

# 4650 RATLIFF LN & 4651 GLENN CURTISS DR

ADDISON, TEXAS 75001



## PROJECT HIGHLIGHTS

- 10,572 total SF multi-tenant office warehouse building
- Located in Addison with superior amenities and city services
- Contiguous to Addison Airport
- Located in the most desirable Addison Road corridor
- Convenient access to/from the Dallas North Tollway at Keller Springs Road
- Constructed in 1999
- Suite entrance on either Ratliff Lane or Glenn Curtiss Drive
- 5,286 SF per suite
  - ✓ 950 SF of office space
  - ✓ 4,336 SF of warehouse space
  - ✓ 230 SF of mezzanine storage space
  - ✓ One 12x12 grade level door in each suite
  - ✓ Sprinklered
  - ✓ 15 ft. clear height
  - ✓ Warehouse sky lights and good lighting
  - ✓ 6 parking spaces per suite
- Zoned I-3 industrial district



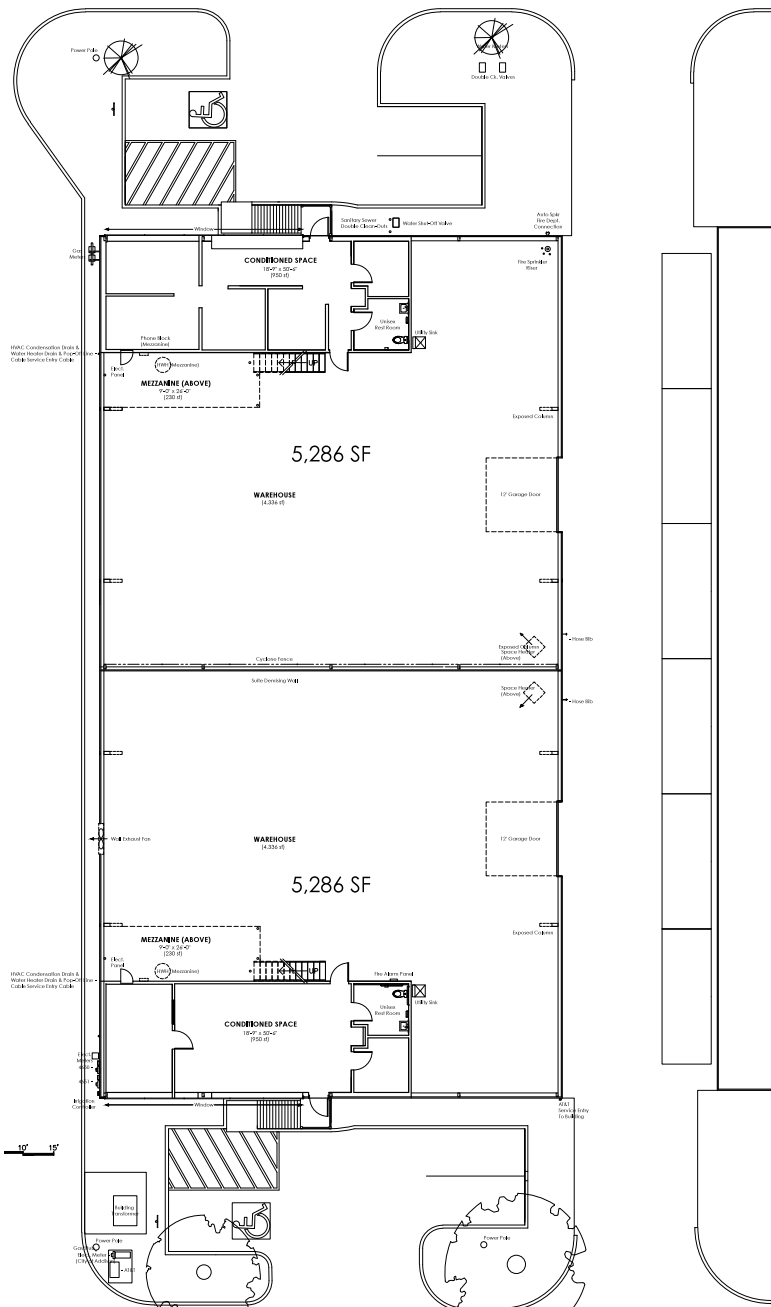
## POWELL Realty Advisors

Robert B. Powell, CCIM  
214.908.3488  
Robert.Powell@PowellRealtyAdvisors.com  
PowellRealtyAdvisors.com

# 4650 RATLIFF LN & 4651 GLENN CURTISS DR

ADDISON, TEXAS 75001

4650 RATLIFF LANE



4651 GLENN CURTISS DRIVE



**POWELL**  
Realty Advisors

Robert B. Powell, CCIM

214.908.3488

Robert.Powell@PowellRealtyAdvisors.com

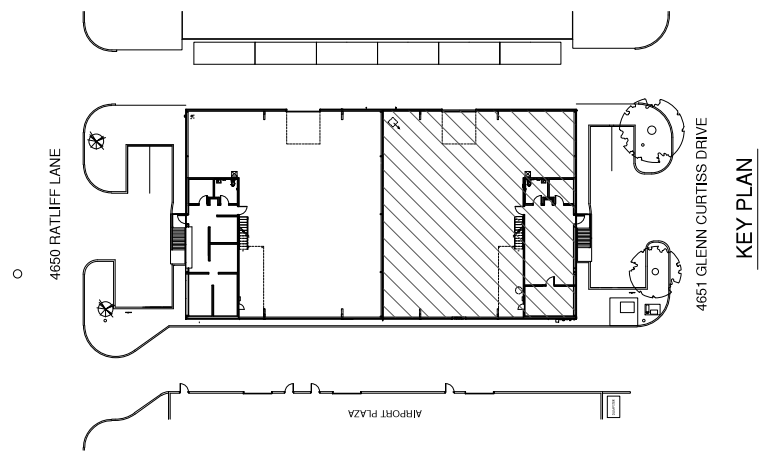
PowellRealtyAdvisors.com



# 4650 RATLIFF LN & 4651 GLENN CURTISS DR

ADDISON, TEXAS 75001









## 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 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 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.

**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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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