

FOR LEASE

# Professional Office Complex

301 S Sherman St | Richardson, TX 75081



## SPACE AVAILABLE

609 - 2,171 RSF

## PRICING INFORMATION

\$15.50 PSF Full Service

## LOCATION

NEC of S Sherman St & Phillips St

## TRAFFIC GENERATORS



- Onsite ownership and management
- Affordable office complex conveniently located off US 75 near Belt Line Rd
- Professional office tenant mix
- Ample parking - 5/1,000 ratio
- Signage available
- Area restaurants include Alamo Drafthouse, Burger Street, Starbucks and more

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	5 MILE
Population	13,049	61,697	145,899	390,320
2019-2024 Annual Rate	7.26%	4.60%	4.59%	6.48%
Employees	15,058	43,858	107,065	251,136
Average HH Income	\$76,323	\$74,727	\$80,124	\$84,940
Traffic Count	20,386 Vehicles per Day at S Central Expy and Belt Line Rd			

*\*Costar 2020*



**Molly MacEwan**

817-803-3287

VISIONCOMMERCIAL.COM

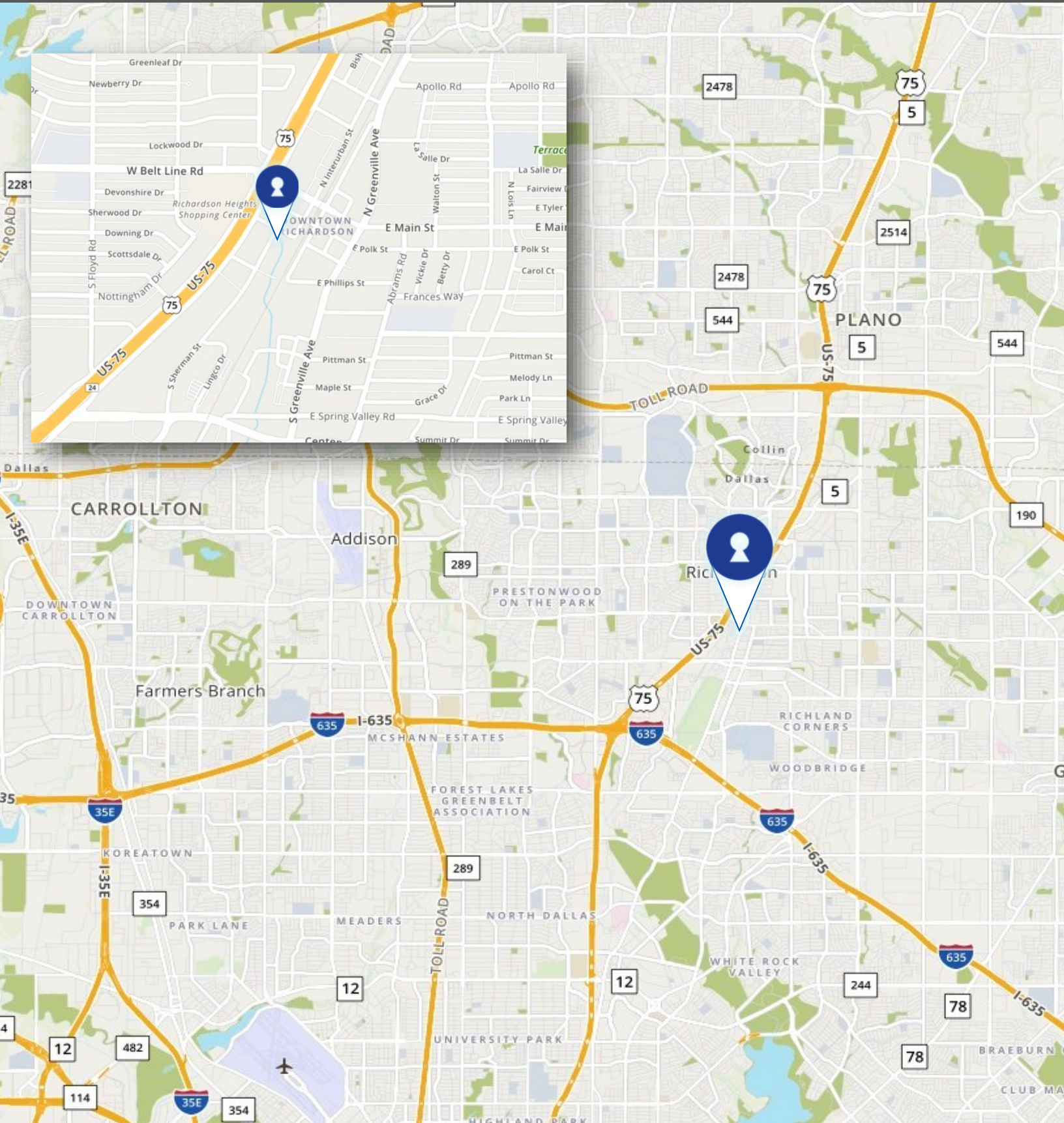
MOLLY@VISIONCOMMERCIAL.COM

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.



# Professional Office Complex

301 S Sherman St | Richardson, TX 75081



**Molly MacEwan**

817-803-3287

[VISIONCOMMERCIAL.COM](http://VISIONCOMMERCIAL.COM)

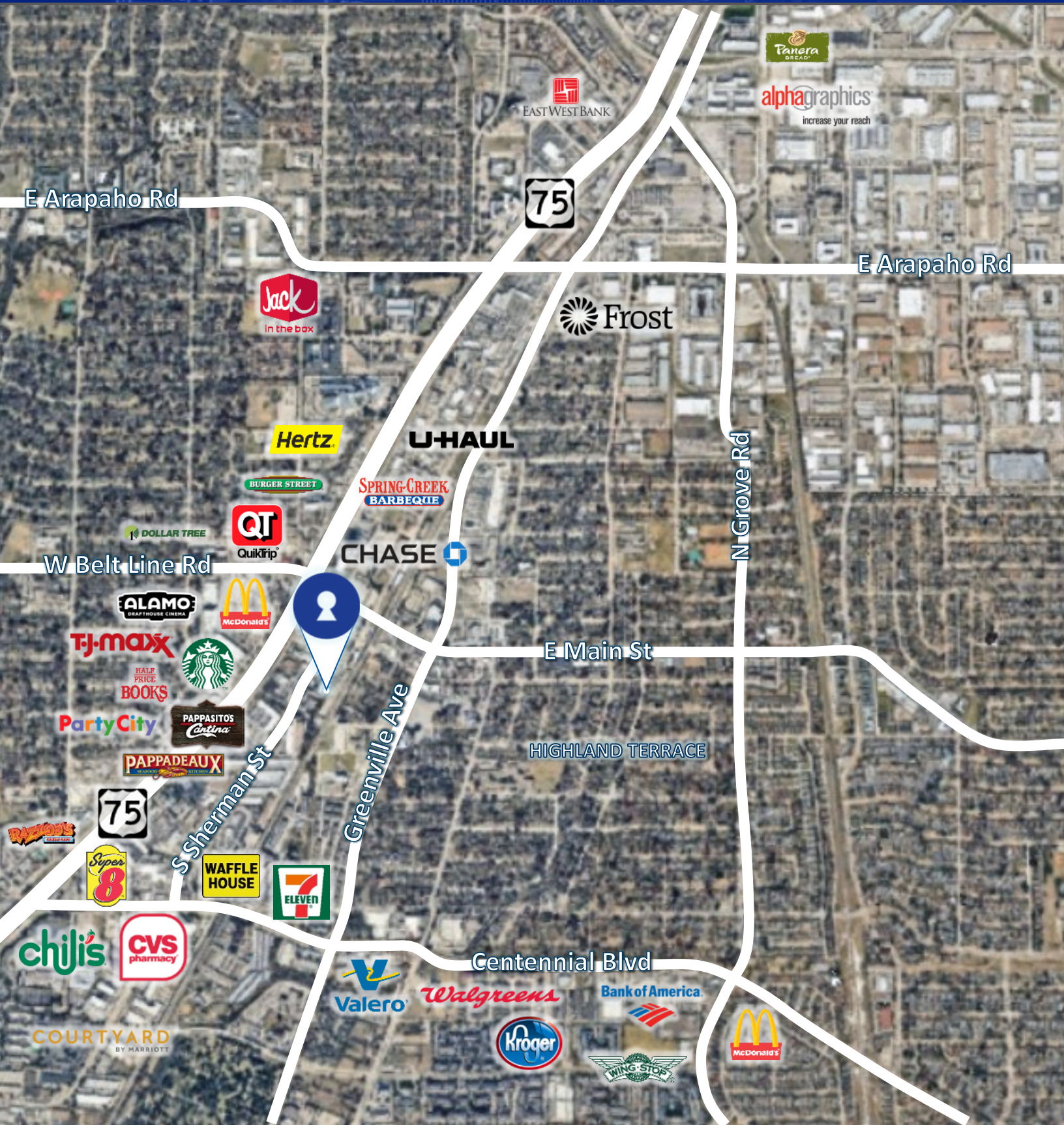
[MOLLY@VISIONCOMMERCIAL.COM](mailto:MOLLY@VISIONCOMMERCIAL.COM)

