



 **VENTURE**

THE SHIRE AT CITYLINE FOR LEASE

214.378.1212

SWC JUPITER RD & PGBT
RICHARDSON, TX

AMANDA T. WELLES
AWELLES@VENTUREDFW.COM

EASLEY B. WAGGONER, JR.
EWAGGONER@VENTUREDFW.COM

LOCATION

SWC JUPITER RD & PGBT

AVAILABLE SPACES

3600 SHIRE, STE 202
5,814 SF

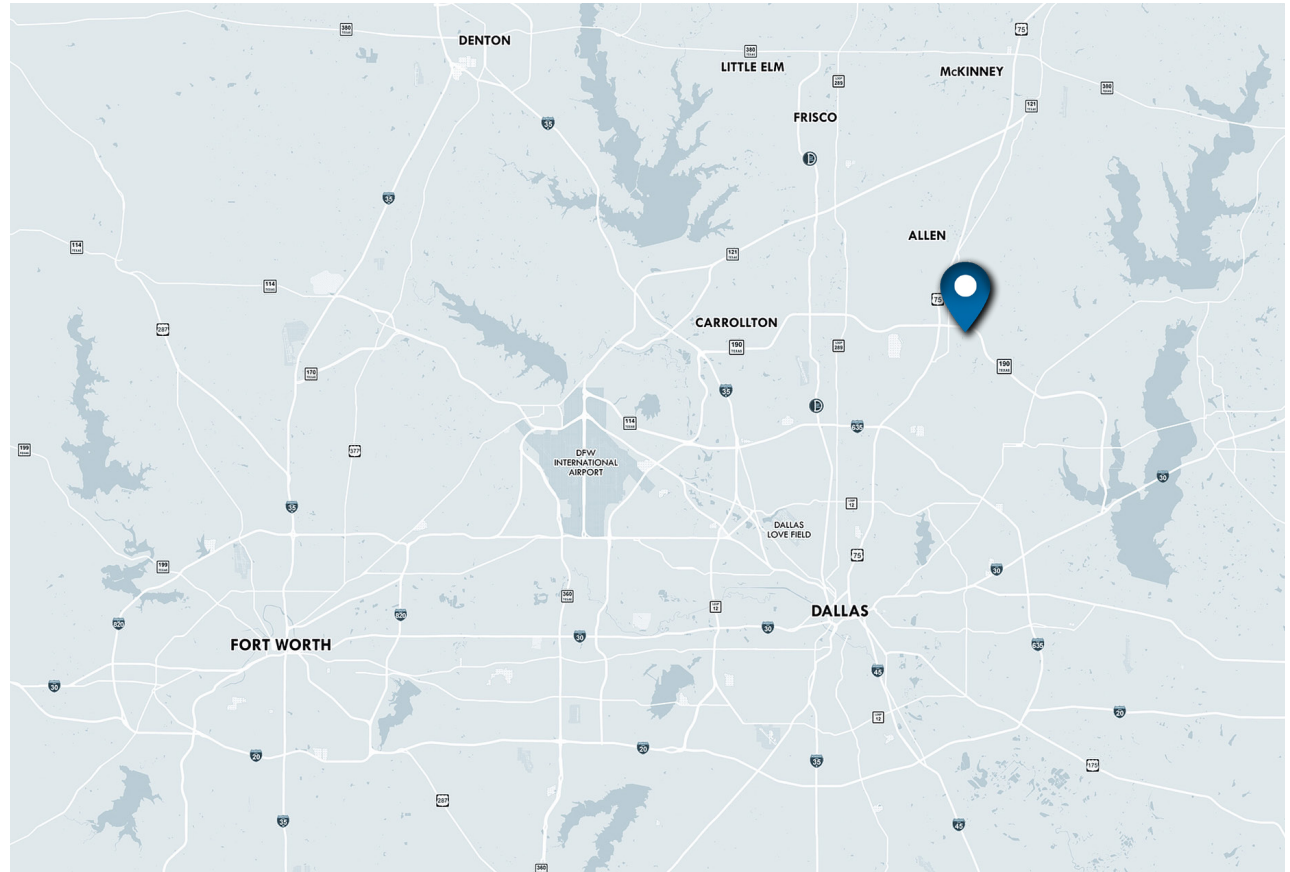
3610 SHIRE, STE 200
4,739 SF

TRAFFIC COUNTS

PGBT **JUPITER RD**
159,209 VPD 20,047 VPD

PROPERTY HIGHLIGHTS

- ★ **EXCELLENT VISIBILITY AND ACCESS TO PRESIDENT GEORGE BUSH TOLL ROAD (SH 190)**
- ★ **ADJACENT TO \$1.5 BILLION CITYLINE OFFICE DISTRICT**
- ★ **ALMOST 800,000 RESIDENTS LIVE WITHIN 15-MINUTE DRIVE**

