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4312 Elm St

Dallas, TX 75226

TABLE OF CONTENTS

Property Details 03

Area Map 04

Floor Plan 05

Outdoor 06

Indoor 07

IABS Form 09

Contact Information 10



PROPERTY DESCRIPTIONS

Stunning Loft in Old East Dallas – Steps from Deep Ellum.

Discover this one-of-a-kind loft located in the heart of Old East Dallas, just minutes from the vibrant nightlife, dining, and culture of **Deep Ellum**.

This spacious **commercial loft** offers soaring ceilings, oversized industrial-style windows, and an **open floor plan** filled with **natural light**, perfect for a **creative workspace**, boutique, gallery, or modern live/work setup.

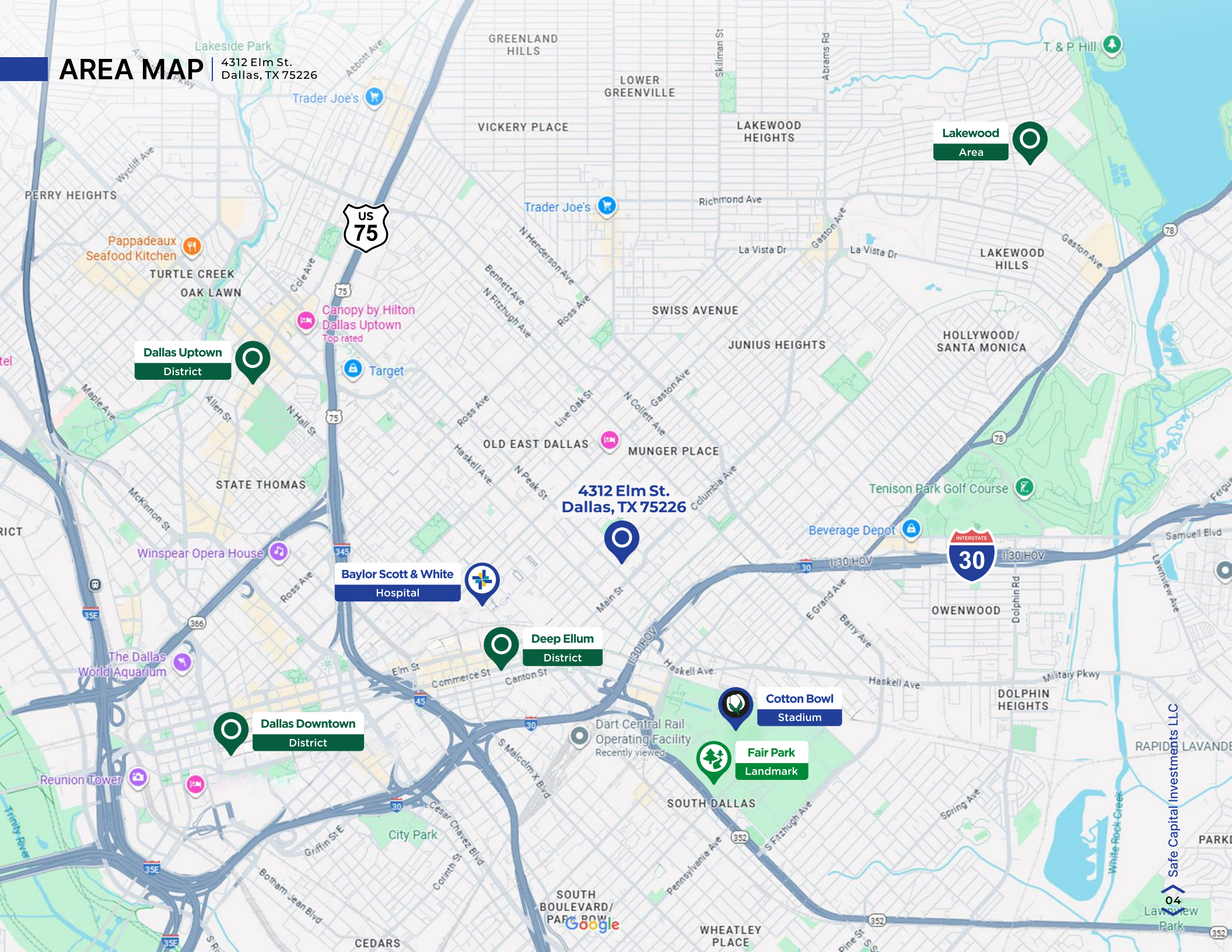
Exposed **brick walls** and **polished concrete floors** highlight the building's **historic charm** while blending seamlessly with sleek, contemporary finishes.

