



**Lot Size:** 2.15 ± AC | **Building Size:** 15,063 ± SF | **Zoning:** E-Neighborhood Commercial | **Occupancy Load:** 499 people

## FOR SUBLEASE



**FOR MORE INFORMATION:**

**KRIS PERRYMAN**

512.640.0989

KRIS@INSITEEFS.COM

**BENSON P. SAINSBURY**

323.940.8887

BPS@INSITEEFS.COM

# 4601 Huffines Blvd

Fort Worth, TX 76135



## PROPERTY HIGHLIGHTS

<b>Building Size</b>	15,063 ± SF	<b>Parking</b>	51 Surface Spots
<b>Lot Size</b>	2.15 ± Acres	<b>Occupancy</b>	499
<b>Rent</b>	\$28,892.00/month, being \$21.43/sf	<b>Year Built</b>	2009
<b>Zoning</b>	E-Neighborhood Commercial		
<b>Term</b>	Expires June 30, 2031		





# 4601 Huffines Blvd

Fort Worth, TX 76135

This confidential memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in subleasing 4601 Huffines Blvd ("the Property").

This memorandum contains selected information pertaining to the Property and does not purport to be a representation of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective buyers or leasees may require to evaluate the purchase or lease of a property. All information provided is for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and InSite EFS, Inc. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers. Interested parties are expected to complete their own investigation and not rely on the contents of this memorandum in any manner.

Neither the Owner or InSite EFS, Inc. nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied as to the accuracy or completeness of the information contained in this memorandum and no legal commitment or obligation shall arise by reason of your receipt of this memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, and its sole discretion, to reject any or all expressions of interest or offers to sell or lease the Property, and/or terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this memorandum or making an offer to sell the Property unless written agreement(s) for the sale or lease of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligation therein have been satisfied or waived.

By receipt of this memorandum, you agree that this memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this memorandum or any of its contents to any other entity without the prior written authorization of the Owner or InSite EFS, Inc. You also agree that you will not use this memorandum or any of its contents in any manner detrimental to the interest of the Owner or InSite EFS, Inc.



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Marine Creek Lake Park



Shadydell Dr

Shadydell Cir

Huffines Blvd

