BATES







DRIVE TIMES

- 0.5 Miles to I-35E
- 2 Miles to Dallas North Tollway
- 4.5 Miles to I-35
- 4.5 Miles to Dallas Love Field
- 25 Minutes to DFW Airport





FOR LEASE

2315 Farrington Street **Dallas, TX 75207**

FLOYD BATES

214-797-8500



fbates@batesandmyers.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

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:

information disclosed to the agent or subagent by the buyer or buyer's agent. above and must inform the owner of any material information about the property or transaction known by the agent, including usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner,

material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a

underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary: agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written

- Must treat all parties to the transaction impartially and fairly;
- buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction. May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and
- 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 disclose, unless required to do so by law. in writing not to

buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the

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

you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records. LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for

	Date	Buyer/Tenant/Seller/Landlord Initials	Buyer/T
Phone	Email	License No.	Sales Agent/Associate's Name
(214)630-7077	cbates@batesandmyers.com	660669	Caleb Bates
Phone	Email	License No.	Licensed Supervisor of Sales Agent/
Phone	Email	License No.	Designated Broker of Firm
(214)630-7077	fbates@batesandmyers.com	337380	Floyd E. Bates
Phone	Email	License No.	Licensed Broker /Broker Firm Name or Primary Assumed Business Name
			Bates & Myers Company

Regulated by the Texas Real Estate Commission

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