



HIGH POINT CENTER

OFFICE FOR LEASE



HIGH POINT CENTER

12225 GREENVILLE AVE, DALLAS, TX 75243

Ideally located along Greenville Avenue just south of LBJ Freeway, High Point Center offers convenient access to I-635, US-75 and the surrounding North Dallas business districts. This 10-story, 264,495-square-foot office building features prominent Greenville Avenue frontage, an upgraded lobby and common areas, and move-in-ready suites with flexible layouts designed to accommodate a variety of business needs.

High Point Center provides an exceptional tenant experience with a full-service deli, fitness center with showers, tenant lounge and conference facilities. Additional conveniences include a seven-story parking garage, abundant surface parking, on-site property management and engineering, and 24-hour secured building access.

Property Highlights

- 264,495 SF, 10-story office building
- Prominent Greenville Avenue frontage and visibility
- Immediately south of LBJ Freeway (I-635)
- Convenient access to US-75 and major North Dallas thoroughfares
- Move-in-ready suites with flexible office layouts
- Upgraded lobby and common areas
- Exceptional 5.0 per 1,000 SF parking ratio

Building Amenities

- Full-service on-site deli
- Fitness center with shower facilities
- Tenant lounge and conference center
- Seven-story structured parking garage
- Abundant surface parking
- On-site property management
- On-site engineering and maintenance
- 24-hour secured building access



