

## OFFICE FOR LEASE

FULLY BUILT-OUT 366 SF SPACE AT BEACHVIEW OFFICE MEDICAL CENTER

1130 BEACHVIEW ST,#130 DALLAS, TX 75218



**TRANSWORLD®**  
Commercial Real Estate



# CALL FOR PRICING

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## PROPERTY SUMMARY

Fully Built-Out 366 SF Space at Beachview Office Medical Center  
1130 Beachview St,#130 Dallas, TX 75218

### Highlights

|                 |                |
|-----------------|----------------|
| Asset Type:     | Medical Office |
| Available Area: | 366 SF         |

### Property Description

Discover a prime opportunity at 1130 Beachview St,#130 Dallas, TX 75218. This fully built-out spec space offers 366 SF of office/medical space designed to accommodate professional practices and small businesses. The suite is in excellent condition, providing a move-in ready solution with functional layout and modern finishes.

Located within the Beachview Office Medical Center, this space is ideal for medical, dental, wellness, or general office users seeking a professional environment in a convenient Dallas location.

#### Key Features:

- 366 SF available
- Fully built-out and move-in ready
- Excellent condition with efficient floor plan
- Ideal for medical or office use
- Prime Dallas location near major roadways and amenities

### Location Overview

#### Neighborhood & Character

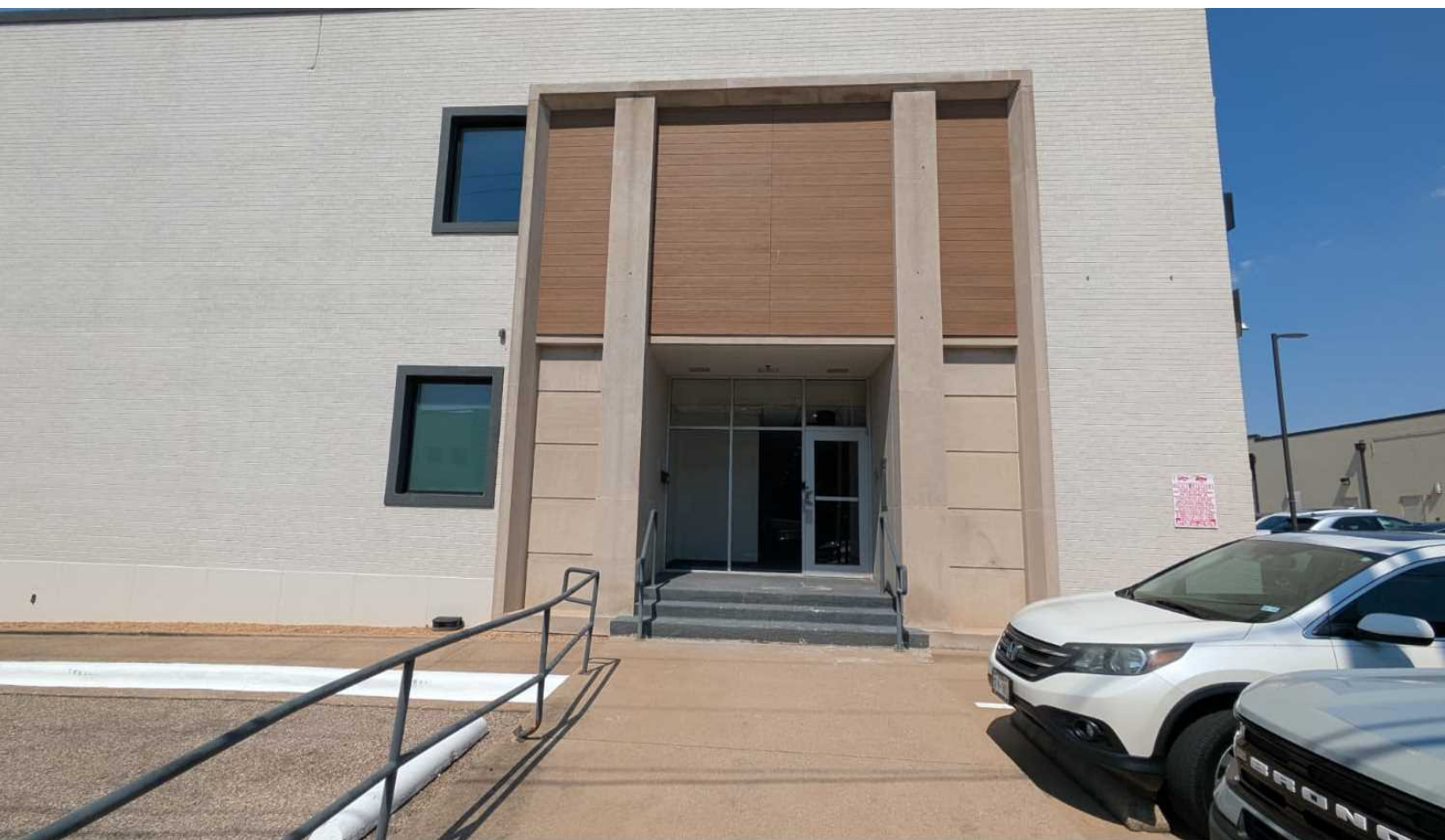
Nestled in East Dallas, this property resides within the charming White Rock Lake corridor, often referred to as the "Lake & Garden District"—a name reflecting local identity and green character Dentists of White Rock. Nearby neighborhoods like Little Forest Hills, Forest Hills, and Old Lake Highlands offer a mix of historic, artistic, and well-established residential areas, all adding to the locale's appeal.

