



FOR LEASE

 **BATES**

4802 MEMPHIS STREET DALLAS, TX

PROPERTY OVERVIEW

Building Size: 8,000 S.F. +/-

Land Size: 8,796 S.F. +/-

Industrial Flex Property

PROPERTY FEATURES

Approximately 1,800 sq ft of finished office area

14–16 ft clear ceiling heights

One dock-high loading door

Three grade-level roll-up doors

Prominent corner lot with excellent visibility

Dedicated on-site parking (8 spaces)



4802 MEMPHIS STREET DALLAS, TX 75207

Nestled in the heart of Dallas' vibrant Design District, 4802 Memphis Street offers an exceptional 8,000-square-foot flex space perfect for a wide range of uses, from creative studios to light industrial operations. The property features approximately 1,800 square feet of finished office space, high clear heights ranging from 14 to 16 feet, and excellent accessibility with one dock-high door and three grade-level roll-up doors. Situated on a prominent corner lot, it provides great visibility and easy access to major thoroughfares, including Inwood Road and Irving Boulevard. With dedicated on-site parking and a versatile open layout, this building is designed to support both functionality and a dynamic work environment.

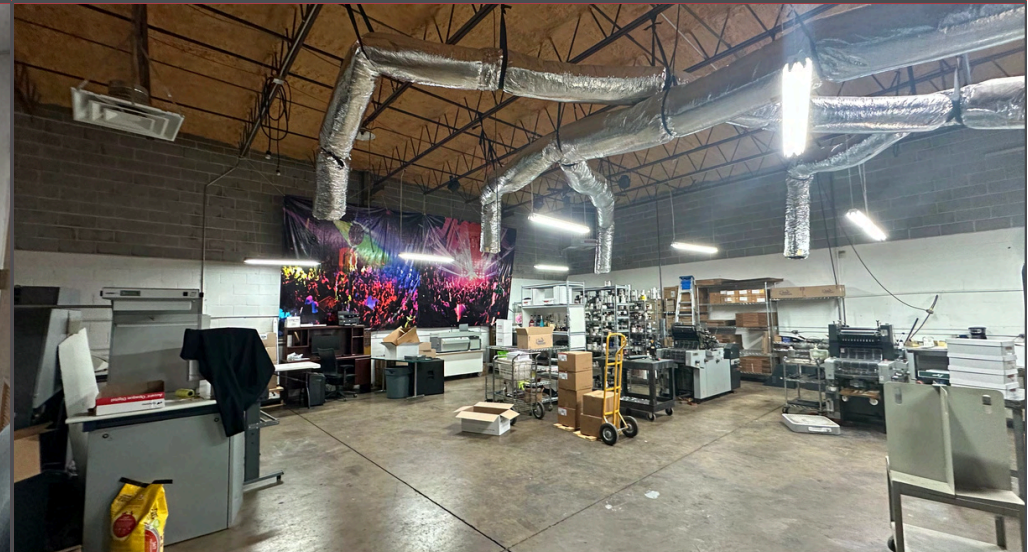


Property Overview

Features

Location

Contact



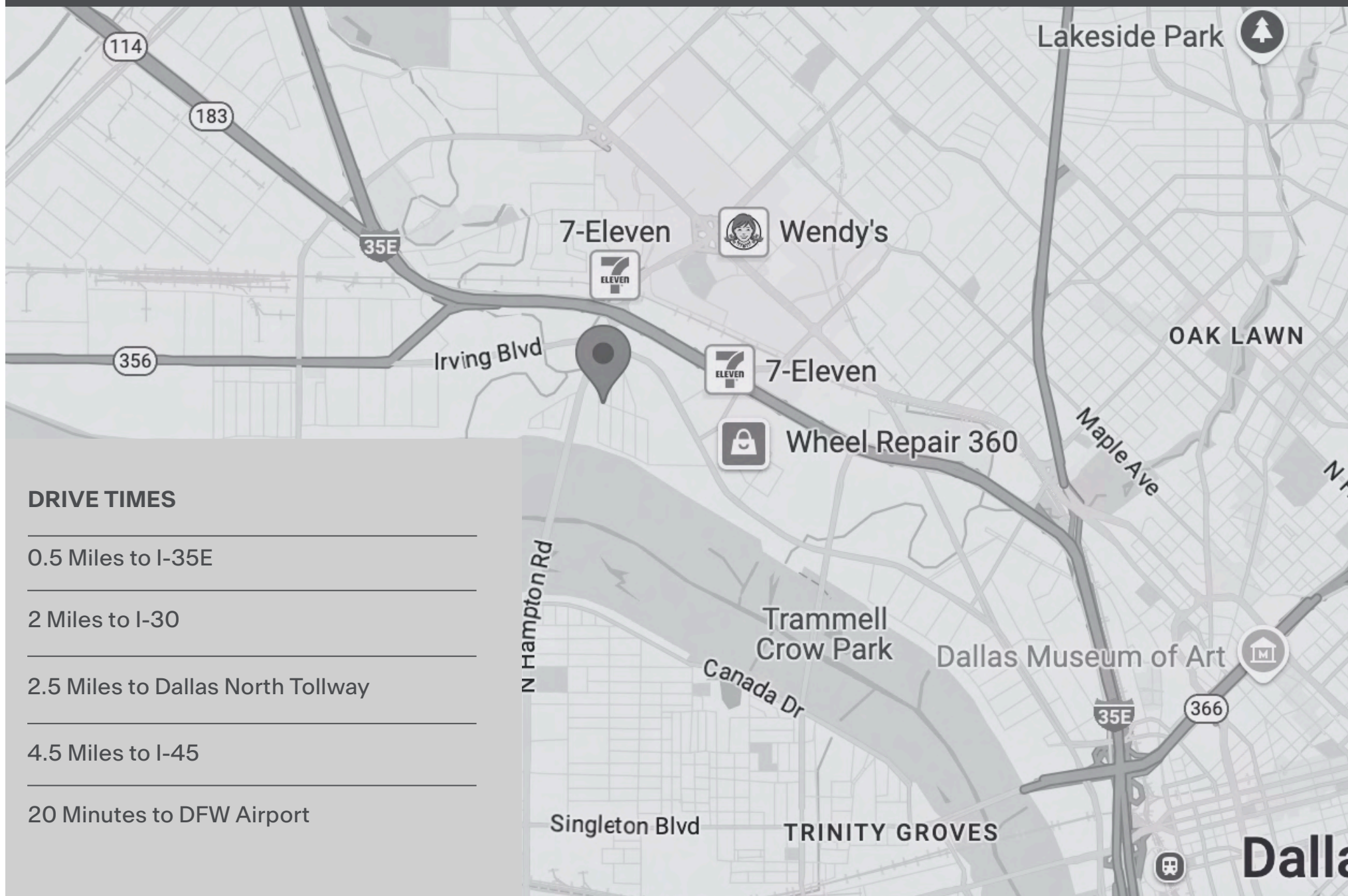
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FLOYD BATES

📞 214-797-8500

✉️ fbates@batesandmyers.com



DRIVE TIMES

0.5 Miles to I-35E

2 Miles to I-30

2.5 Miles to Dallas North Tollway

4.5 Miles to I-45

20 Minutes to DFW Airport


A photograph of a two-story industrial building with light-colored brick and blue horizontal accents. A large red rectangular overlay with the text 'CONTACT US' in white is positioned in the center-right of the image. In the foreground, there is a black metal fence and a grassy area. To the left of the fence, a sign is visible with contact information for Bates and Myers.

CONTACT US

FOR LEASE

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DALLAS, TX 75207**

FLOYD BATES

 **214-797-8500**

 **fbates@batesandmyers.com**



Bates & Myers Co.

11/12/2015

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.

Bates & Myers Company	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name Floyd E. Bates	337380 License No. fbates@batesandmyers.com Email (214)630-7077 Phone
Designated Broker of Firm	337380 License No. fbates@batesandmyers.com Email (214) 630-7077 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	Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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