

FOR LEASE OFFICE BUILDING



8209 MID CITIES BLVD, NORTH RICHLAND HILLS, TX 76182



PROPERTY HIGHLIGHTS

- ±2,940 SF
- Professional Office Space
- 6 private offices, conference room, break room & reception
- Monument/Building Signage
- Beautiful Finish Out
- Move-In Ready Space
- Located Near Davis Blvd & Mid-Cities

LEASE RATE \$18.00 - 19.00 SF/YR | NNN



CONTACT INFORMATION

AMY PHAM-WOODWARD
Cell: 817.455.7025
Office: 817.488.4333
amy@championsdfw.com

JIM KELLEY
Cell: 817.909.7875
Office: 817.488.4333
jim@championsdfw.com

Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. 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

FOR LEASE OFFICE BUILDING



8209 MID CITIES BLVD, NORTH RICHLAND HILLS, TX 76182

LEASE SPACES

LEASE INFORMATION

| | | | |
|--------------|----------|-------------|-------------------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 2,940 SF | Lease Rate: | \$18.00 - \$19.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | |
|-----------|-----------|-----------|------------|-----------------------|---|
| Suite 200 | Available | 2,940 SF | NNN | \$18.00 - 19.00 SF/yr | - |

Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

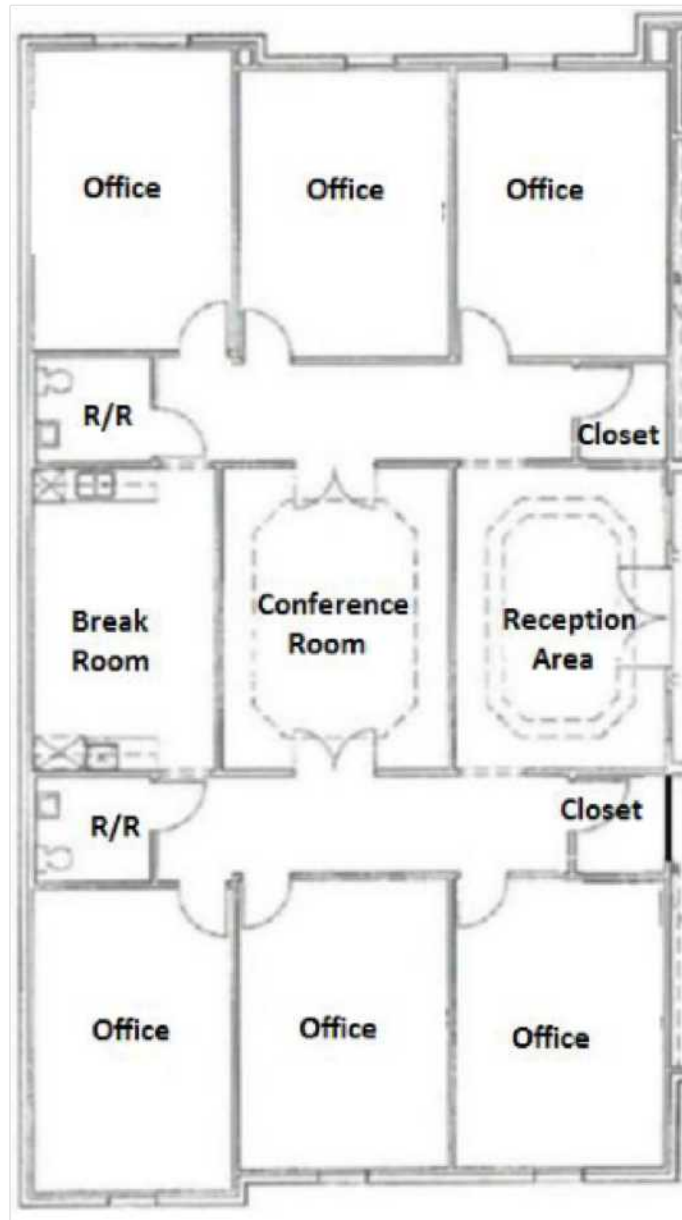
©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. 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

FOR LEASE
OFFICE BUILDING

8209 MID CITIES BLVD, NORTH RICHLAND HILLS, TX 76182

FLOOR PLAN SUITE 200



Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. 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.

FOR LEASE OFFICE BUILDING



8209 MID CITIES BLVD, NORTH RICHLAND HILLS, TX 76182

INTERIOR PHOTOS



Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. 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.

