

OFFICE
LEASE

115,036 RSF

CLASS A
OFFICE SPACE

RECENTLY
COMPLETED \$3M
COMMON AREA
RENOVATIONS



TRANSWESTERN

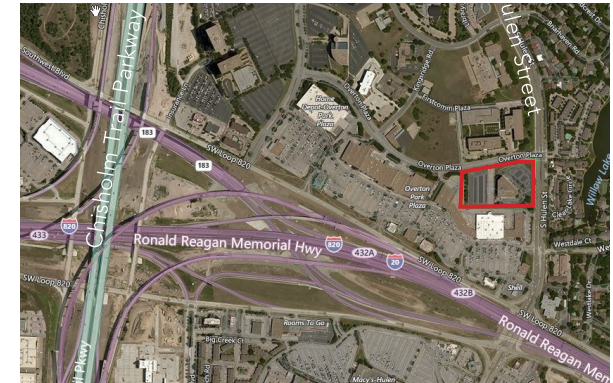
REAL ESTATE
SERVICES

4200 South Hulen

Fort Worth, TX 76109



GROUND FLOOR SPACE AVAILABLE



Leasing Information:

Whit Kelly

817.259.3504

whit.kelly@transwestern.com

Dallas Margeson

817.259.3502

dallas.margeson@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2020 Transwestern.

4200 South Hulen

Fort Worth, TX 76109

SIZE:

- 115,036 Rentable Square Feet

OWNERSHIP/MANAGEMENT:

- Owner occupied; On-site management

PARKING:

- 3.9/1,000 Rentable Square Feet
- Covered reserved parking available

LOCATION:

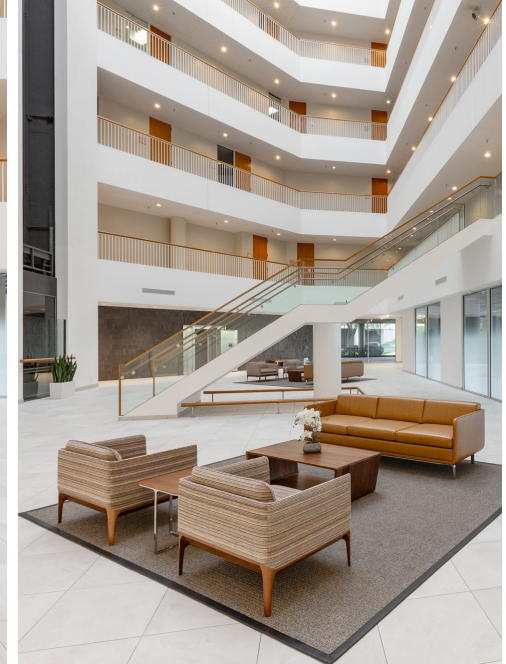
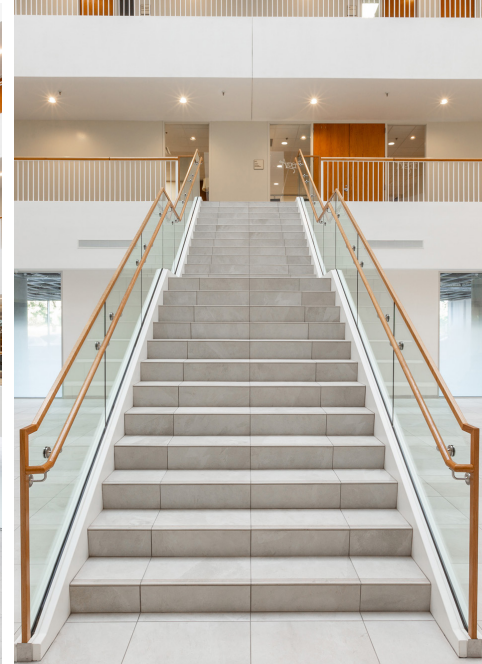
- Easy access to I-20 and Chisholm Trail Parkway

GROUND FLOOR:

- Retail Bank Opportunity
- +/- 2,000 SF security vault
- Open concept with teller's desk
- Tenant Lounge
- Specialty Vending Station

WALKABLE AMENITIES:

- Sprouts Farmers Market
- La Madeleine
- Thai Select
- Tropical Smoothie Cafe
- Texas Roadhouse
- Subway
- The Original Pancake House
- Olive Garden



LEASING OPPORTUNITIES:

