

±5,800 SF Creative Office Sublease Available Now

# Mockingbird Station

5307 Mockingbird Lane, Suite 250, Dallas, TX 75206



THE OFFICES  
AT MOCKINGBIRD STATION

**For More Information**

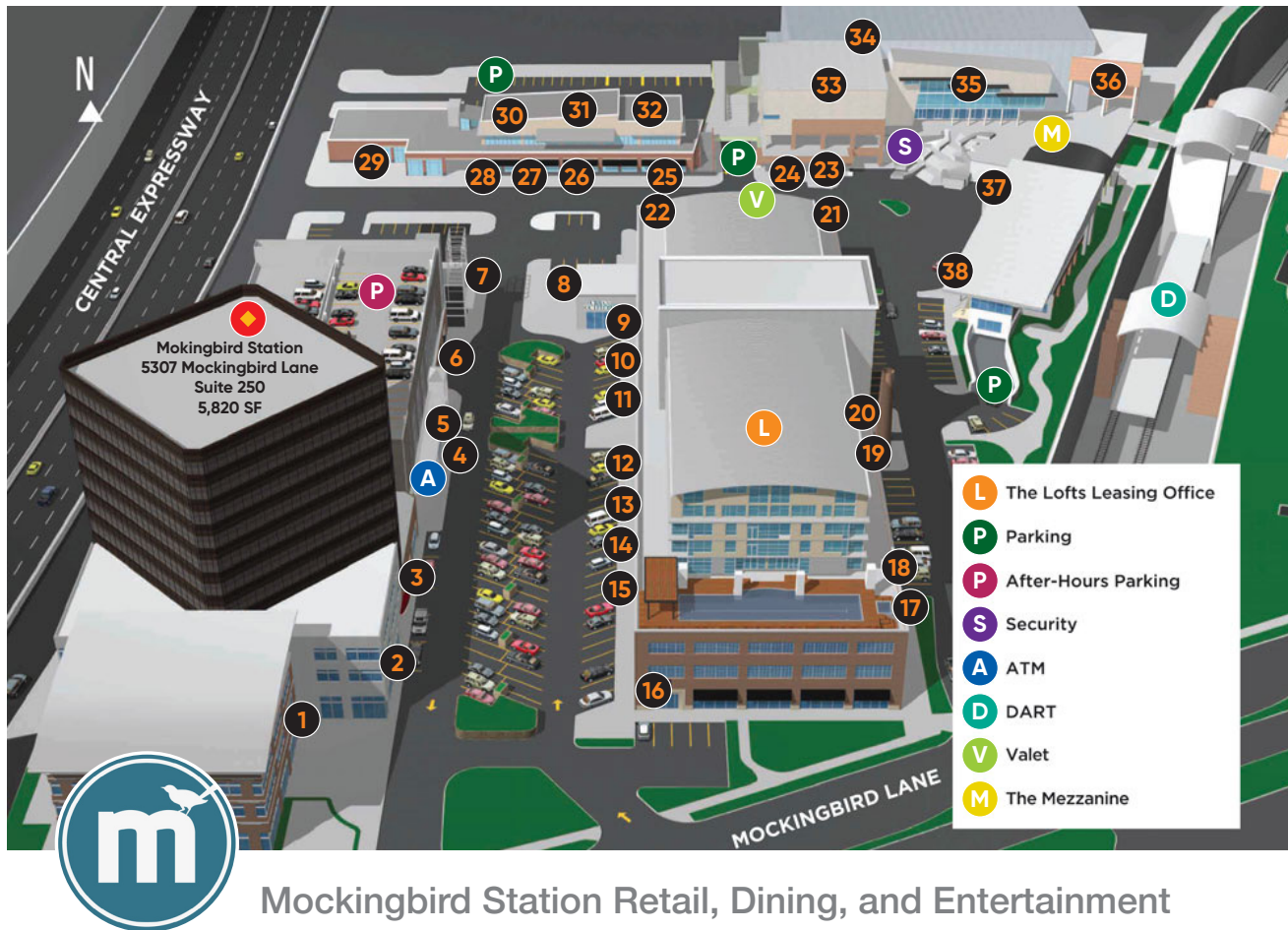
Austin Studebaker  
Vice President  
214.476.4339  
astudebaker@cresa.com