Enjoy the convenience of being close to **Downtown Dallas**, major highways, and some of the city's best coffee shops, restaurants, and entertainment venues—all while tucked into a neighborhood full of character and history.

- **1st Floor** Available for Lease **2,982 SF** Net
- Walking distance to **Baylor Hospital**
- **Backyard and Storage** included

AREA MAP

4312 Elm St.
Dallas, TX 75226



Dallas Uptown
District

Canopy by Hilton
Dallas Uptown
Top rated

Baylor Scott & White
Hospital

Deep Ellum
District

Dallas Downtown
District

4312 Elm St.
Dallas, TX 75226

Cotton Bowl
Stadium

Fair Park
Landmark

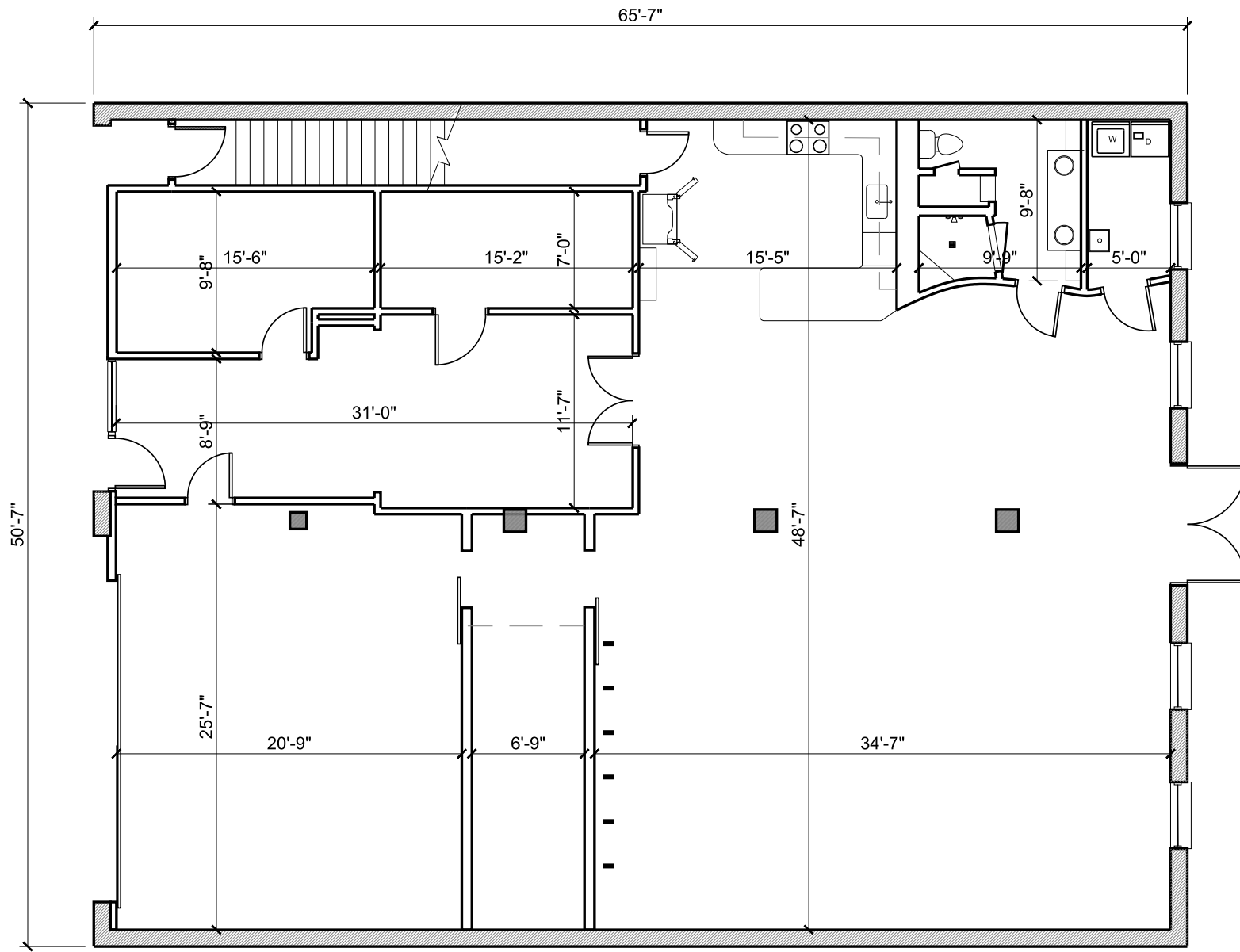