#### Lifestyle & Surrounding Amenities

The broader area strikes a balance between professional office activity and residential comfort. It's walkable and accessible, with nearby apartments such as Trails of White Rock providing modern, amenity-rich living options—from fitness centers to pet areas and communal lounges. The location's residential and service-rich fabric supports a day-to-day lifestyle that is both functional and attractive.

# PROPERTY PHOTOS

Fully Built-Out 366 SF Space at Beachview Office Medical Center  
1130 Beachview Street | Dallas, TX 75218



# PROPERTY PHOTOS

1130 Beachview St, #130

1130 Beachview Street | Dallas, TX 75218

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# PROPERTY PHOTOS

1130 Beachview St, #130

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1130 Beachview St, #130

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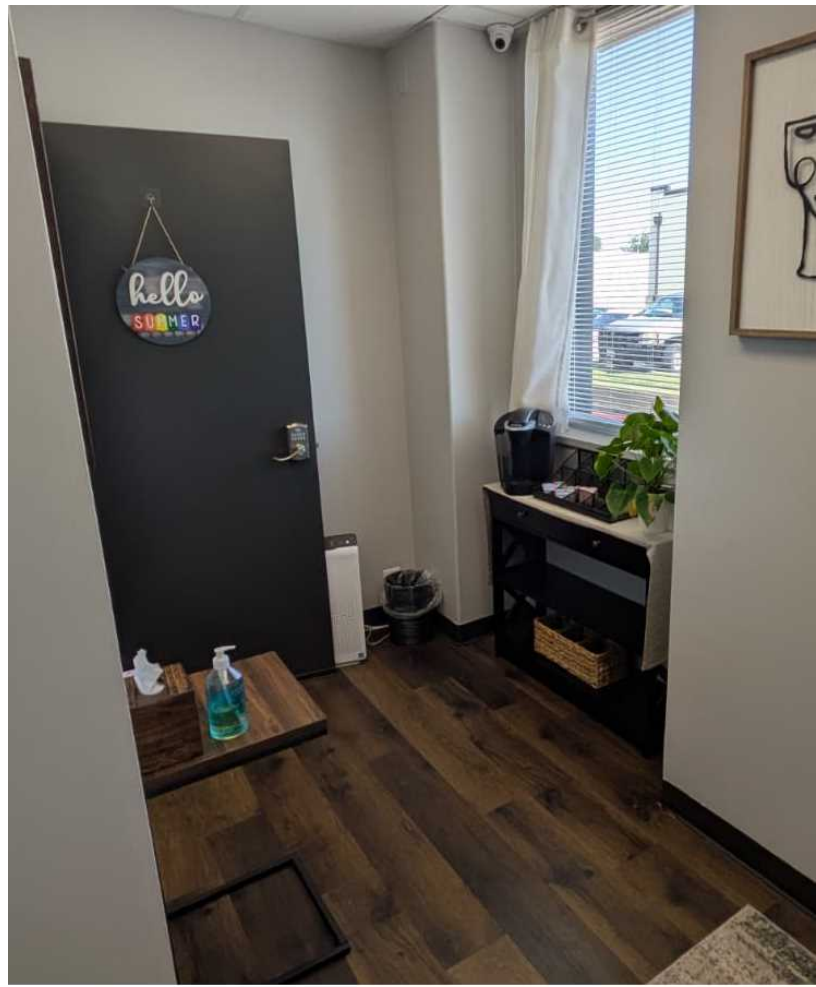