**cresa** 



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## Mockingbird Station Retail, Dining, and Entertainment

- |                                |                                   |                                   |
|--------------------------------|-----------------------------------|-----------------------------------|
| 1 The Finch                    | 14 Bath & body Works              | 27 Stretch Lab                    |
| 2 Centre                       | 15 Open Retail Space              | 28 Dallas Grilled Cheese Co       |
| 3 Ann Taylor Loft              | 16 One Medical                    | 29 TF Top Fitness                 |
| 4 Park Cities Bank / InterBank | 17 9 Round 30-Min Kickbox Fitness | 30 Glow Sauna Studios             |
| 5 Buda Juice                   | 18 Hydrate IV Bar                 | 31 Corepower Yoga                 |
| 6 Sneaker Haven                | 19 Wulf Burger                    | 32 The People's Last Stand Bistro |
| 7 West Elm                     | 20 Rush Bowls                     | 33 The Londoner                   |
| 8 Fit Social Club              | 21 Urban Outfitters               | 34 Hack Shack                     |
| 9 Perrault Beverage Company    | 22 Club Champion                  | 35 Angelika Film Center & Cafe    |
| 10 The Woodhouse Day Spa       | 23 Seku Sushi                     | 36 Hyena's Comedy Nightclub       |
| 11 360 Brunch House            | 24 Mane                           | 37 Mint Dentistry                 |
| 12 Starbucks                   | 25 Castle Nail Spa                | 38 Open Restaurant Space          |
| 13 Open Retail Space           | 26 The Pretty Kitty Waxing        |                                   |



One Cowboys Way  
Suite 350  
Frisco, TX 75034

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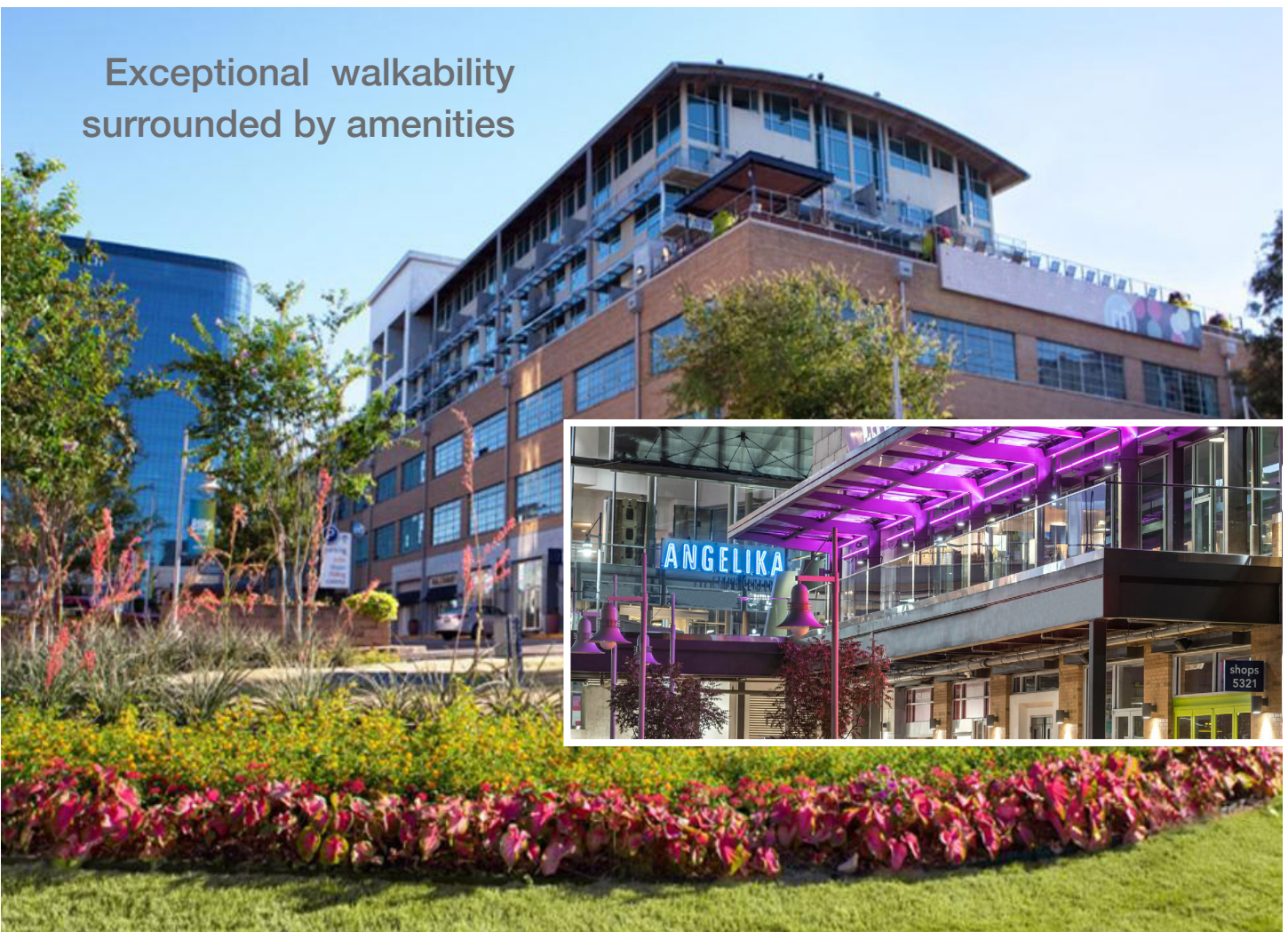