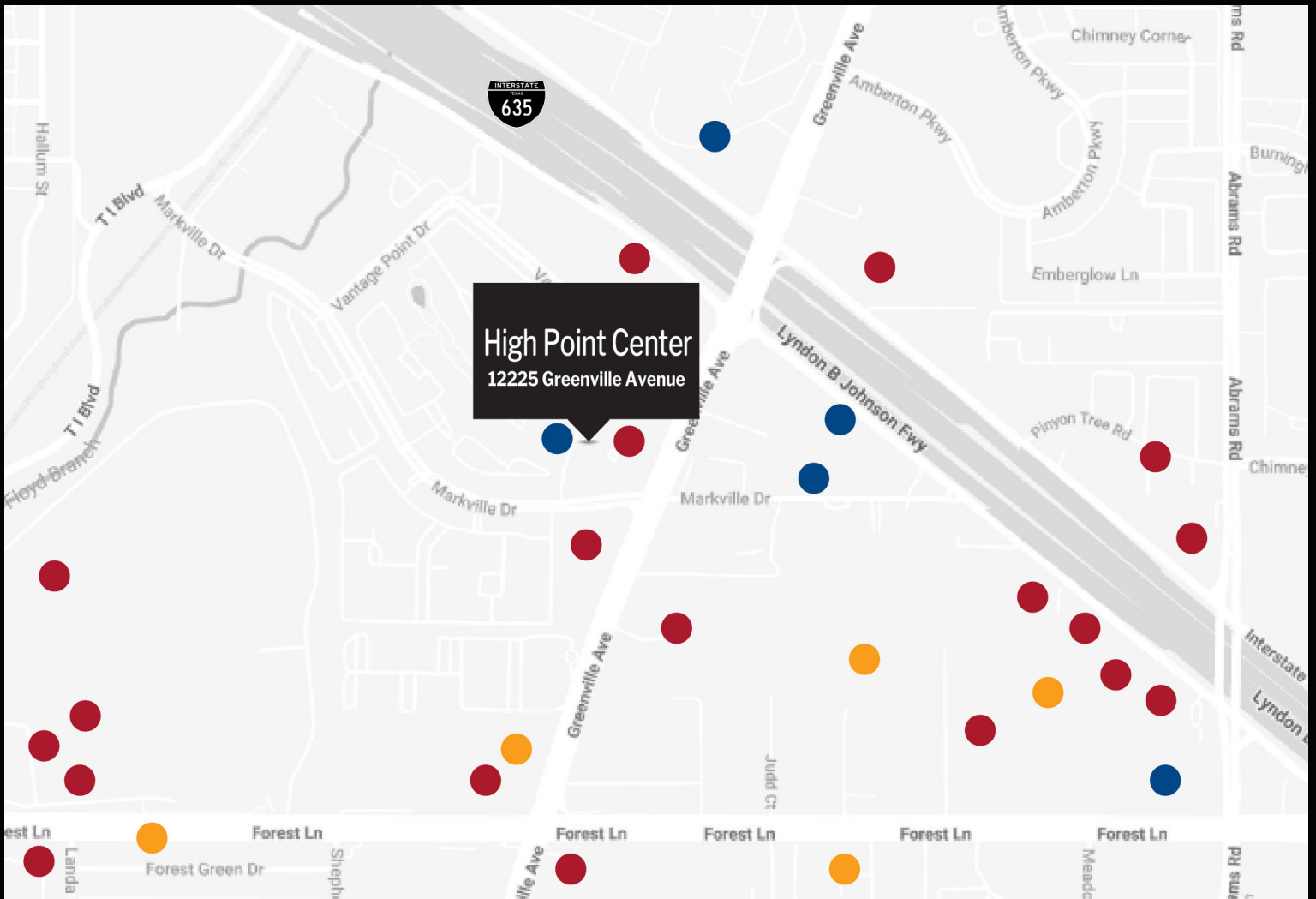
WATCH PROPERTY VIDEO

HIGH POINT CENTER • GREENVILLE Ave DALLAS

ZACH BERMAN • 972.776.7000 • zberman@bradford.com
ERIK BLAIS • 972.776.7150 • eblais@bradford.com
RICHMOND COLLINSWORTH • 972.776.7041 • rcollinsworth@bradford.com

Bradford Commercial Real Estate Services
www.bradford.com





High Point Center
12225 Greenville Avenue

I-365 FREEWAY



0.2 MILES

US HIGHWAY 75



2 MILES

DALLAS N. TOLLWAY



5 MILES

AMENITIES (~ 1 MILE)
NOT A COMPLETE LIST

RESTAURANTS

- Olive Garden
- Panda Express
- Hopdoddy Burger Bar
- Olive Garden
- Chick-fil-A
- Velvet Taco
- CAVA
- JG's Old Fashion Hamburgers
- Starbucks
- Whataburger
- Raising Canes
- Black Rock Coffee Bar
- Smoothie King
- Subway
- Braum's Ice Cream
- Momo Italian Kitchen

RETAILERS

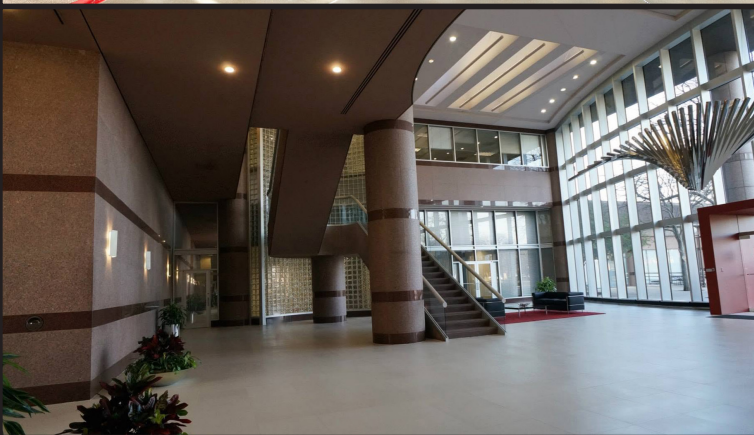
- Walmart Supercenter
- Kroger
- Mental Giants Crossfit
- Planet Fitness
- Home Depot

HOTELS

- Homewood Suites by Hilton
- Fairfield by Marriott Inn & Suites
- InTown Suites Extended Stay
- Holiday Inn Express & Suites
- Wingate by Wyndham Dallas Love Field
- Warwick Melrose - Dallas

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LEASING INFORMATION



ZACH BERMAN
214.213.6498
zberman@bradford.com

ERIK BLAIS
972.776.7150
eblais@bradford.com

RICHMOND COLLINSWORTH
972.776.7041
rcollinsworth@bradford.com

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Disclosure



11-2-2015



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.

Bradford Realty Services of Dallas, Inc	#399375	info@bradford.com	9727767000
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	