

# CENTREPORT TECH CENTER

14770 TRINITY BLVD, FORT WORTH, TX 76155



FORT CAPITAL



BRADFORD



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## **Property Highlights:**

### Flexible Space Options:

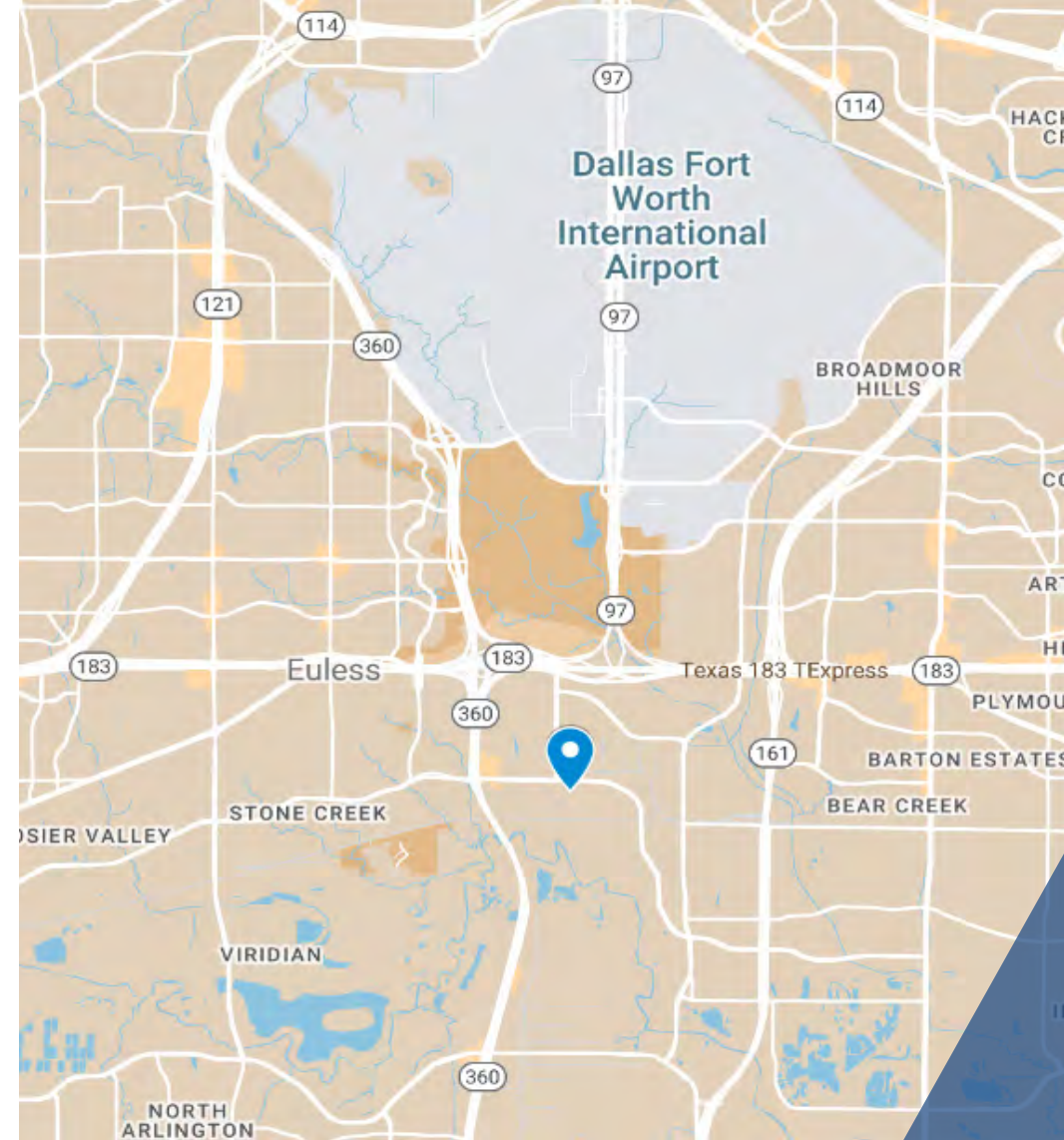
- Divisible to +/- 15,000 – 66,882 SF
- Ideal for high density Office, R&D, Lab, and Flex uses
- Ability to add loading and conditioned warehouse/production area(s)

### Modernized/Functional Asset

- Over \$1.2M invested in project upgrades
- Highly efficient floor plate design
- Exclusive access points with dedicated building signage
- 5:1,000 parking