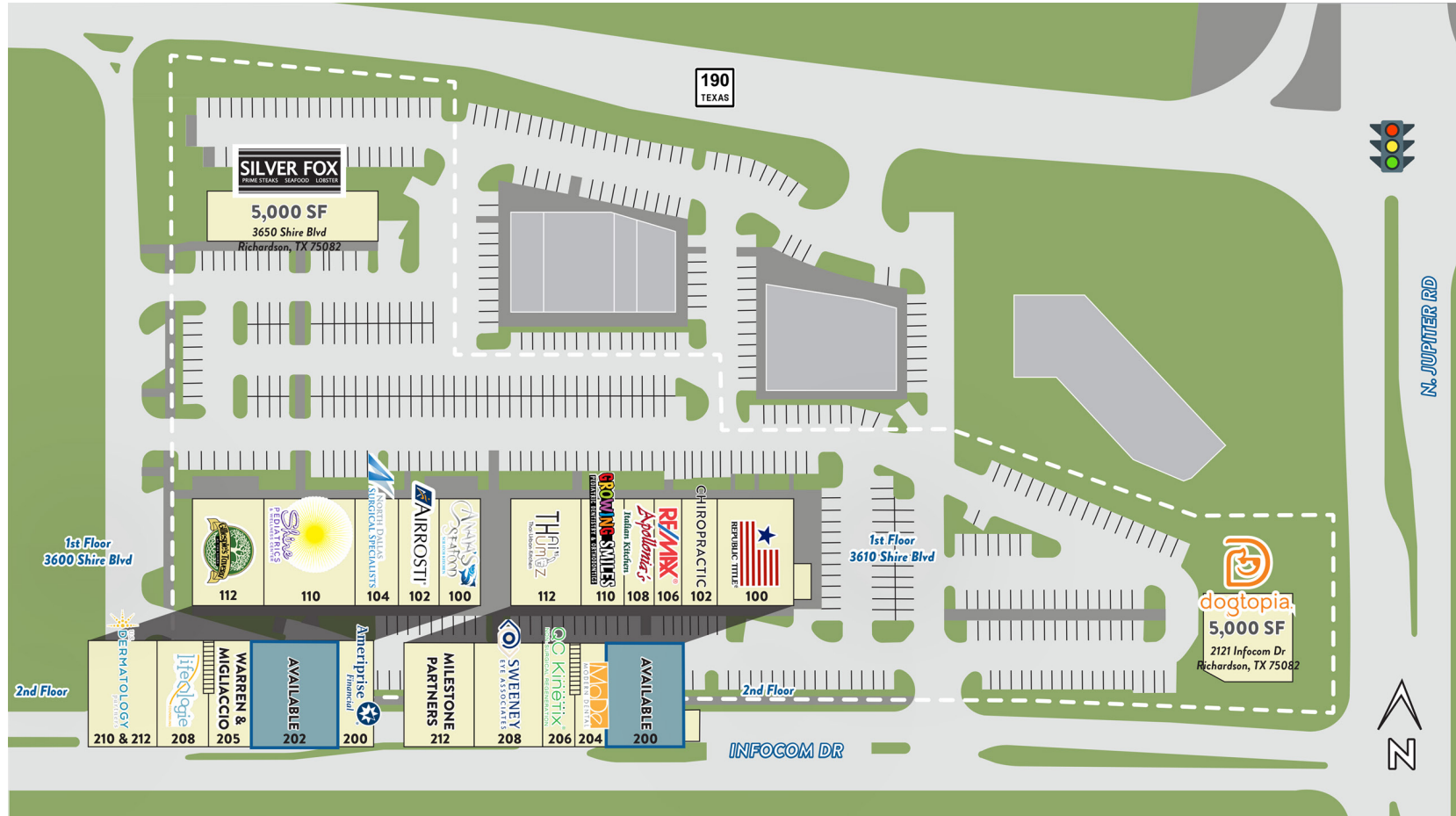


2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,241	111,719	294,373
EST. DAYTIME POPULATION	19,676	88,356	161,272
EST. AVG. HH INCOME	\$110,535	\$119,447	\$130,736

