

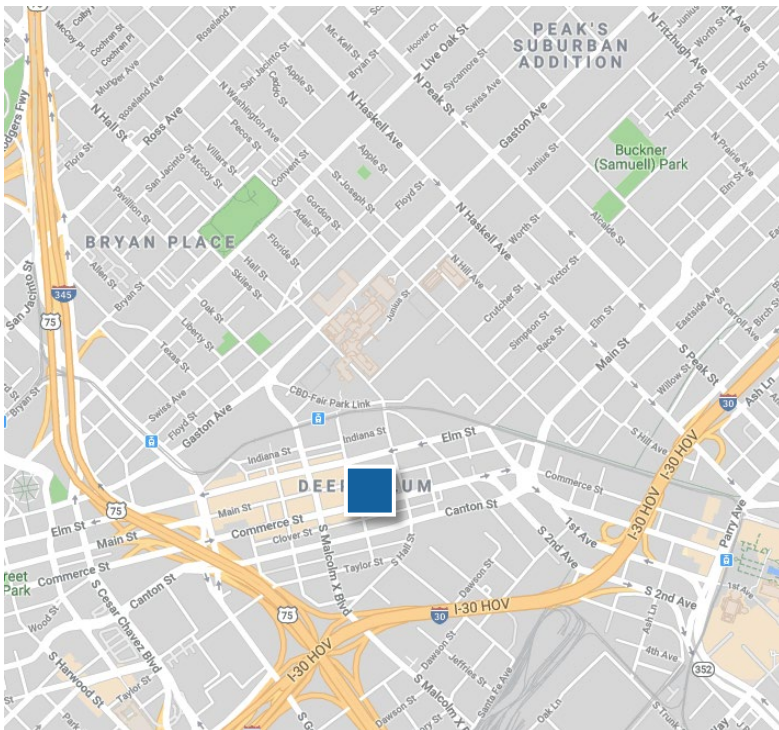
3008 Commerce Street

For Sale | \$1,300,000 | Creative Office or Showroom

WHITEBOX

REAL ESTATE

For Sale | \$1,300,000.00



3008 Commerce Street Dallas, TX 75226

- Creative office / showroom space
- Built in 1946
- RBA: +/- 4,000 sf
- Courtyard
- Owner/user
- Construction: Masonry
- Land Area: 6,129 sf
- Opportunity Zone
- Walk Score: 85 (Very Walkable)
- Transit Score: 77 (Excellent Transit)

MATTHEW OTTE
Senior Vice President
Director of Investment Sales

(214) 380-0732
motte@whiteboxrealestate.com

JOHN-MICHAEL MCGEE, MSRE, CCIM
Senior Financial Analyst
Director of Research

(214) 974-5665
jmcgee@whiteboxrealestate.com

WHITEBOX REAL ESTATE
400 S. Record Street, Suite 1100
Dallas, TX 75202
(214) 380-4540

[Visit our Website](#)



Novel Deep Ellum
2900 Canton Street
Dallas, TX 75226



The Crosby
400 South Hall Street
Dallas, TX 75226



The Case Building
3131 Main Street
Dallas, TX 75226



The Epic
2550 Pacific Avenue
Dallas, TX 75226



CITY OF DALLAS

City Of Dallas Offices
Hall & Canton Streets
Dallas, TX 75226



Baylor Medical Center
3500 Gaston Avenue
Dallas, TX 75246

231 Multifamily Units
10,500 SF Retail
Delivering: Mid 2019

366 Multifamily Units
Co-working Spaces
Delivering: April 2019

337 Multifamily Units Co-
working Spaces
Built December 2017

294,840 SF Office
310 Multifamily Units
164 Room Hotel
Delivering: Mid 2019

Police Department
Fire Marshall Offices
Department of
Transportation
Department of Sanitation

T Boone Pickens Cancer
Center
BU Oncology Center
Emergency Medical

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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.

Whitebox Real Estate, LLC	9004944	contact@whiteboxrealestate.com	214-380-4540
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Grant Pruitt	580247	grant@whiteboxrealestate.com	214-380-4575
Designated Broker of Firm	License No.	Email	Phone
Matthew Otte	521113	motte@whiteboxrealestate.com	214-380-0732
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