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.



# Professional Office Complex

301 S Sherman St | Richardson, TX 75081



**Molly MacEwan**

817-803-3287

[VISIONCOMMERCIAL.COM](http://VISIONCOMMERCIAL.COM)

[MOLLY@VISIONCOMMERCIAL.COM](mailto:MOLLY@VISIONCOMMERCIAL.COM)

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.



**Professional Office Complex**  
301 S Sherman St | Richardson, TX 75081



**Molly MacEwan**

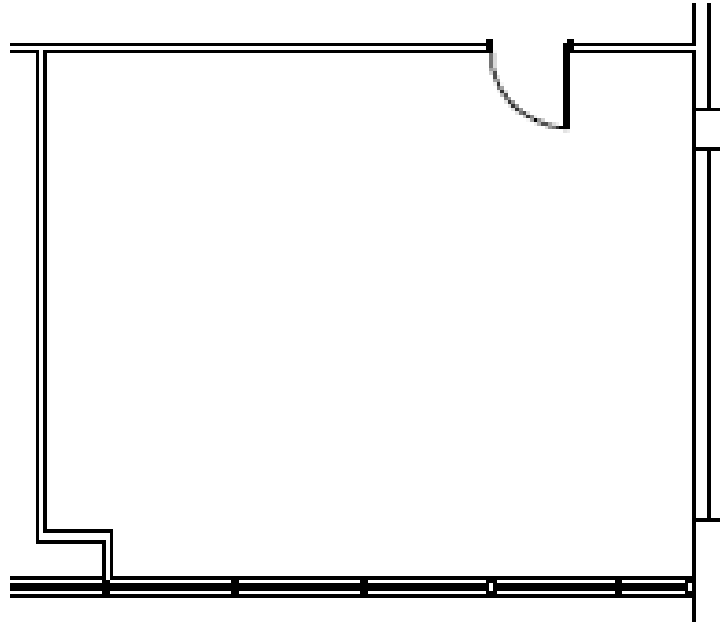
817-803-3287

[VISIONCOMMERCIAL.COM](http://VISIONCOMMERCIAL.COM)

