

UPTOWN RESTAURANT SPACE FOR LEASE

DALLAS, TEXAS
THE CENTRUM
3201 OAK LAWN

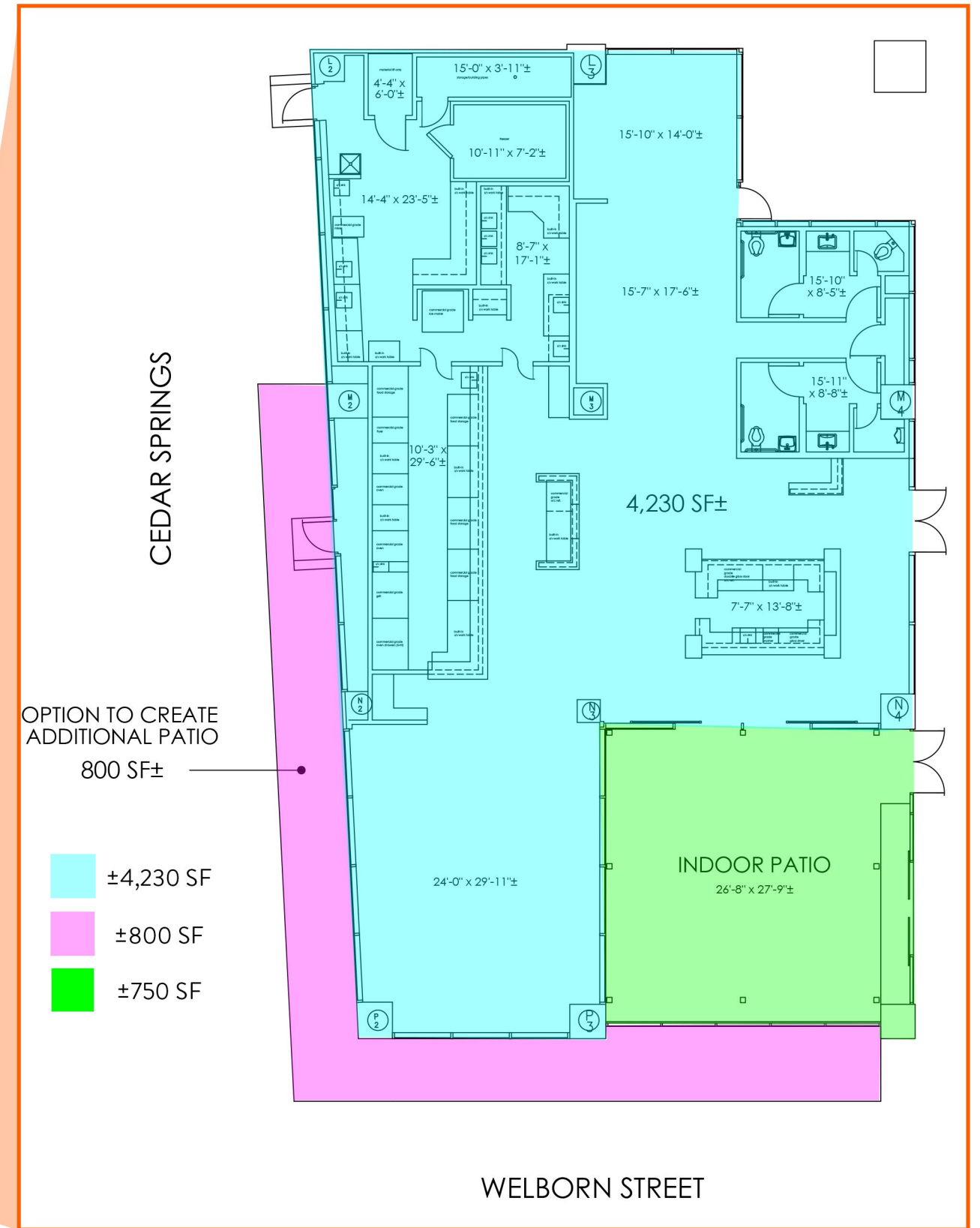
ELIZABETH ELLENWOOD MILLER



THE CENTRUM
VIDEO TOUR

LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

THE CENTRUM



HIGHLIGHTS

- Approximately 4,230 SF second generation restaurant.
- ± 750 SF interior patio space with opportunity to create up to ±800 SF more.
- \$21 million in redevelopment costs to be completed by 1st Q 2017

