# 3901 MAIN

## FOR LEASE

## DALLAS, TEXAS

DEEP ELLUM

**BENJAMIN HINES** 

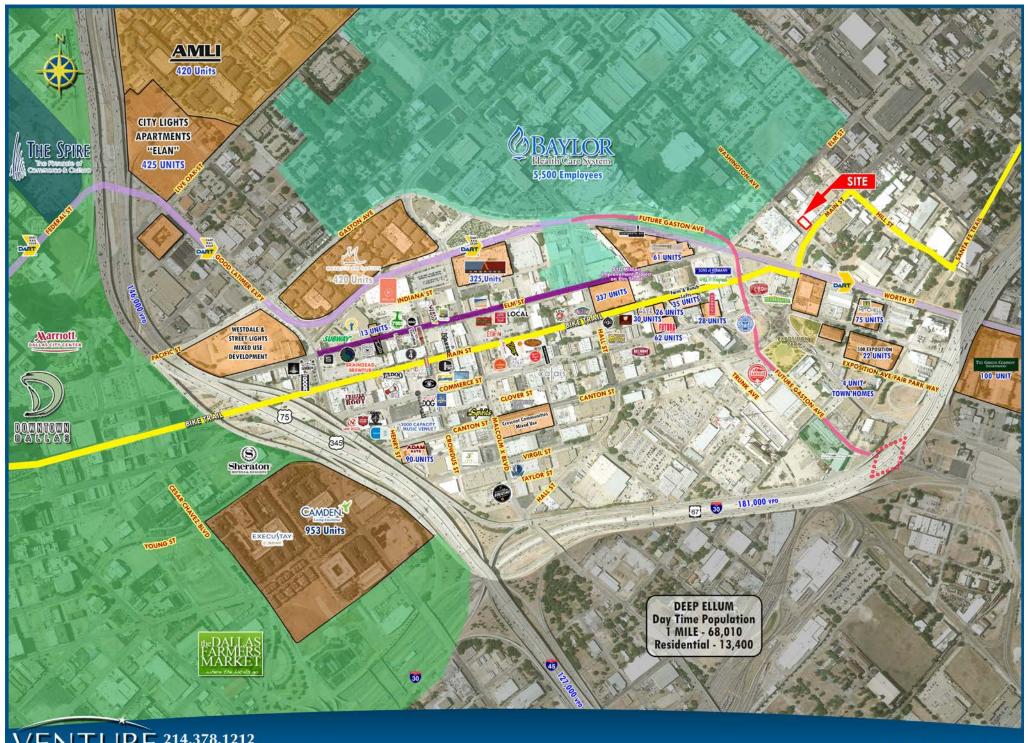
**COLIN BEAMS** 

**GRANT M. ENGLISH** 





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

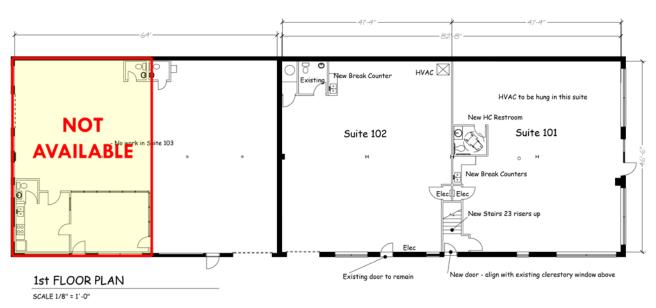






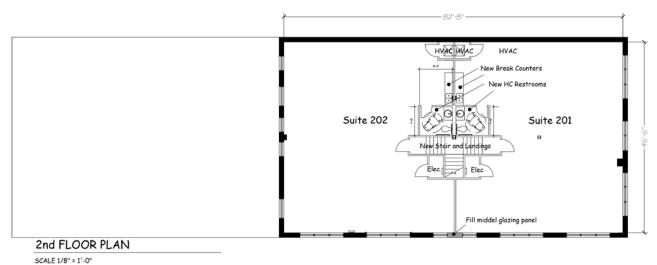


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### **HIGHLIGHTS**

- Property Adjacent to Baylor Hospital, Deep Ellum and the best food and beverage amenities in Dallas
- Cool building with exposed brick walls and unique architectural features
- Approximately 11,500 RSF. Space can be divided to fit a tenant's desired size.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION 2017 EST DAYTIME POPULATION 2017 EST AVG HH INCOME	16,670 33,923 \$69,437	157,311 219,540 \$93,985	355,310 358,566 \$95,409

### TRAFFIC COUNTS

MAIN STREET	13,986 VPD
I-30	184,331 VPD





### **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:**

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- A SALES AGENT must be supervised by a broker to perform any services and works with clients on behalf of the broker.

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- 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.

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Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
xxxxxxxxxxxxxxxxxxxxxxxxx	xx <u>xxxxxxxxxxxxx</u>	<u>(x</u> x <u>xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx</u>	<u>(XXX</u> X <u>XXXXXXXXXXXX</u>
Agent's Supervisor's Name Benjamin Hines	License No. 667680	Email bhines@venturedfw.com	Phone 214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Landlord In	itials Date	

Venture Commercial



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Agent's Supervisor's Name Colin Beams	License No. 624650	Email cbeams@venturedfw.com	Phone 214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
 Buyer/T	enant/Seller/Landlord Initial	ls Date	



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