*DIVISIBLE

- | | |
|------------------------|------------------------|
| ▪ Suite 100: 2,514 RSF | ▪ Suite 400: 2,569 RSF |
| ▪ Suite 101: 2,854 RSF | ▪ Suite 440: 847 RSF |
| ▪ Suite 109: 1,629 RSF | ▪ Suite 410: 3,586 RSF |
| ▪ Suite 100: 1,629 RSF | ▪ Suite 417: 1,604 RSF |
| ▪ Suite 108: 1,629 RSF | ▪ Suite 419: 1,604 RSF |
| ▪ Suite 102: 1,629 RSF | ▪ Suite 500: 1,604 RSF |
| ▪ Suite 240: 3,005 RSF | ▪ Suite 510: 1,604 RSF |
| ▪ Suite 240: 3,005 RSF | ▪ Suite 519: 1,314 RSF |
| ▪ Suite 240: 3,005 RSF | ▪ Suite 522: 2,526 RSF |
| ▪ Suite 240: 3,005 RSF | ▪ Suite 530: 2,526 RSF |

Leasing Information:

Whit Kelly

817.259.3504

whit.kelly@transwestern.com

Dallas Margeson

817.259.3502

dallas.margeson@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2020 Transwestern.

4200 South Hulen

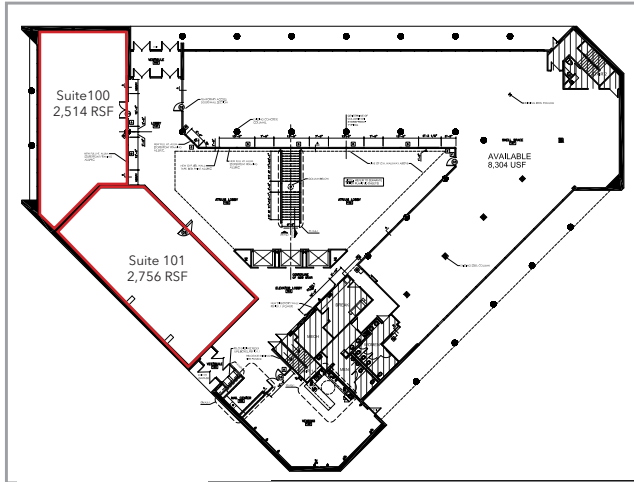
Fort Worth, TX 76109



TRANSWESTERN

REAL ESTATE
SERVICES

1ST FLOOR SUITES



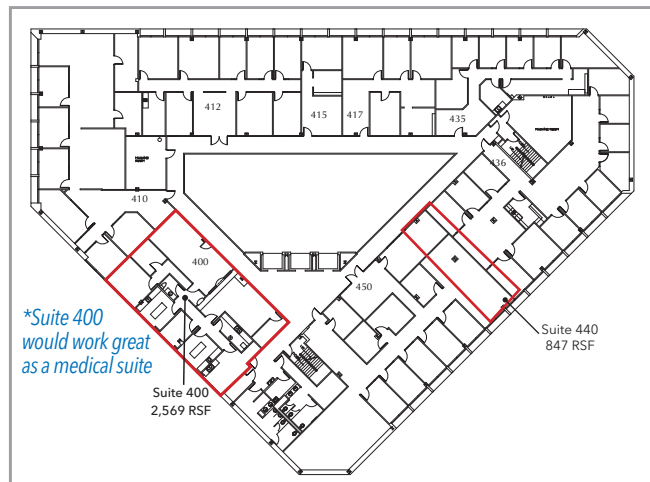
SUITE 240 FLOOR PLAN



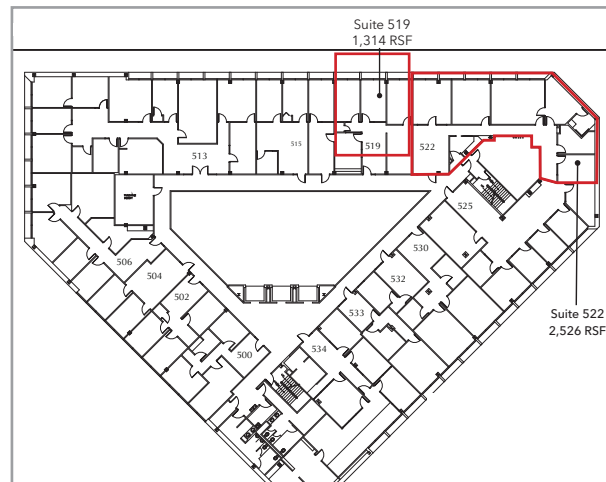
SUITES 304 & 330 FLOOR PLAN



SUITES 400 & 440 FLOOR PLAN



SUITES 519 & 522 FLOOR PLAN



Leasing Information:

Whit Kelly

817.259.3504

whit.kelly@transwestern.com

Dallas Margeson

817.259.3502

dallas.margeson@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2020 Transwestern.



Information About Brokerage Services - Fort Worth

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Willard Whitney Kelly
Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

406080
License No.

whit.kelly@transwestern.com
Email

817.877.4433
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