

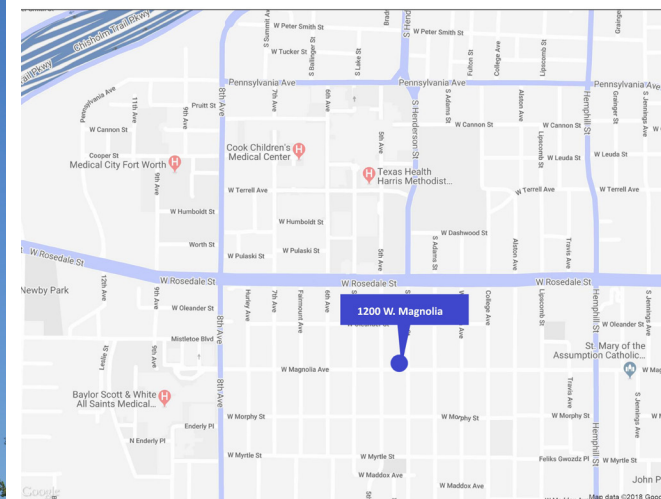
+/- 1,507 SF



TRANSWESTERN
REAL ESTATE
SERVICES

HISTORIC MAX MEHL BUILDING

1200 W. MAGNOLIA AVENUE, FORT WORTH, TEXAS 76104



For More Information:

Gibson Duwe

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Kyle Poulson

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PROPERTY HIGHLIGHTS:

- Office and medical office space available for lease in the heart of Near Southside
- The historic Max Mehl Building is listed on the National Register of Historic Places as a contributing building in the Fairmont-Southside Historic District (NR 1990) and is now a modern building that meets all current accessibility codes.
- Built in 1916 with historic renovations completed in 2007. The property features bay window with views from all suites with exposed ceilings.
- Located at the NWC of W. Magnolia Ave. and S. Henderson Blvd with excellent street frontage along Magnolia Avenue.
- S. Henderson Blvd., provides the main connection to downtown Fort Worth and is the prime intersection of the Near Southside.
- Located at the center of Fort Worth's Medical District, home to Tarrant County's major hospitals: Cook Children's Medical Center, Baylor Scott & White All Saints Medical Center, Medical City Fort Worth, Texas Health Harris Methodist Hospital and JPS Health Network.
- Across the street from Magnolia Avenue's planned six story hotel
- 30+ surface parking spaces



DETAILS:

- Total Building Size: 16,542 SF
- Available Space:
Suite 310: 1,507 RSF

LEASE RATE:

- Office: \$21.00 PSF NNN
- NNN's est. \$9.00 PSF

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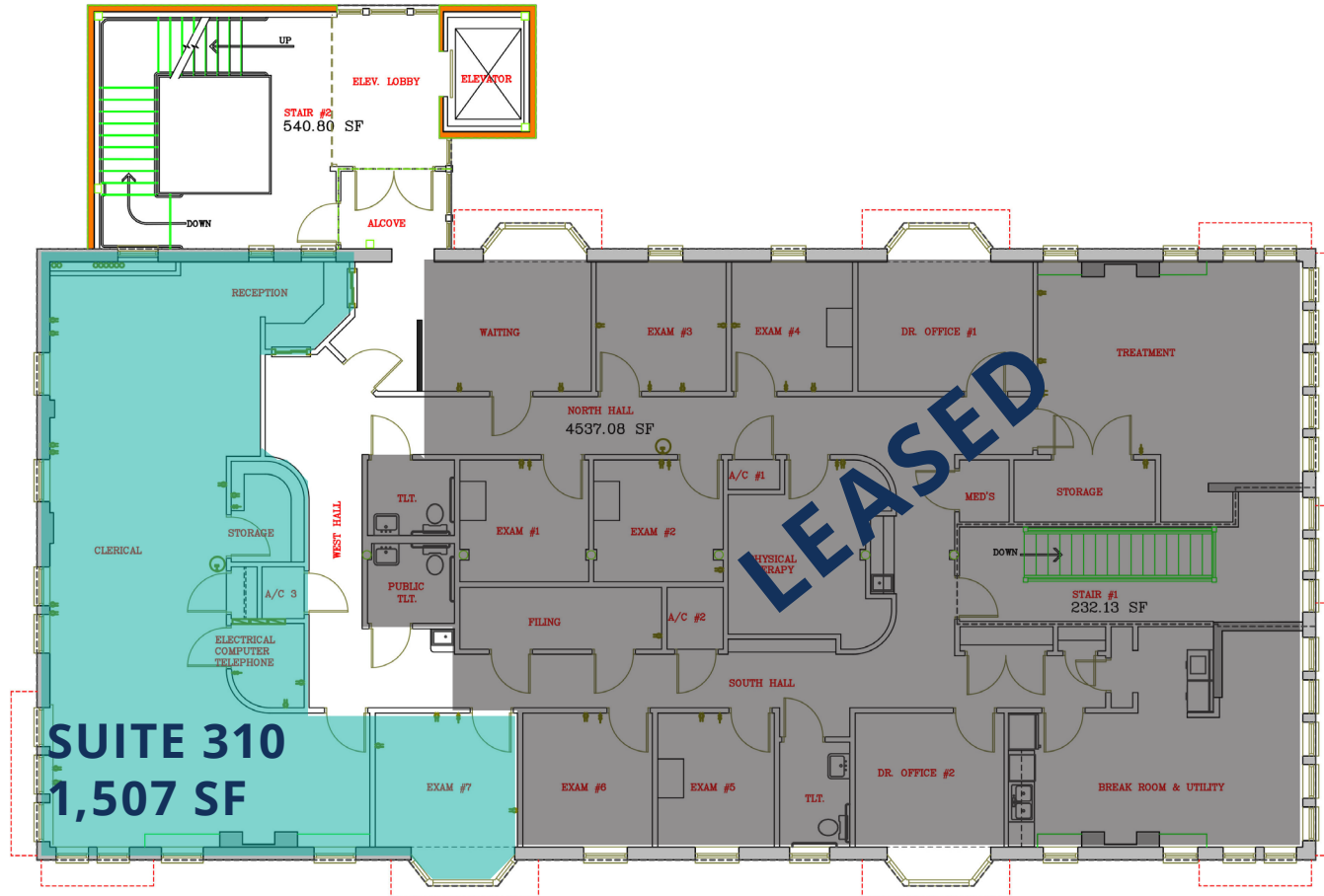
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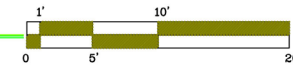


Third Floor Areas

5308.20 sf	Gross Building Area
4536.71 sf	Floor Rentable Area
4537.08 sf	Medical Lease #1 - Suite 300
771.12 sf	Building Service (Common) Area



THIRD FLOOR



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Information About Brokerage Services

Texas law requires all real estate licensees 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 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 coincidental 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.

Transwestern Commercial Services Fort Worth LLC	9000246	(817)877-4433
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Paul Wittorf	479373	(214)446-4512
Designated Broker of Firm	License No.	Phone
Leland Alvinus Prowse IV	450719	(817)877-4433
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
Michael Gibson Duwe	678761	(817)877-4433
Sales Agent/Associate's Name	License No.	Phone
Buyer/Tenant/Seller/Landlord Initials		Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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