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Exceptional walkability  
surrounded by amenities



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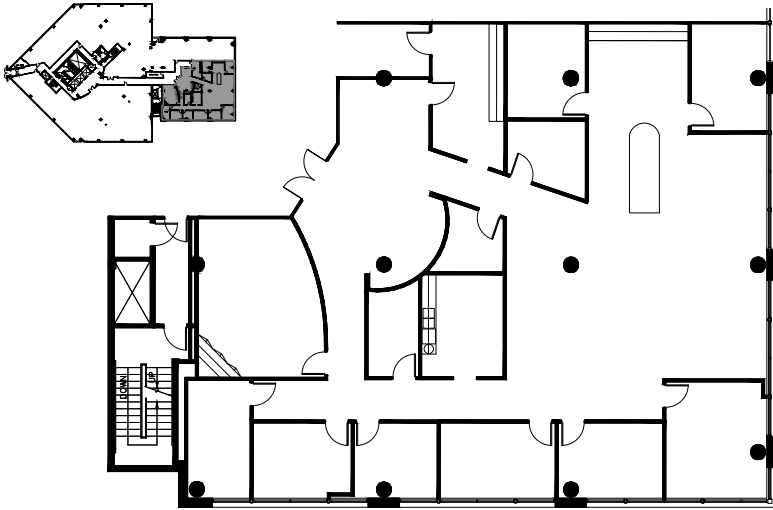
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## OFFICES AT MOCKINGBIRD STATION

### SUBLEASE OFFICE INFORMATION

- ±5,820 SF Office Sublease
- Available: Immediately
- Rate: \$17.50/SF NNN
- Term: Through July 31, 2025
- Parking: 17 Unreserved Spaces at \$50/mo
- Class A Finishes & Furniture
- Various Meeting Spaces with AV Equipment
- Large & Small Conference Rooms
- Concrete Floors & Exposed Ceilings
- Reception Area
- 7 Exterior Offices with Windows
- 2 Interior Offices
- Large Break Room
- Open Area with Natural Light
- Work Room / IT Room
- Garage Parking
- Exceptional Walkability
- Surrounded by Retail/Dining Amenities
- Direct Access to DART Light Rail



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## BUILDING INFORMATION

- Building Class: A
- Submarket: Central Expressway
- Built: 1979
- Fitness Facility
- ESFR Sprinklers
- Property Adjacent to DART Light Rail
- Direct Access to I-75
- Easy Access to I-635, PGBT, DNT, SH 114, SH 121, Beltline Road (Addison)
- 19-minute Drive to Dallas Love Field
- 30-minute Drive to DFW International Airport
- 15-minute Drive to Dallas CBD
- Access to Katy Trail
- Adjacent to President George W. Bush Presidential Center
- Adjacent to Southern Methodist University
- Adjacent to Highland Park



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Ideal space for creative business — abundant natural light and open workspace