# PROPERTY PHOTOS

1130 Beachview St, #130

1130 Beachview Street | Dallas, TX 75218

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# PROPERTY PHOTOS

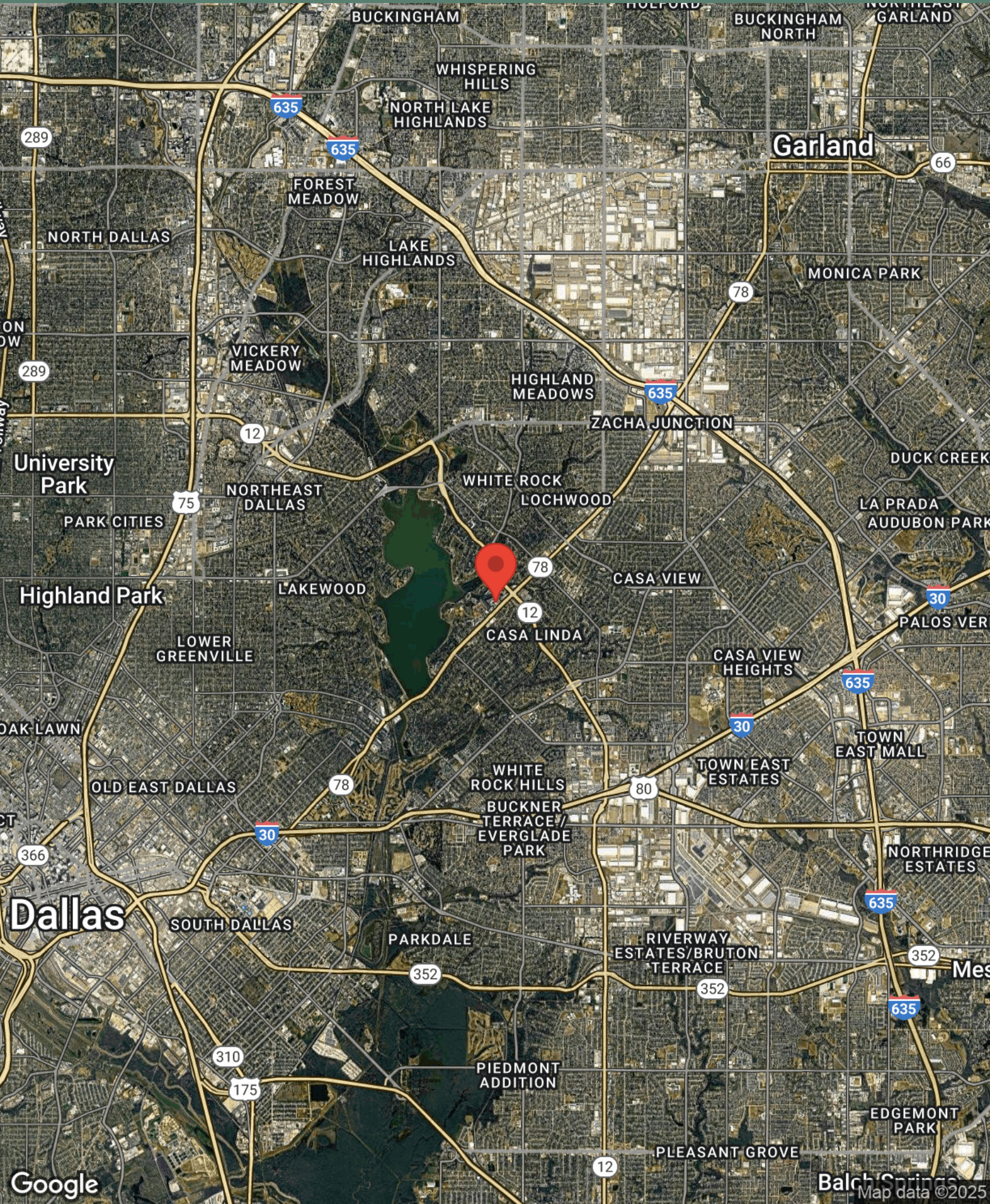
1130 Beachview St, #130

1130 Beachview Street | Dallas, TX 75218



# REGIONAL MAP

Fully Built-Out 366 SF Space at Beachview Office Medical Center  
1130 Beachview Street | Dallas, TX 75218