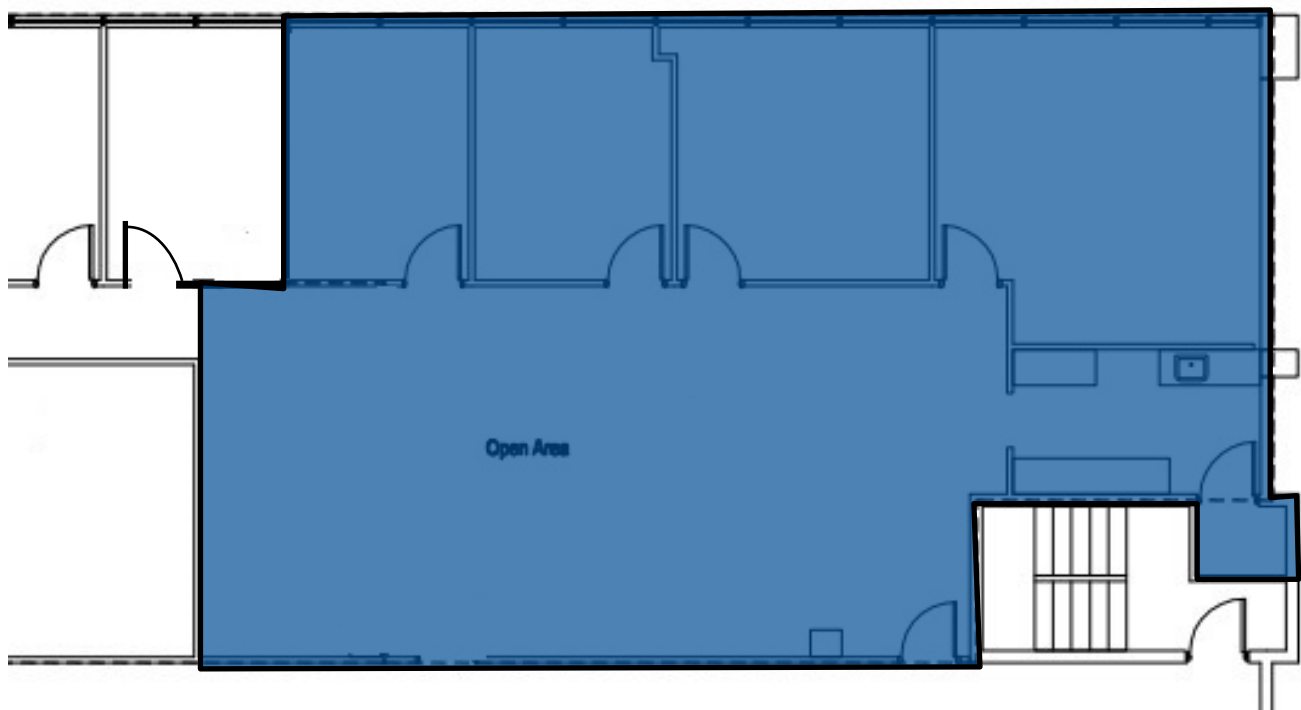
[MOLLY@VISIONCOMMERCIAL.COM](mailto:MOLLY@VISIONCOMMERCIAL.COM)

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

## SUITE 214: 609 RSF



## SUITE 200B: 2,171 RSF



**Molly MacEwan**

817-803-3287

[VISIONCOMMERCIAL.COM](http://VISIONCOMMERCIAL.COM)

[MOLLY@VISIONCOMMERCIAL.COM](mailto:MOLLY@VISIONCOMMERCIAL.COM)

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.



# Professional Office Complex

301 S Sherman St | Richardson, TX 75081



**Molly MacEwan**

817-803-3287

[VISIONCOMMERCIAL.COM](http://VISIONCOMMERCIAL.COM)

[MOLLY@VISIONCOMMERCIAL.COM](mailto:MOLLY@VISIONCOMMERCIAL.COM)

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.



# Information On Brokerage Services



## 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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Vision Commercial RE DFW LLC	9006752	info@visioncommercial.com	817-803-3287
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817-803-3287
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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1



**Molly MacEwan**

817-803-3287

VISIONCOMMERCIAL.COM

MOLLY@VISIONCOMMERCIAL.COM

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.