AREA ATTRACTIONS





Suite Tenant SF

3600 Shire Blvd. - 1st Floor

100	Anaya's Seafood	3,256
102	Airrosti Rehab	1,995
104	North Dallas Surgical Specialist	3,256
110	Shire Pediatrics	4,761
112	Gillespie's Tavern	4,088

3600 Shire Blvd. - 1st Floor

200	Ameriprise	3,890
202	AVAILABLE	5,814
205	Warren & Migliaccio	2,220
208	Lifeologie	2,765
210 & 212	U.S. Dermatology Partners	4,695

3610 Shire Blvd. - 1st Floor

100	Republic Title	4,088
102	Chiropractic	2,765
106	REMAX	2,020
108	Apollonio's	3,256
110	Growing Smiles	1,995
112	Thai's Thumbz	3,256

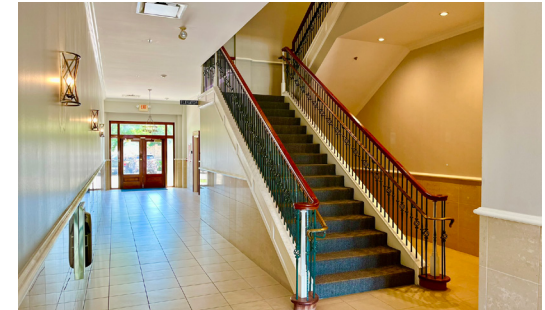
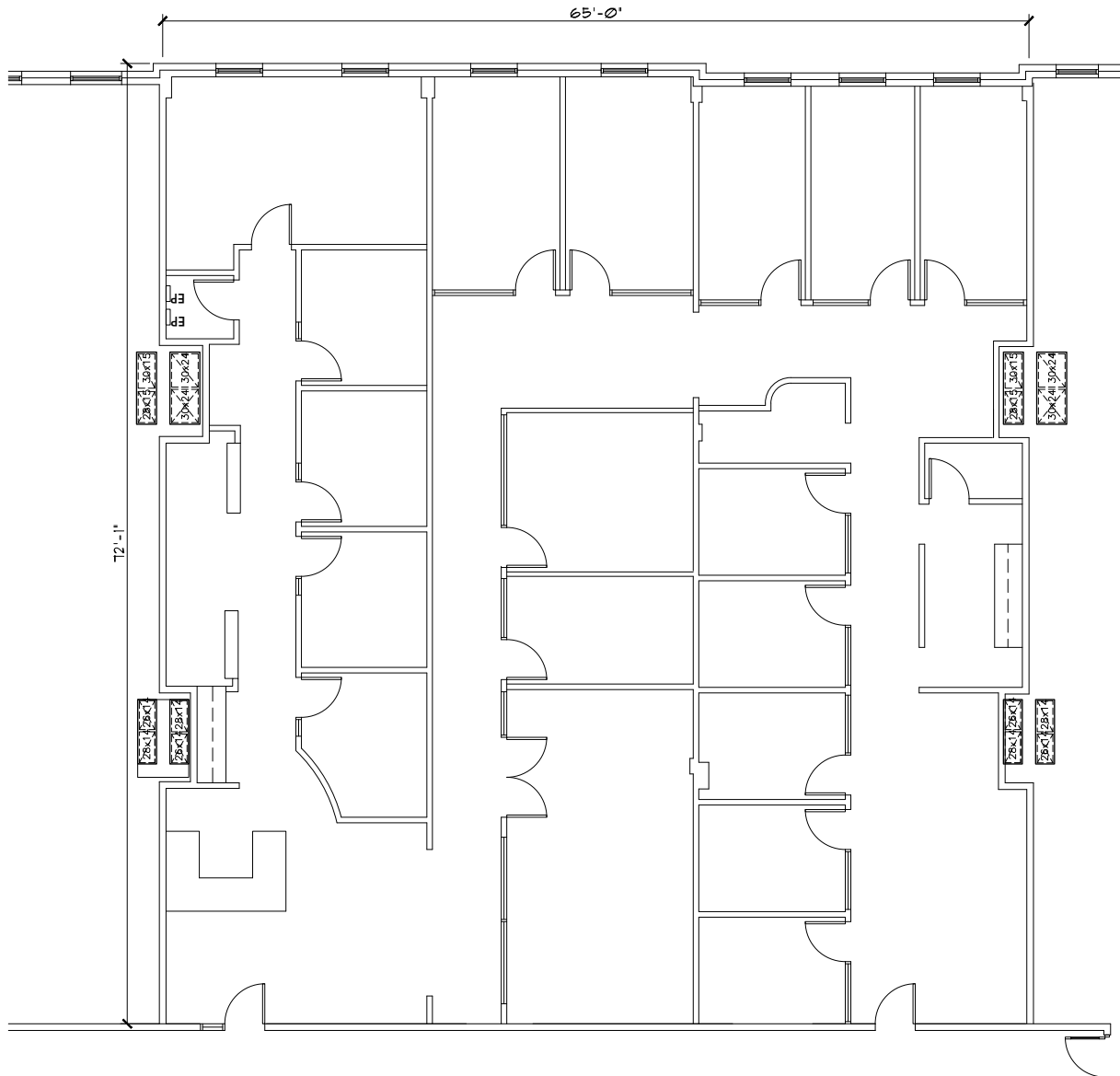
3610 Shire Blvd. - 2nd Floor