FOR LEASE OFFICE BUILDING



8209 MID CITIES BLVD, NORTH RICHLAND HILLS, TX 76182

INTERIOR PHOTOS



Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

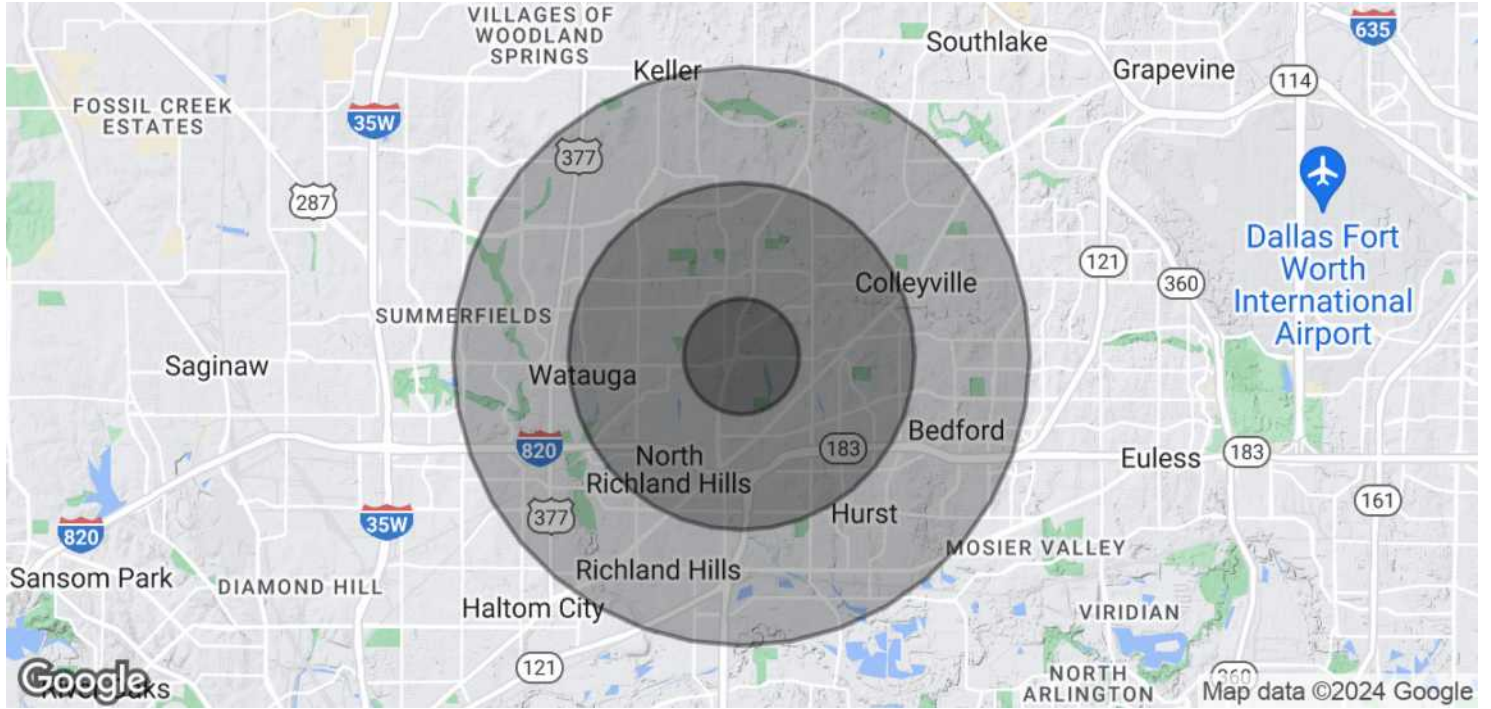
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

FOR LEASE OFFICE BUILDING



8209 MID CITIES BLVD, NORTH RICHLAND HILLS, TX 76182

DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,224 | 96,239 | 260,518 |
| Average Age | 37.2 | 38.9 | 37.5 |
| Average Age (Male) | 37.9 | 37.9 | 36.2 |
| Average Age (Female) | 37.0 | 40.1 | 38.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,910 | 35,949 | 95,624 |
| # of Persons per HH | 2.6 | 2.7 | 2.7 |
| Average HH Income | \$87,567 | \$81,609 | \$86,618 |
| Average House Value | \$188,435 | \$197,434 | \$224,017 |

2020 American Community Survey (ACS)

Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. 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

FOR LEASE
OFFICE BUILDING



8209 MID CITIES BLVD, NORTH RICHLAND HILLS, TX 76182

BROKER CONTACTS



AMY PHAM-WOODWARD

Senior Associate

C: 817.455.7025
amy@championsdfw.com



JIM KELLEY

Principal/Broker

C: 817.909.7875
jim@championsdfw.com

Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. 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.



CHAMPIONS[™]
DFW COMMERCIAL REALTY

Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. 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