



2222 SYLVAN AVENUE FOR LEASE

214.378.1212

DALLAS, TX

IAN PETERMAN
IPETERMAN@VENTUREDFW.COM

PAUL CARDEN
PCARDEN@VENTUREDFW.COM

JARED JOWDY
JJOWDY@VENTUREDFW.COM

LOCATION

2222 SYLVAN AVENUE

AVAILABLE SPACES

10,772 SF

TRAFFIC COUNTS

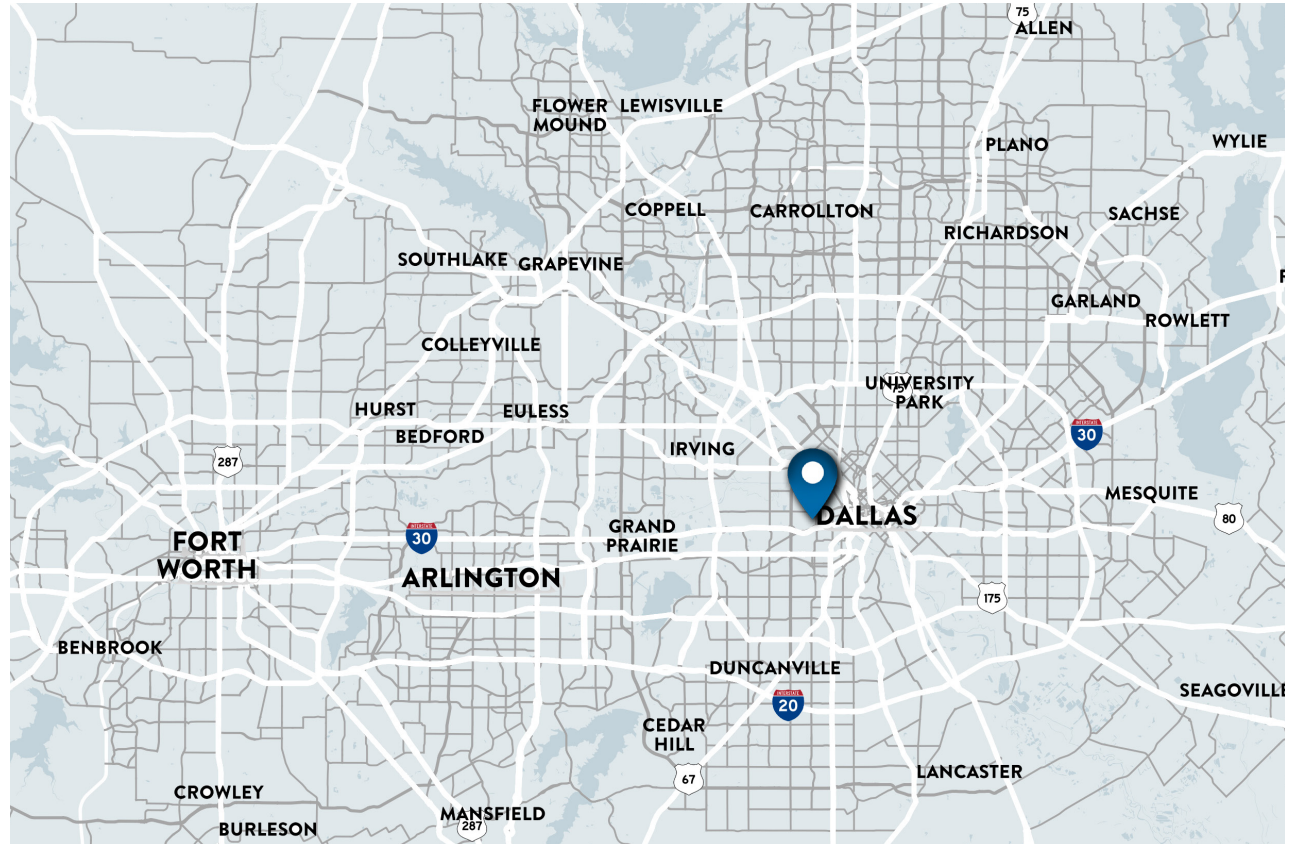
I 30
171,178 VPD

SYLVAN AVE
19,477 VPD

FORT WORTH AVE
12,651 VPD

PROPERTY HIGHLIGHTS

- ★ EASILY ACCESSIBLE
- ★ HIGH VISIBILITY WITH FRONTAGE ON SYLVAN AVE
- ★ CENTRALLY LOCATED TO SOME OF DALLAS' BEST NEIGHBORHOODS
- ★ OVER 3,000 MF UNITS IN DEVELOPMENT OR RECENTLY COMPLETED IN THE TRADE AREA