200	AVAILABLE	4,739
204	Modern Dental	2,765
206	QC Kinetix	1,895
208	Sweeney Eye	5,810
212	Milestone Partners	3,890

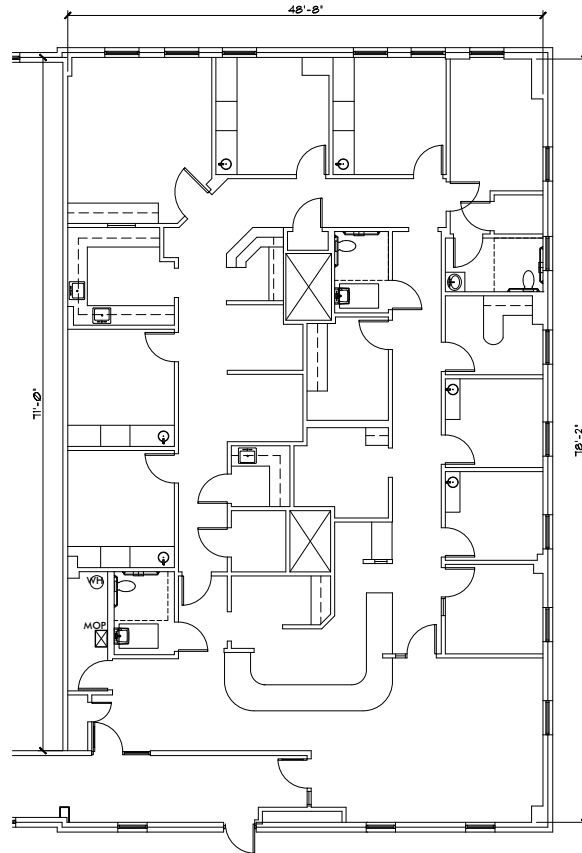


2307 Oak Forest Court
Arlington, Texas 76012
p 817 469 1171
www.idgfw.com

INTERIOR
DESIGN
GROUP



The Shire
3600 Shire Blvd.
Suite 202/204
4651 USF
5814 RSF
Scale: 1/8" = 1'-0"



2007 Oak Forest Court
Arlington, Texas 76010
© 2017 468 1171
www.idginteriors.com



The Shire
3610 Shire Blvd.
Suite 200/202
Richardson TX 75082
3791 USF
4739 RSF
Scale: 1/8" = 1'-0"





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SUITE 720
DALLAS, TEXAS 75225
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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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Amanda Throckmorton Welles	649514	awelles@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Easley B. Waggoner, Jr.	433572	ewaggoner@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date