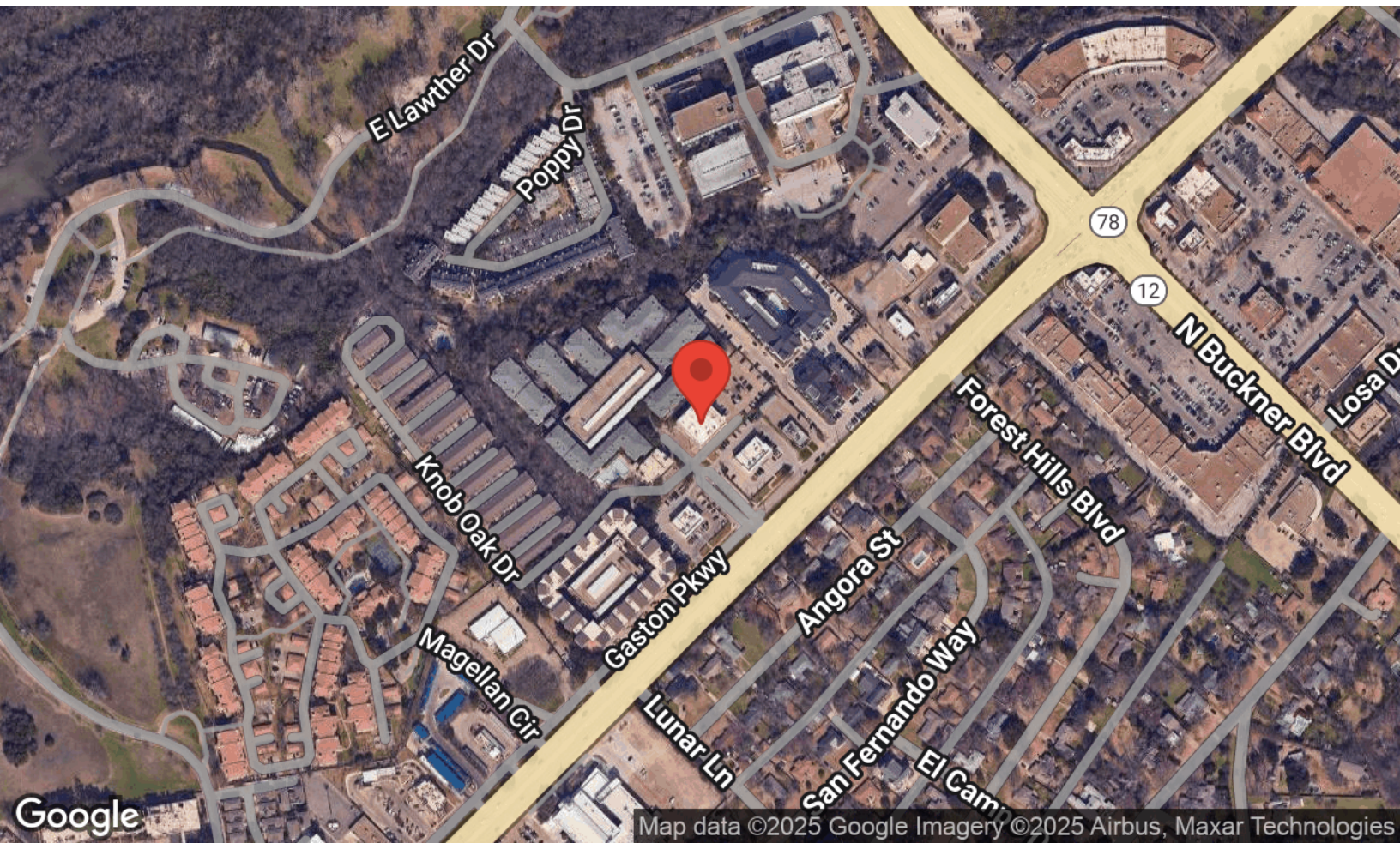
