

# CONCOURSE OFFICE PARK

FOR LEASE | 6310-6390 LBJ FREEWAY, DALLAS, TX 75240

**CONCOURSE**  
OFFICE PARK

**6310**

**6340**

Contact us:

**LINDSAY WOLCOTT**

214 217 1243

[lindsay.wolcott@colliers.com](mailto:lindsay.wolcott@colliers.com)

**CHRIS LIPSCOMB**

214 706 6030

[chris.lipscomb@colliers.com](mailto:chris.lipscomb@colliers.com)

## Office Suites From 373 to 27,000 SF Available

- 9 - Two Story Garden Office Buildings
- Centrally Located on 635 and Preston Rd
- 2 Building Conference Rooms
- Tenant Kitchen/Lounge
- Fitness Facility
- Garden Setting
- Underground & Surface Parking (3:1000)
- Spec, Move-In Ready Spaces from 400 to 1,800 SF

**Colliers International**  
1717 McKinney Ave, Ste 900  
Dallas, TX  
[www.colliers.com](http://www.colliers.com)



Accelerating success.



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# 373 SF to - 27,000 SF Available

## THE AMENITIES



**Underground Parking**  
487 Spaces



**3:1000 Parking**  
w/291 Surface Spaces



**1 Large Conference Room** (25+)



**1 Smaller Conference Room** (8)



**Tenant Lounge / Kitchen/ Fitness Facility**



**Monument Signage Available**

## THE SPACE

- Move-in-Ready Suites Available
- Variety of Sizes for Growing Businesses
- Upgraded Finishes, Hard Surface, Etc.
- Sizes Range from 400 SF to 1,800 SF

## THE AREA

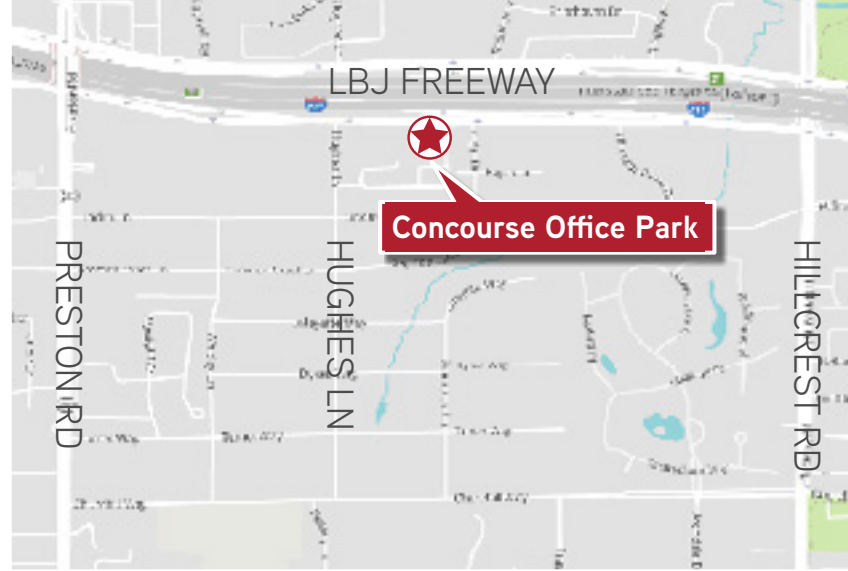
- Stable, Local Ownership
- Great Access to 635, DNT, 75
- Minutes from Restaurants / Shopping
- Preston Hollow Access: Hughes Lane
- Building Signage Available





# For Lease

- 8.59 Acre Site & 244,879 RSF of Office Space
- Access Hours 8:00 AM-6:00 PM (Mon-Fri)
- 24 Hours Access With Card-Key
- HVAC Hours 7:30 AM-6:30 PM (M-F) Sat. 9-1:00 PM
- Broadband Providers Fiber and Cable - Time-Warner
- DSL - Various including Time Warner and AT&T
- Management Company: Trinity Interests, Inc.







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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.*

11-2-2015



### 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.

Colliers International North Texas, LLC	522575	DFWMarketing@colliers.com	214-692-1100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Everbach	367974	steve.everbach@colliers.com	214-217-1254
Designated Broker of Firm	License No.	Email	Phone
Steve Everbach	367974	steve.everbach@colliers.com	214-217-1254
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lindsay Wolcott	628521	lindsay.wolcott@colliers.com	214-217-1243
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date