

Fully Leased Office Building ★ SALE

LanCarteCRE.com

8201 MID CITIES BLVD NORTH RICHLAND HILLS, TX 76180



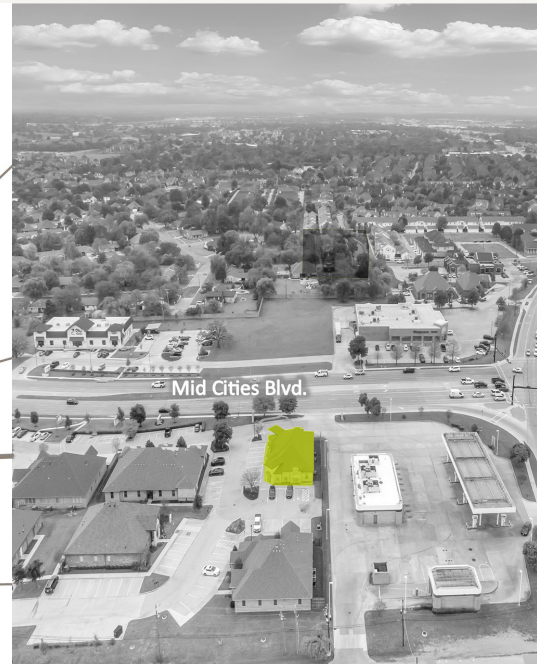
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SALE PRICE: CONTACT BROKER

PROPERTY FEATURES

- Fully Leased
- Free Standing Building
- High-End Finish out
- 4.5:1,000 Parking Ratio

INVESTMENT OVERVIEW

- Number of Tenants: 3
- Lease Types: NNN
- Net Operating Income: \$64,698.48

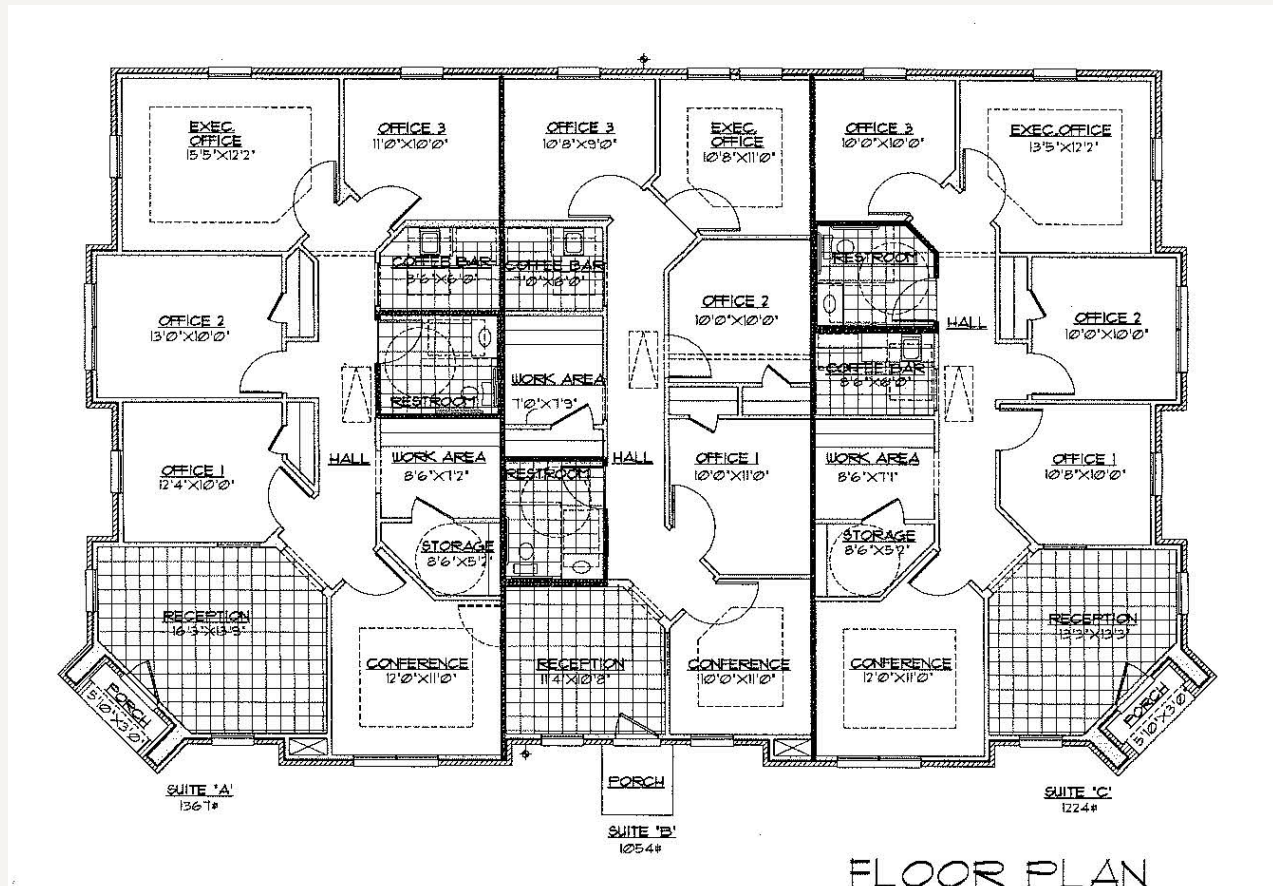
LOCATION OVERVIEW

Conveniently located near North Richland Hills in the third largest city in Tarrant County. Located 3 minutes from Birdville ISD's fine arts/athletic complex and the Grapevine Hwy Retail Corridor. This multi-tenant office building was fully remodeled in 2023, providing its tenants with a Class A finish out.

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RENT ROLL

CURRENT TENANT	UNIT #	SF	LEASE START	LEASE END	ANNUAL BUMPS
Paragon Payroll	300	1,235	6/1/2022	5/31/2028	5.71%
Benchmark Mortgage	200	1,056	8/15/2024	3/30/2027	5.71%
BrowGenius	100	1,367	9/1/2023	10/31/2026	4.35%

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EXTERIOR



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INTERIOR





LANCARTE COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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