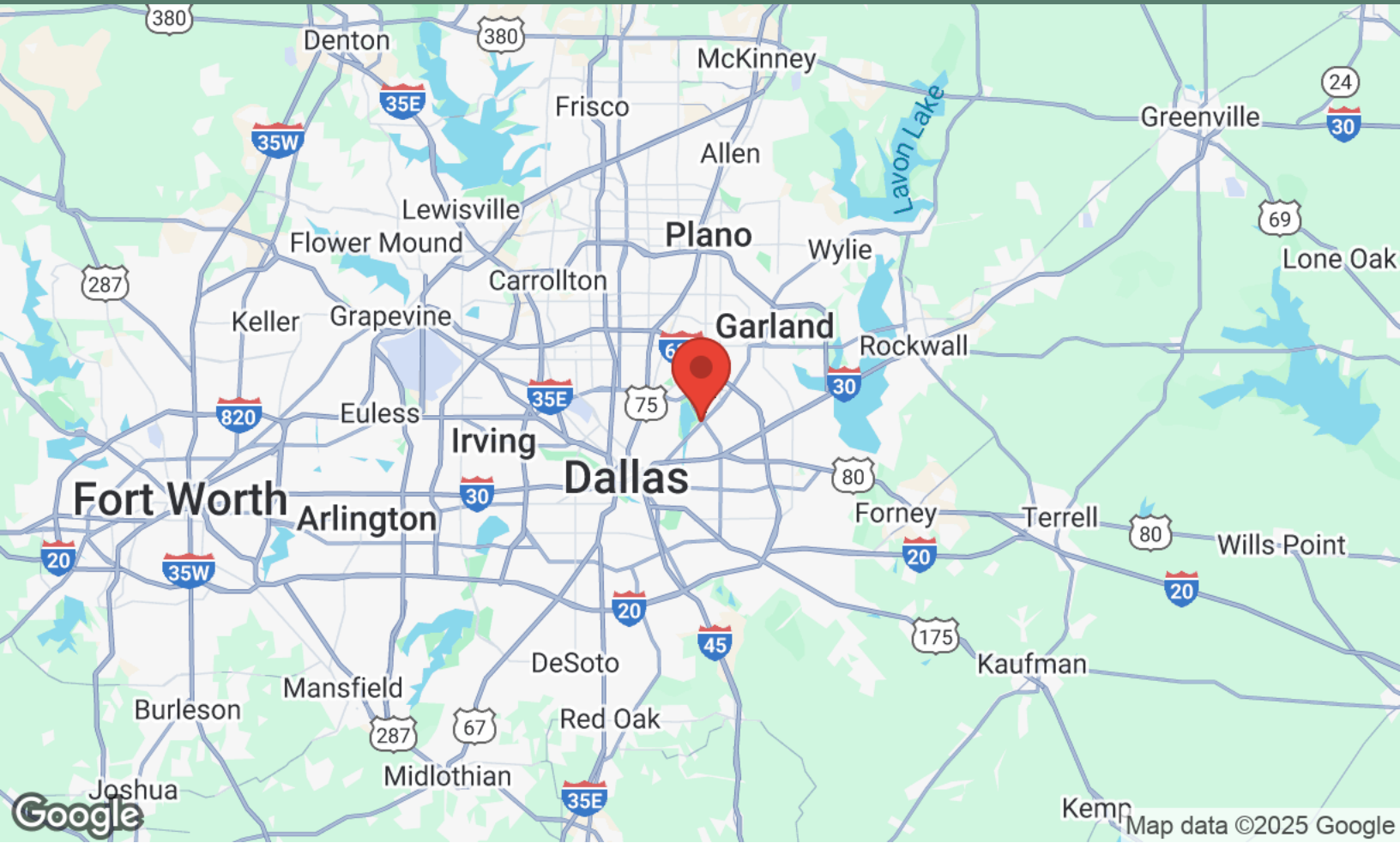
# AERIAL MAP

