



FOR LEASE



1440 REGAL ROW, SUITE #220 DALLAS, TX

PROPERTY OVERVIEW

Size: 4,109 SF +/-

Zoned: Industrial

PROPERTY FEATURES

Approx. 1200 SF +/- Showroom,

Event Space with Catering Kitchen

2 Van- High Double Doors

2 Fully Renovated Restrooms and Relaxation Room

Part of a Well- Maintained Two -Building Complex



1440 REGAL ROW, SUITE #220 DALLAS, TX 75247

Located in the thriving Brookhollow area of Dallas, 1440 Regal Row, Suite #220 offers an excellent opportunity for businesses seeking a versatile industrial or flex space in a prime location. This functional suite is situated within a well-maintained multi-tenant complex, providing convenient access to major thoroughfares including I-35E, SH-183, and Loop 12—ensuring seamless connectivity across the DFW Metroplex. Ideal for a variety of light industrial, showroom, or office uses, the property benefits from ample parking and easy loading capabilities. Its strategic position places it just minutes from Dallas Love Field Airport and the vibrant Design District, offering both logistical advantages and proximity to key amenities.



Property Overview

Features

Location

Contact



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1440 REGAL ROW, SUITE #220 DALLAS, TX 75247

FLOYD BATES



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RICHARD MYERS



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Standard Supply
Distribution Center &...

Decorative
Supply
Located in
Texas, USA

DRIVE TIMES

Directly located on IH-30 frontage — immediate access

3 Miles from I-35

5 Miles from Downtown Dallas

15 Minutes to Dallas Love Field Airport

25 minutes to DFW Airport

Associates

Regal Row

35E

Ruben L.
MD

N Stemmons Fwy

The College of Health
Care Professions

Empress Row

N Stem

An aerial photograph of a commercial property. In the foreground, there is a large, single-story brick building with a flat roof. To the left of the building is a parking lot with several cars parked, including a white SUV and a dark sedan. A large red rectangular overlay with the text 'CONTACT US' in white, bold, sans-serif font is positioned over the middle of the image, partially obscuring the building and the parking lot. The background shows a suburban landscape with various houses, trees, and a clear blue sky.

CONTACT US

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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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Designated Broker of Firm	License No.	Email	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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