### Amenitized Environment

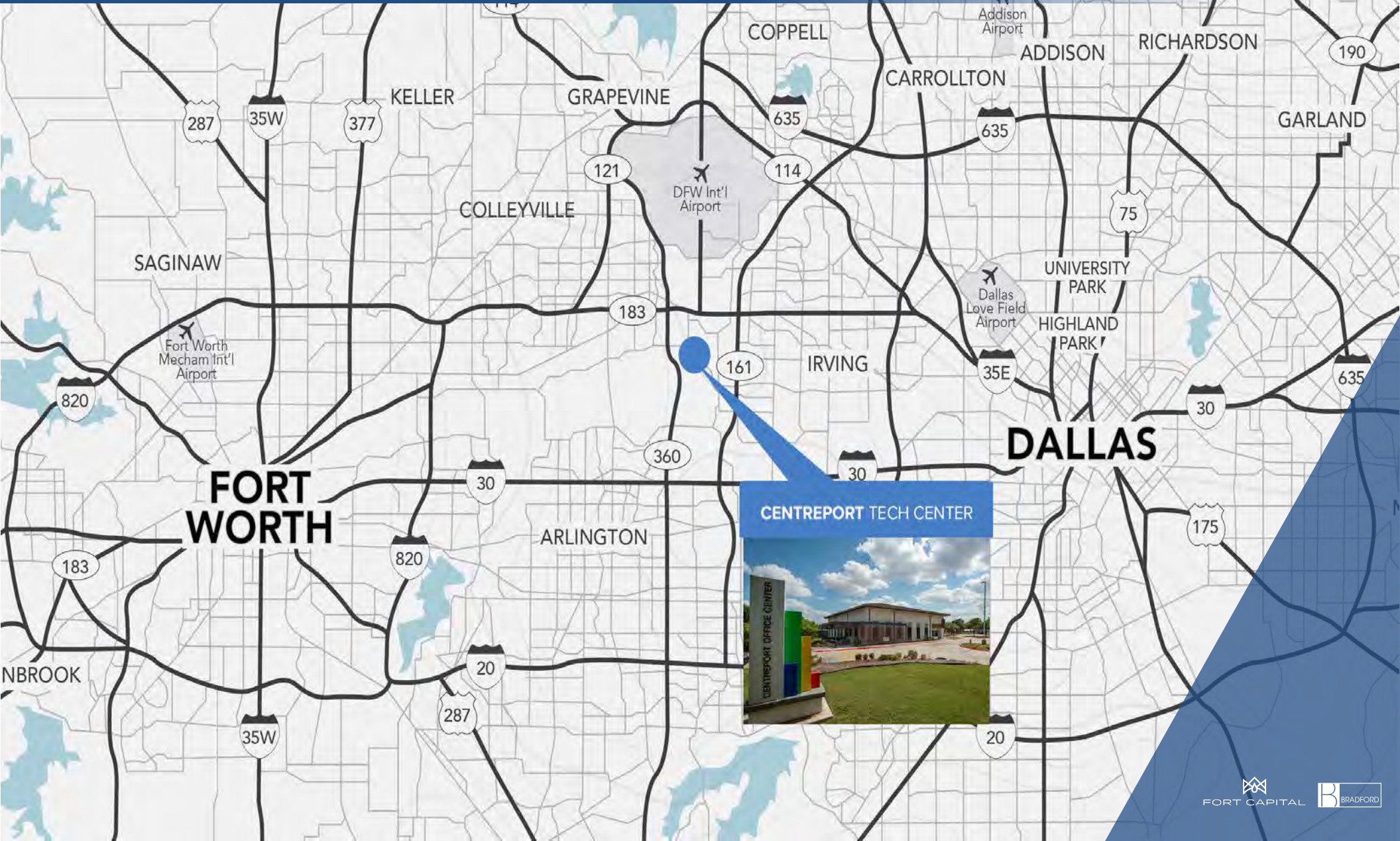
- Lush outdoor common area with patio and modern pergola seating
- On-site walking trails
- 0.7 miles from Trinity Railway Express / Centreport Railway Station
- Surrounded by 5 hotels (960+ rooms)
- 20+ restaurants within 1 mile