Lakewood
Area

Safe Capital Investments LLC



04

FLOOR PLAN | 4312 Elm St.
Dallas, TX 75226



OUTDOOR

4312 Elm St.
Dallas, TX 75226



INDOOR

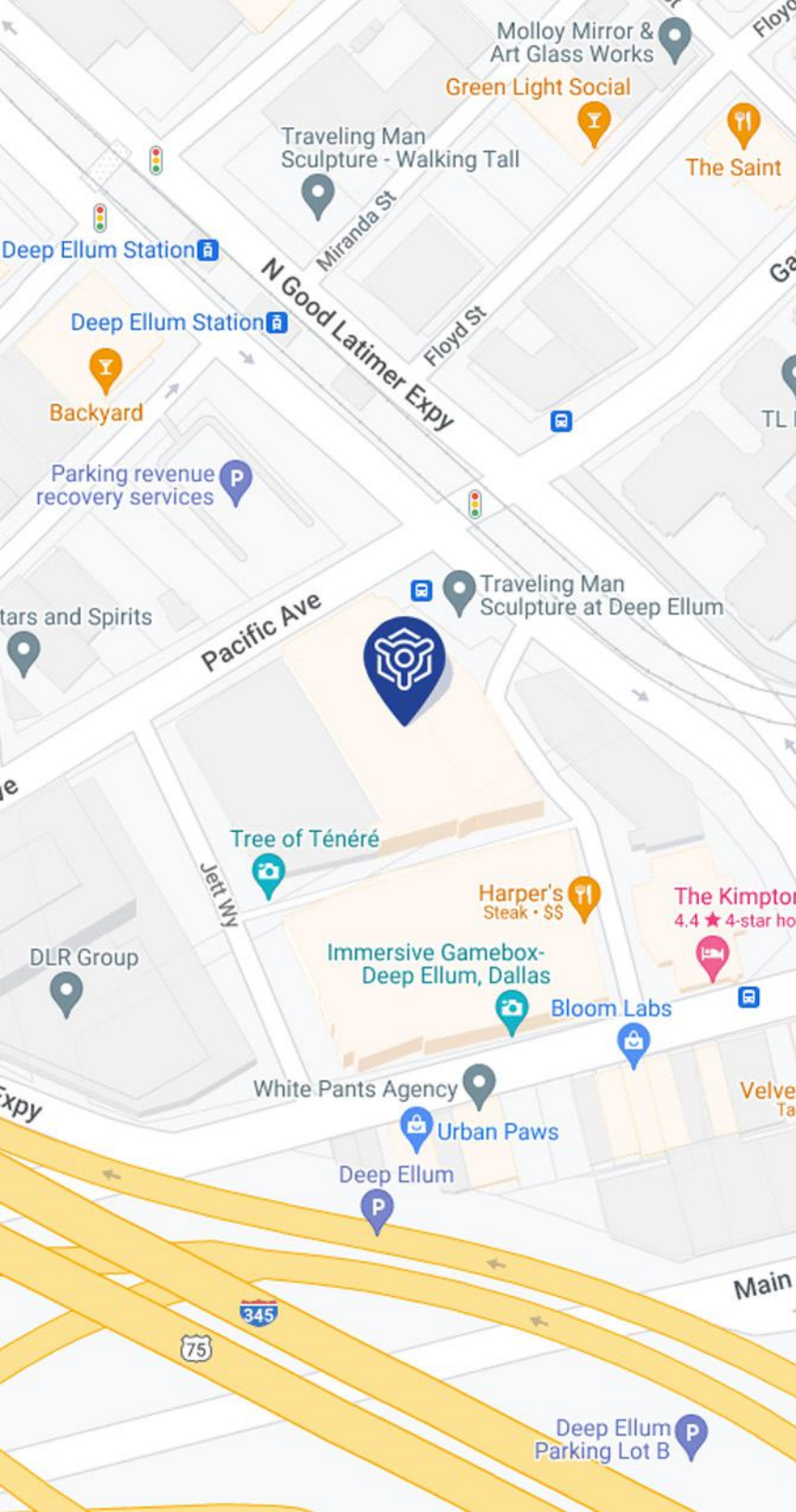
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INDOOR

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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.

Peyman Etebari	0530796	peyman@safecapital.us	972-989-9701
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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**(972) 989 - 9701
peyman@safecapital.us**

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www.safecapital.us