

Location, Location, Location!
Office Building For Sale
Near Central Expressway & Ross Avenue
3000 San Jacinto



3,500 SF, 2 Story Office Building
near Central Expressway



Owner/Occupany has *LOVINGLY*
maintained since 1982



Circa 1923

CANDACE RUBIN

214-522-8811; 214-384-3536 CELL

CANDACE@CANDACERUBIN.COM



The information provided in this presentation has been obtained from various sources which include personal observation of the property, data from the owner and his employees and/or other reliable sources. Our best efforts have been utilized to verify and document all outside material. However, we do not assume any responsibility whatsoever for change in price, corrections, errors and omissions, prior sales or withdrawal without notice. All information is subject to verification by tenant/buyer. In accordance with the law, this property is offered without respect to race, color, creed, or national origin.

Office Building For Sale

3000 San Jacinto

PROPERTY DESCRIPTION

LOCATION: 3000 San Jacinto, Dallas

LAND SIZE: Apx 10,640 SF

BLDG SIZE: Apx 3,520

ZONING: “PD 225”—Planned Development; zoning uses should be verified with the City of Dallas

DESCRIPTION:

- Property located just minutes East of North Central Expressway and minutes from Downtown Dallas.
- This is a great location with ample parking. The majority of the parking is covered; additional parking on the street!
- This was formerly the Fox & Jacobs marketing offices and has been totally updated!
- Roof has been recently replaced in 2009!
- Windows are *Anderson Double Pane*
- 2 zoned HVAC system
- 3 baths (1 full bath & 2 powder rooms)
- Building has a small basement (20x20 apx) that could be used for onsite storage!
- Wifi installed!
- Alarm system in place
- Rear fire escape is constructed of high grade steel

This property has been meticulously maintained by owner. The current occupant/owner is a lawyer and is ready to retire!

With this building being centrally located, it is a great buy for another owner occupant. It is close to Downtown, Uptown, Oak Lawn, Park Cities, and the Baylor area!

PRICED TO SELL: \$461,000

FOR MORE INFORMATION:
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Close to the CBD

Easy Access to and from
N Central Expressway

Additional Parking Available on street

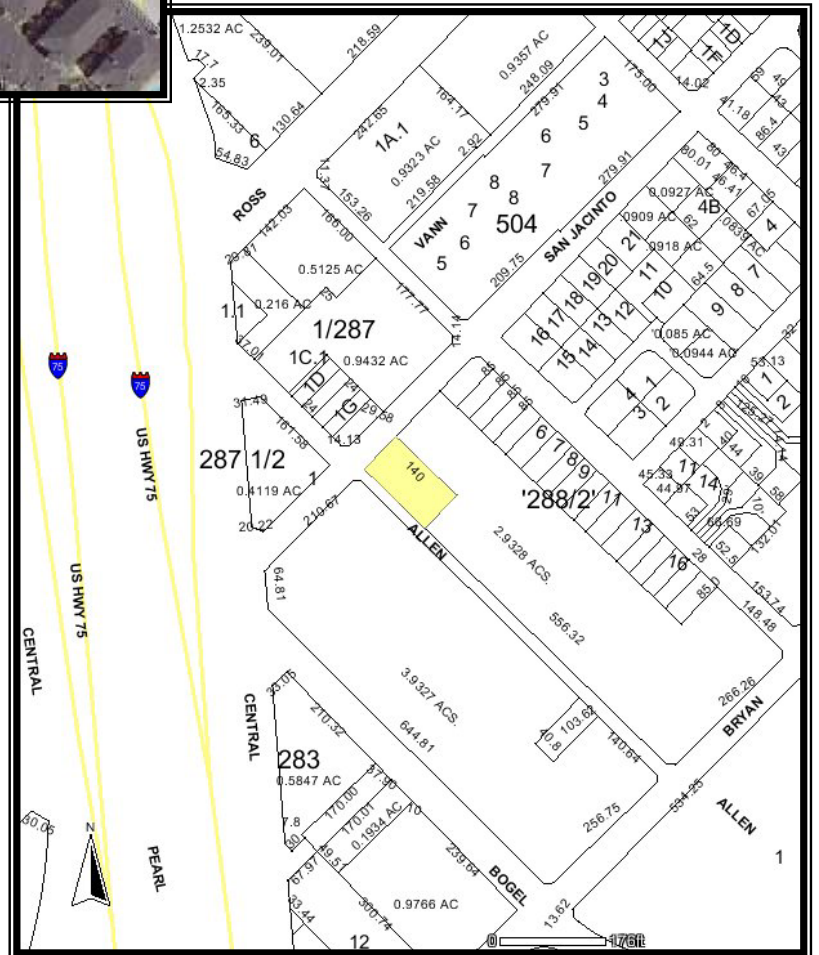


17 Parking spaces with
including covered parking!





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Candace Rubin Real Estate

NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

BEFORE WORKING WITH A REAL ESTATE BROKER, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to

the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Buyer, Seller, Landlord or Tenant

Date