Fully Built-Out 366 SF Space at Beachview Office Medical Center  
1130 Beachview Street | Dallas, TX 75218



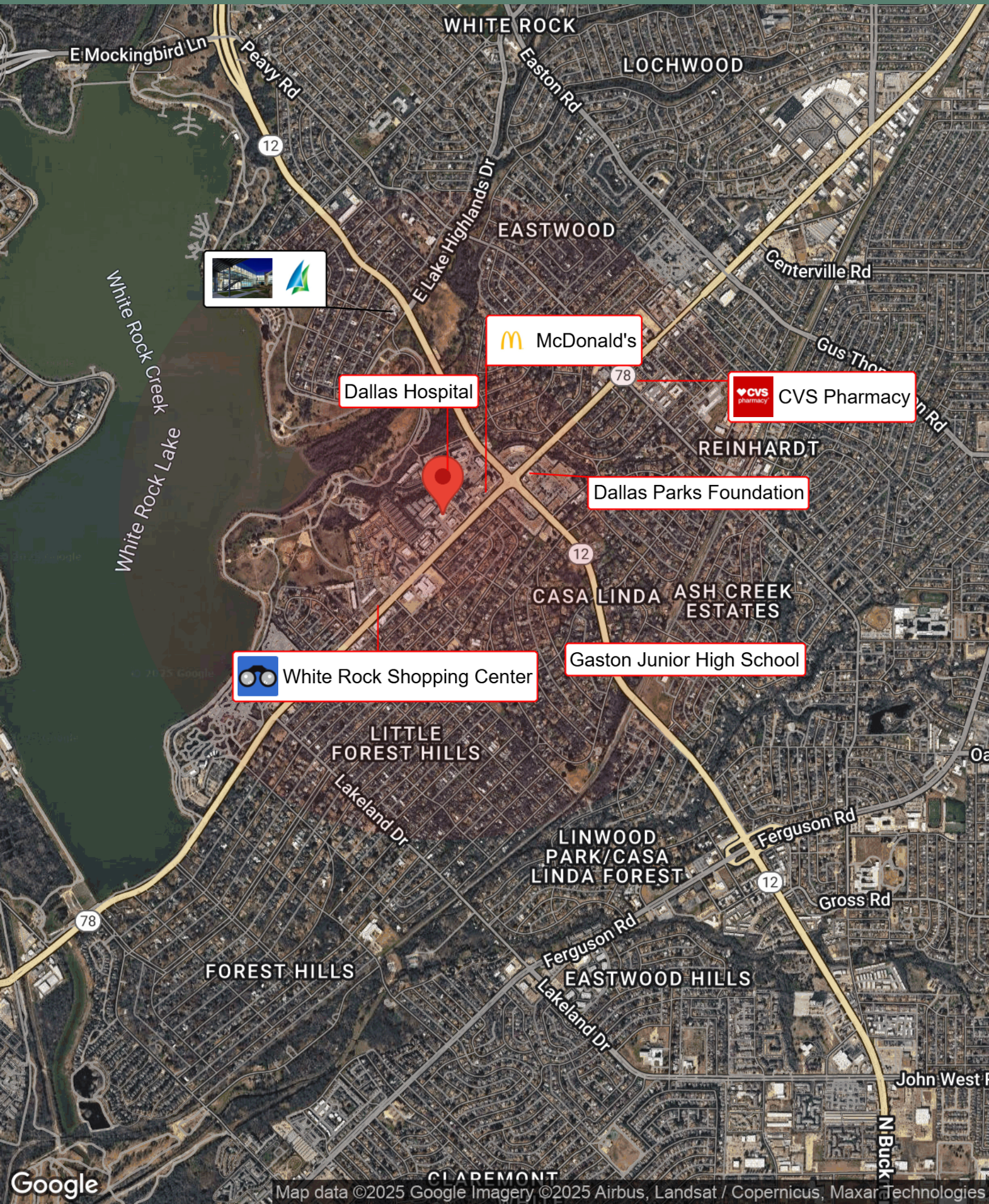
# LOCATION MAPS

Fully Built-Out 366 SF Space at