DEMOGRAPHICS

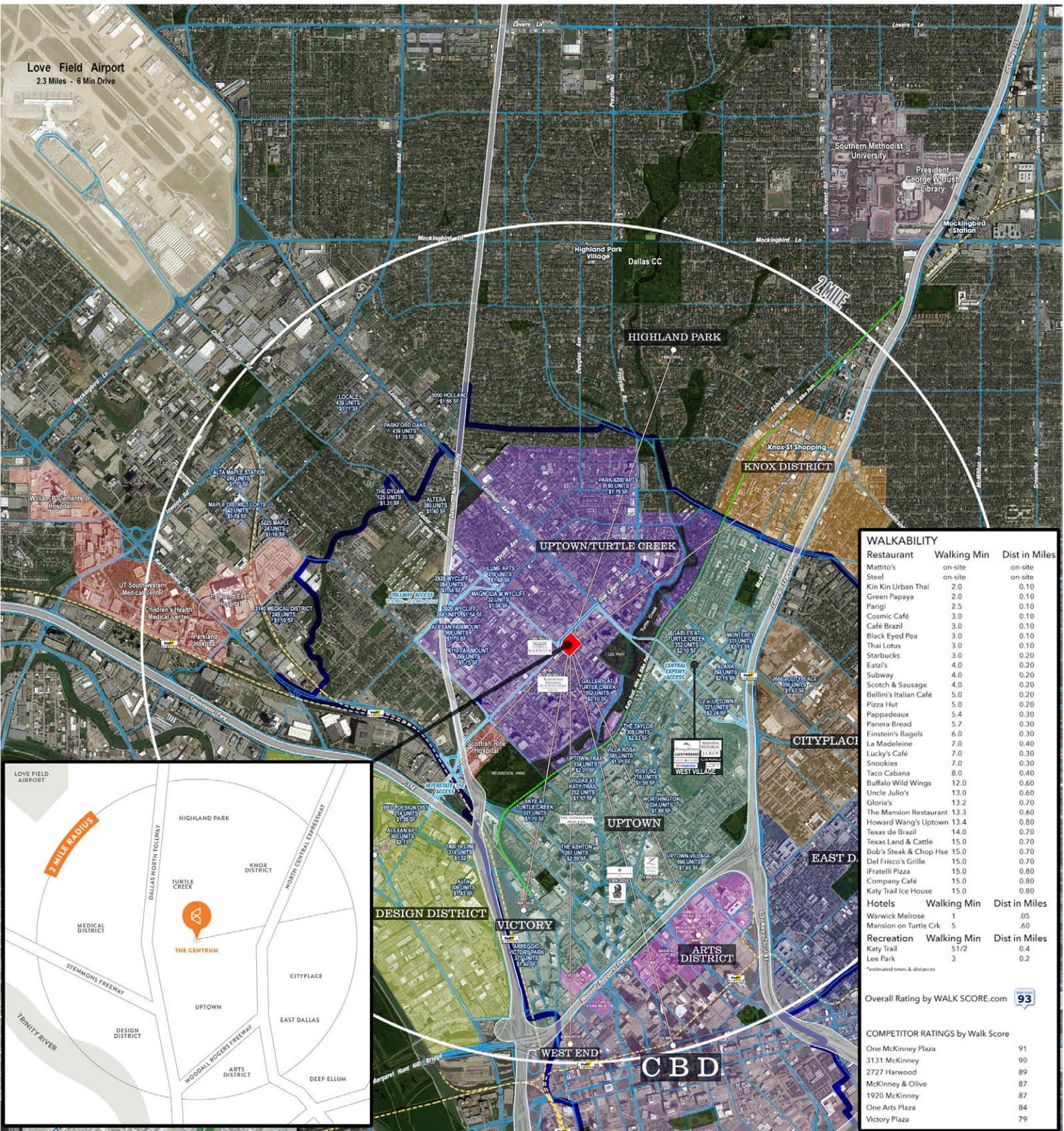
	1 MILE	3 MILE	5 MILE
2015 EST POPULATION	35,768	165,620	346,036
2015 EST AVG HH INCOME	\$96,370	\$89,199	\$84,507

TRAFFIC COUNTS

OAK LAWN AVE	27,992 VPD
CEDAR SPRINGS RD	14,692 VPD



THE CENTRUM



WALKABILITY

Restaurant	Walking Min	Dist in Miles
Mattio's	on-site	on-site
Steel	on-site	on-site
Kin Kin Urban Thai	2.0	0.10
Green Papaya	2.0	0.10
Parigi	2.5	0.10
Cosmic Cafe	3.0	0.10
Cafe Brazil	3.0	0.10
Black Eyed Pea	3.0	0.10
Thai Lotus	3.0	0.10
Starbucks	3.0	0.20
Enata's	4.0	0.20
Subway	4.0	0.20
Scotch & Sausage	4.0	0.20
Bellini's Italian Cafe	5.0	0.20
Pizza Hut	5.0	0.20
Pappadeaux	5.4	0.30
Panera Bread	5.7	0.30
Einstein's Bagels	6.0	0.30
La Madeleine	7.0	0.40
Lucky's Cafe	7.0	0.30
Snookies	7.0	0.30
Taco Cabana	8.0	0.40
Buffalo Wild Wings	12.0	0.60
Uncle Julio's	13.0	0.60
Gloria's	13.2	0.70
The Mansion Restaurant	13.3	0.60
Howard Wang's Uptown	13.4	0.80
Texas de Brazil	14.0	0.70
Texas Land & Cattle	15.0	0.70
Bob's Steak & Chop Hse	15.0	0.70
Del Frisco's Grille	15.0	0.70
I Fratelli Pizza	15.0	0.80
Company Cafe	15.0	0.80
Katy Trail Ice House	15.0	0.80

Hotels	Walking Min	Dist in Miles
Warwick Melrose	1	.05
Mansion on Turtle Crk	5	.60

Recreation	Walking Min	Dist in Miles
Katy Trail	51/2	0.4
Lee Park	3	0.2

*estimated times & distances

Overall Rating by WALK SCORE.com **93**

COMPETITOR RATINGS by Walk Score	
One McKinney Plaza	91
3131 McKinney	90
2727 Harwood	89
McKinney & Olive	87
1920 McKinney	87
One Arts Plaza	84
Victory Plaza	79



Information About Brokerage Services

Texas law requires all real estate license holders 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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 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.

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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Sales Agent/Associate’s Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials	Date