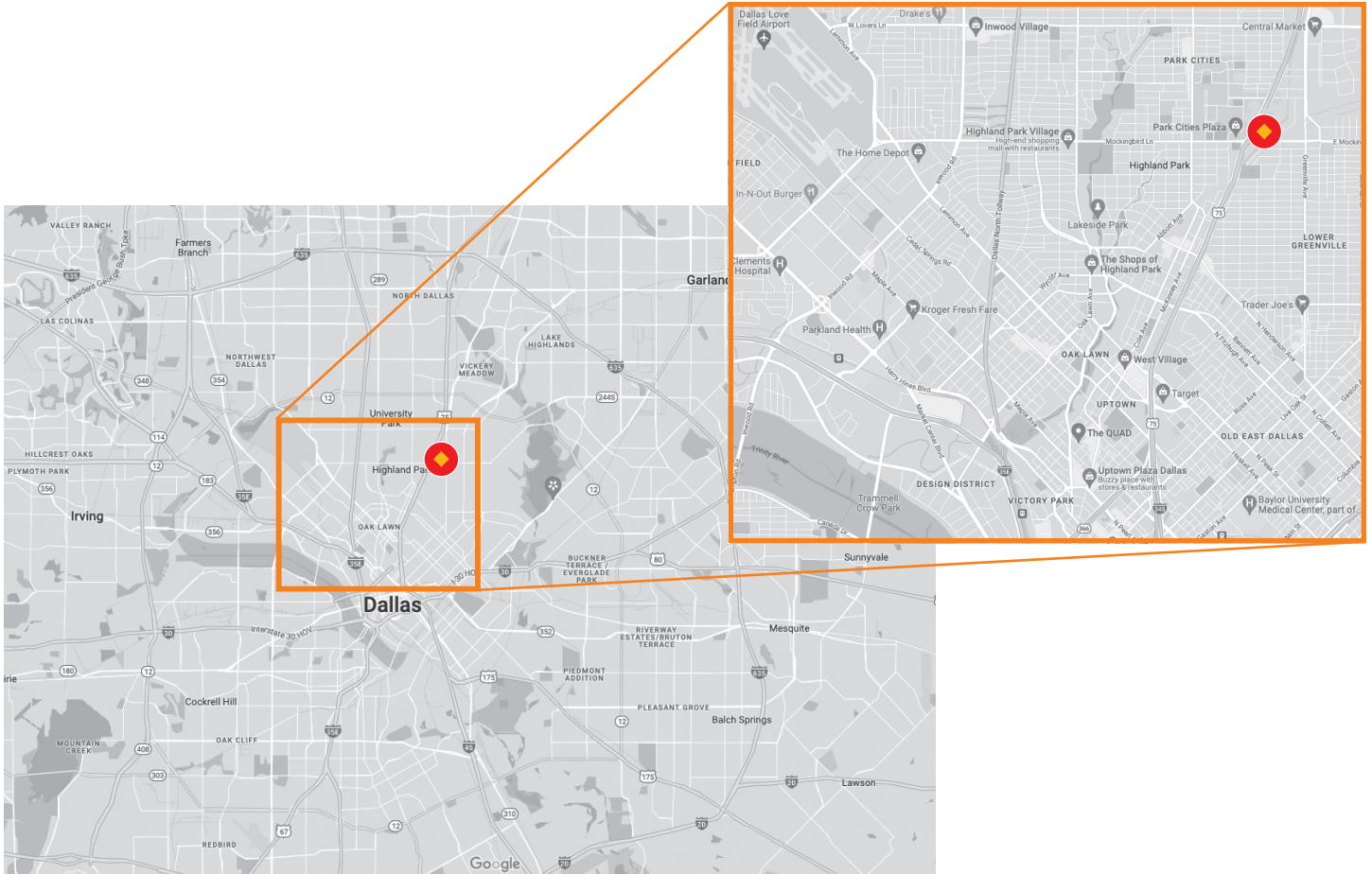
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Adaptable spaces for general work and storage



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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.

Cresa Global, Inc.

Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

9007724

License No.

gburns@cresa.com

Email

214-446-3738

Phone

Robert Gregory Burns

Designated Broker of Firm

291394

License No.

gburns@cresa.com

Email

214-446-3738

Phone

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

\_\_\_\_\_  
Date



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