Beachview Office Medical Center  
1130 Beachview Street | Dallas, TX 75218



# BUSINESS MAP

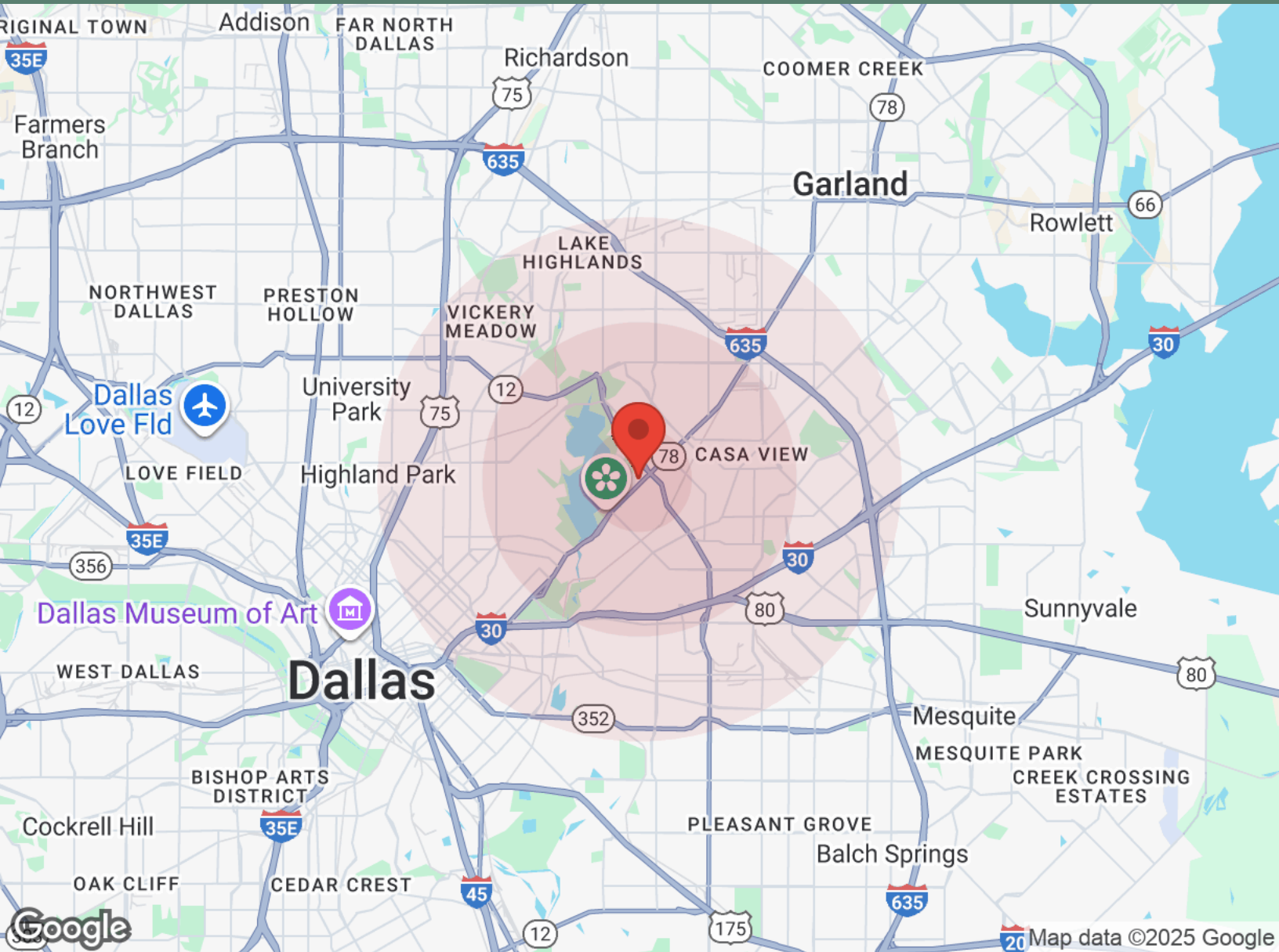
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# DEMOGRAPHICS