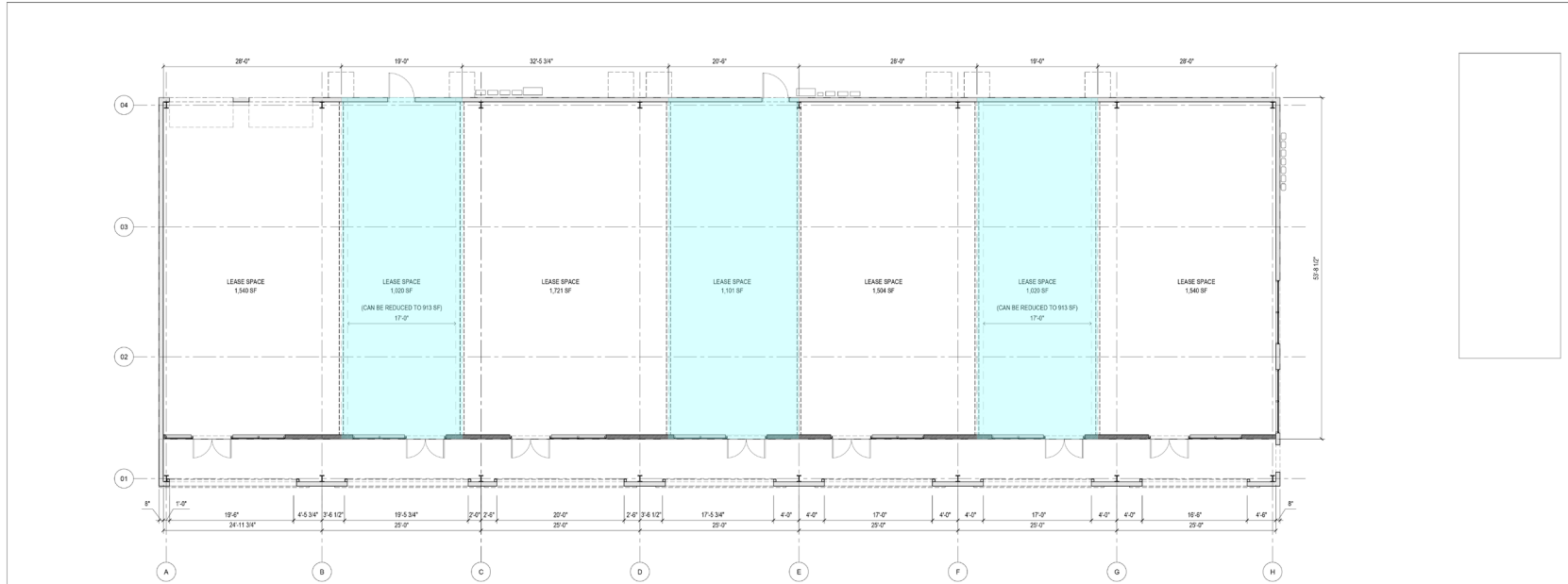


2023 DEMOGRAPHIC SUMMARY

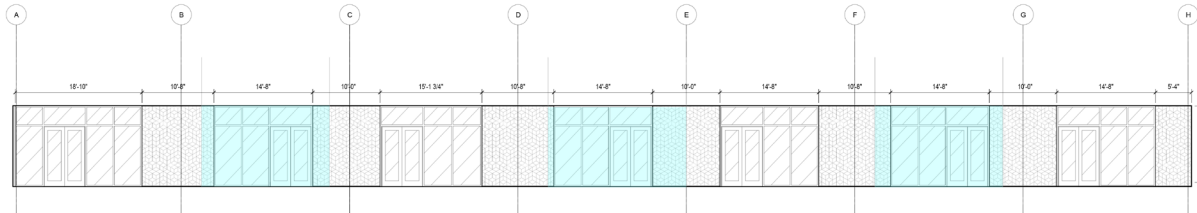
	1 MILE	3 MILES	5 MILES
EST. POPULATION	18,547	149,984	373,814
EST. DAYTIME POPULATION	5,950	211,510	355,838
EST. AVG. HH INCOME	\$83,588	\$114,622	\$120,304

AREA ATTRACTIONS

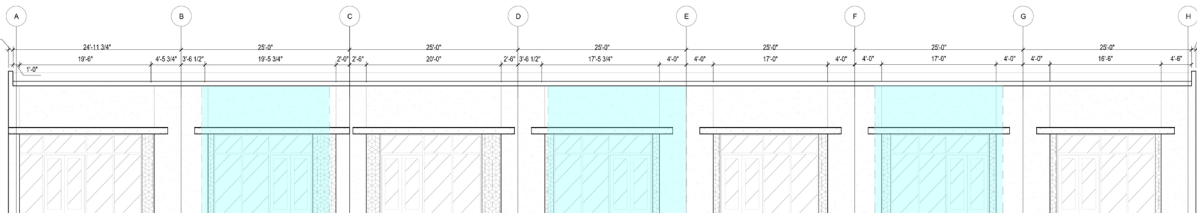




3 FLOOR PLAN
SCALE: 1/8"=1'-0"



2 ELEVATION B
SCALE: 1/8"=1'-0"



1 ELEVATION A
SCALE: 1/8"=1'-0"

DROESE RANEY

OWNER
Ventura Commercial Real Estate, LLC
8235 Drexler Ave. Suite 720
Dallas, TX 75225
Contact: Mike Orlander
T: 214-378-1212

ARCHITECT
DROESE RANEY ARCHITECTURE
2123 Spillar Ave
Dallas, TX 75209
Contact: David Droege
T: 214-887-9502

MEP ENGINEER
McInnis Engineering, PLLC
7261 N. FM 625, Suite 105, Box 116
Addicks, TX 75126
Texas Registered Engineering
Form #R02019
Contact: Donna McInnis
T: 214-613-0595

STRUCTURAL ENGINEER
Stevenson-Schneider, Inc.
13748 Newton Road, Suite 120
Farmers Branch, TX 75244
Contact:
T: 214-481-9551