1130 Beachview St, #130

1130 Beachview Street | Dallas, TX 75218



| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 4,166  | 59,426  | 189,008 |
| Female           | 4,832  | 63,044  | 193,225 |
| Total Population | 8,998  | 122,470 | 382,233 |
| Age              | 1 Mile | 3 Miles | 5 Miles |
| Ages 0-14        | 1,440  | 27,266  | 88,753  |
| Ages 15-24       | 812    | 16,106  | 50,686  |
| Ages 25-54       | 3,835  | 49,136  | 167,040 |
| Ages 55-64       | 1,417  | 14,065  | 38,713  |
| Ages 65+         | 1,494  | 15,897  | 37,041  |
| Race             | 1 Mile | 3 Miles | 5 Miles |
| White            | 7,446  | 79,534  | 225,221 |
| Black            | 848    | 17,793  | 61,434  |
| Am In/AK Nat     | 10     | 255     | 992     |
| Hawaiian         | N/A    | 5       | 17      |
| Hispanic         | 1,335  | 48,913  | 173,273 |
| Multi-Racial     | 1,272  | 46,828  | 172,508 |

| Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Median              | \$63,402 | \$55,178 | \$44,864 |
| < \$15,000          | 433      | 6,847    | 21,423   |
| \$15,000-\$24,999   | 458      | 5,308    | 20,150   |
| \$25,000-\$34,999   | 333      | 5,282    | 18,295   |
| \$35,000-\$49,999   | 639      | 6,476    | 22,979   |
| \$50,000-\$74,999   | 1,127    | 8,948    | 26,288   |
| \$75,000-\$99,999   | 541      | 5,175    | 14,698   |
| \$100,000-\$149,999 | 530      | 5,525    | 13,311   |
| \$150,000-\$199,999 | 184      | 2,262    | 5,253    |
| > \$200,000         | 349      | 2,792    | 7,795    |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 5,149  | 55,069  | 175,430 |
| Occupied        | 4,755  | 50,140  | 155,476 |
| Owner Occupied  | 2,373  | 30,352  | 69,470  |
| Renter Occupied | 2,382  | 19,788  | 86,006  |
| Vacant          | 394    | 4,929   | 19,954  |



# 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.

|                                                                       |             |                          |                |
|-----------------------------------------------------------------------|-------------|--------------------------|----------------|
| Transworld Commercial Brokers, LLC                                    | 759206      | phil@transworldcre.com   | (720) 574-2953 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                    | Phone          |
| Phil Kubat                                                            | 759206      | phil@transworldcre.com   | (720) 909-8557 |
| Designated Broker of Firm                                             | License No. | Email                    | Phone          |
| Phil Kubat                                                            | 759206      | phil@transworldcre.com   | (720) 909-8557 |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                    | Phone          |
| George Ndegwa                                                         | 732918      | george@transworldcre.com | (469) 267-2667 |
| Sales Agent/Associate's Name                                          | License No. | Email                    | Phone          |

Buyer/Tenant/Seller/Landlord Initials

Date