2222 SYLVAN

2222 SYLVAN
DALLAS, TX 75208

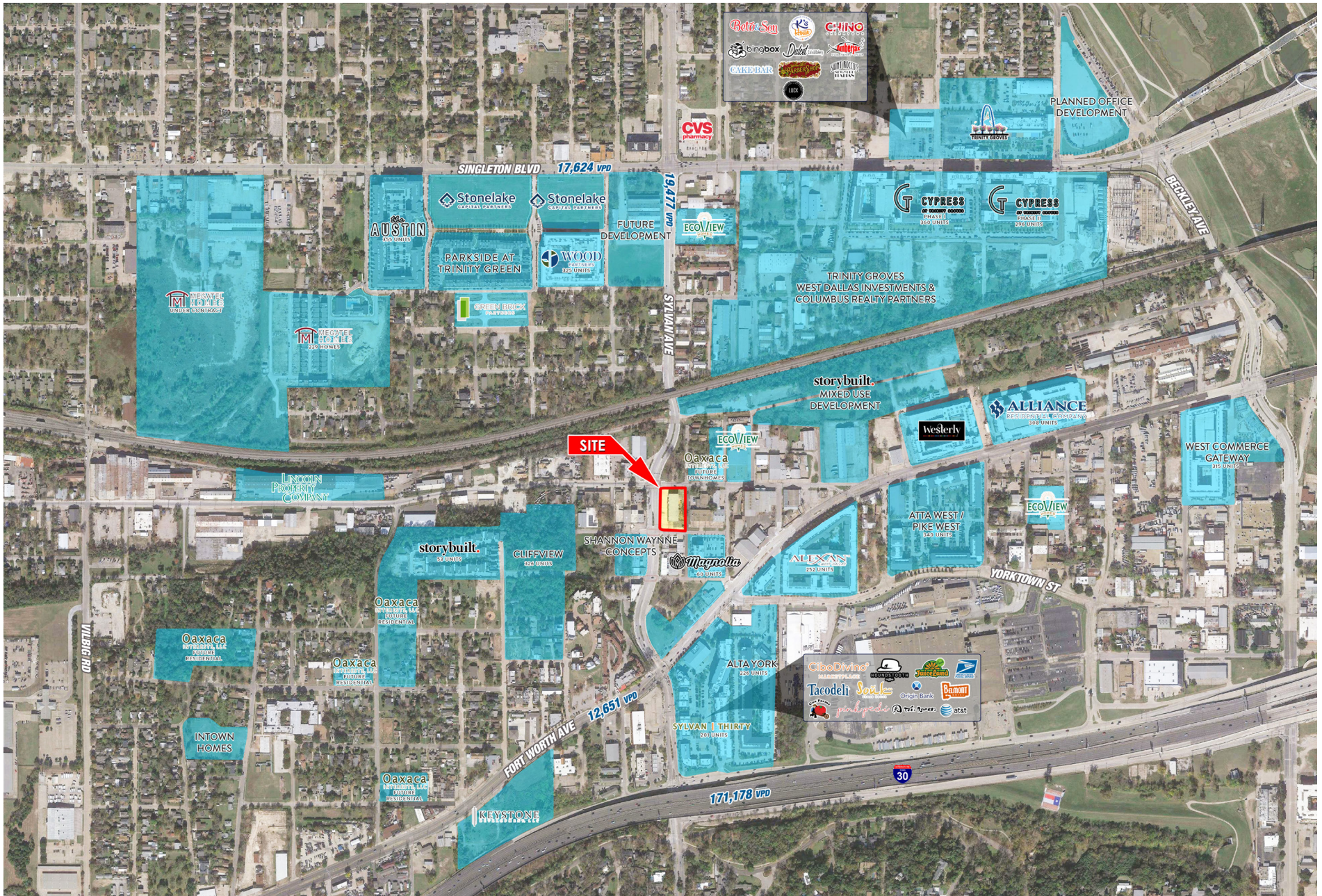
ISSUES	DATE	ISSUE
XX.XX.XXXX		TITLE

REVISIONS	DATE	ISSUE
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ISSUED FOR
PRELIMINARY REVIEW
ONLY - NOT FOR
CONSTRUCTION

DESIGNER	DRA
PROJECT MANAGER	XXX
PROJECT NUMBER	###
DRAWN BY	XXX
SCALE	AS NOTED
COMPUTER FILE	-
DATE	XXXXXXXX
ISSUED TO BLD	XXXXXXXX
DRAWING TITLE	

DRAWING NUMBER	
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8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
VENTUREDFW.COM

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Broker Relations Director
214.378.1212
ipeterman@venturedfw.com

PAUL CARDEN
Assistant Vice President
214.378.1212
pcarden@venturedfw.com

JARED JOWDY
Associate
214.378.1212
jjowdy@venturedfw.com

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

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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:

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Venture Commercial 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
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Ian Peterman	707364	ipeterman@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Paul Carden	676914	pcarden@venturedfw.com	214-378-1212
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Designated Broker's Name XXXXXXXXXXXXXXXXXXXXXXXXXXXX	License No. XXXXXXXXXXXX	Email XXXXXXXXXXXXXXXXXXXXXXXXXXXX	Phone XXXXXXXXXXXX
Agent's Supervisor's Name Jared Jowdy	License No. 803136	Email jjowdy@venturedfw.com	Phone 214-378-1212
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