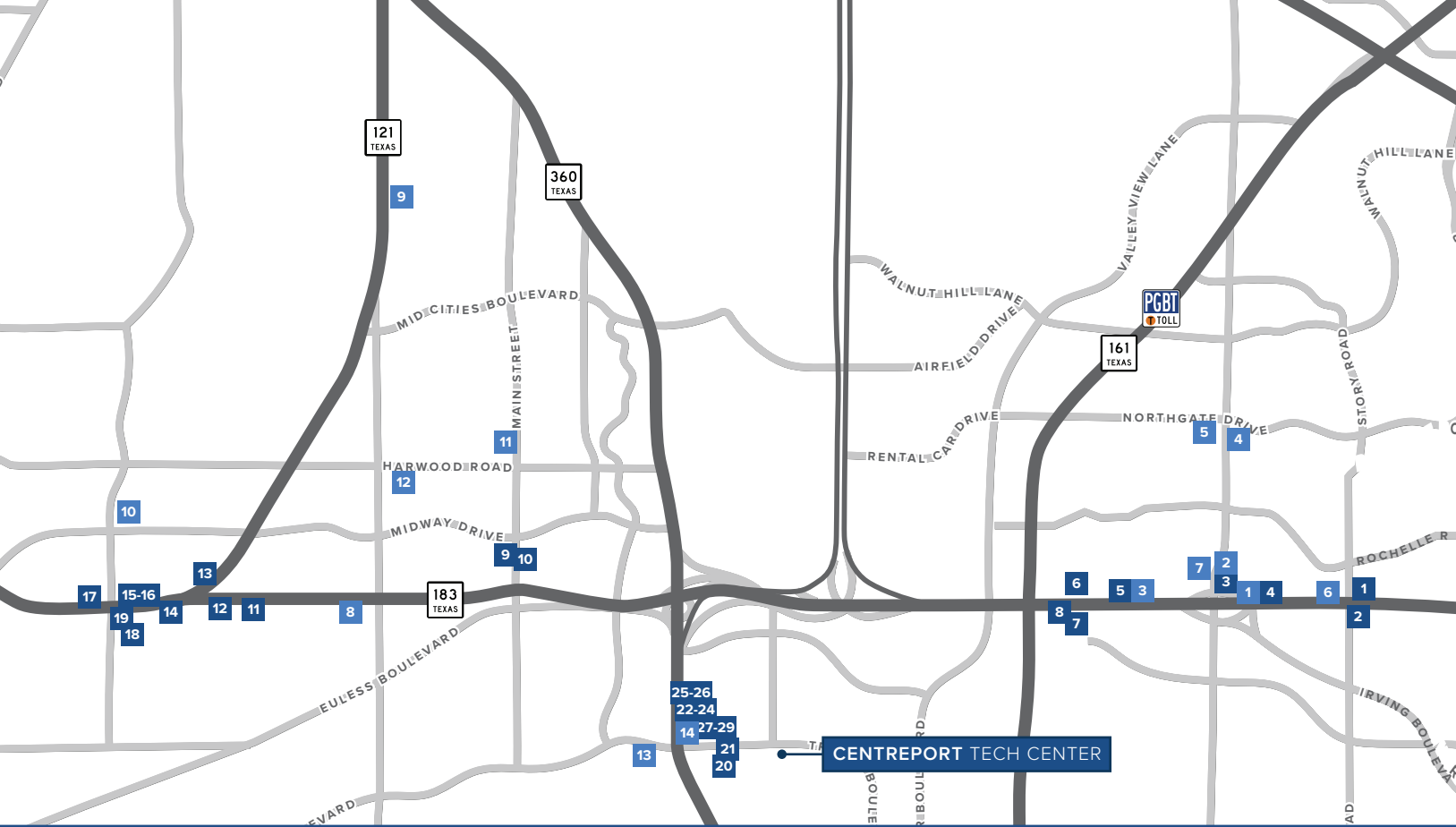




## Epicenter Location – Unrivaled Accessibility

-  Situated within the 1,300 acre master planned Centreport Business Park
-  17 miles to Dallas or Fort Worth CBD's
-  Direct access to 7 freeways
-  5 minutes to DFW International Airport





## AMENITIES

- |                                      |                                       |   |  |   |
|--------------------------------------|---------------------------------------|---|--|---|
| <b>1</b> Vila Brazil                 | <b>11</b> Real Texas Café             | <b>20</b> Street Bowl Scratch Kitchen     | <b>1</b> Irving Towne Center             | <b>10</b> Bedford Oaks Shopping Center      |
| <b>2</b> Cuzco Irving                | <b>12</b> IHOP                        | <b>21</b> Big Apple Café                  | <b>2</b> Grande Center                   | <b>11</b> Arbor Creek Shopping Center       |
| <b>3</b> On the Border Mexican Grill | <b>13</b> Saltgrass Steak House       | <b>22</b> NY Pizza & Pasta                | <b>3</b> Irving Market Center            | <b>12</b> Harwood Crossings Shopping Center |
| <b>4</b> Panda Express               | <b>14</b> On the Border Mexican Grill | <b>23</b> Villa Grande Mexican Restaurant | <b>4</b> Northgate Hills Shopping Center | <b>13</b> Post Oak Shopping Center          |
| <b>5</b> Olive Garden                | <b>15</b> Pappadeaux Seafood Grill    | <b>24</b> Pho Kobee                       | <b>5</b> Town North Shopping Center      | <b>14</b> Centreport Station                |
| <b>6</b> Red Lobster                 | <b>16</b> Chili's Bar & Grill         | <b>25</b> Panera Bread                    | <b>6</b> Metroplex Plaza                 |   |
| <b>7</b> Vito's Pizza & Grill        | <b>17</b> Cheddars Scratch Kitchen    | <b>26</b> Chick-fil-A                     | <b>7</b> Irving Mall                     |   |
| <b>8</b> Aspen Creek Grill           | <b>18</b> Jason's Deli                | <b>27</b> Jersey Mike's Subs              | <b>8</b> Euless Town Center              |   |
| <b>9</b> Texan Kitchen               | <b>19</b> Chipotle Mexican Grill      | <b>28</b> Jimmy John's                    | <b>9</b> Shops at Vineyard Village       |   |
| <b>10</b> North Main BBQ             |                                       | <b>29</b> Chipotle Mexican Grill          |  |   |



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14760

## LEASING INFORMATION



**JASON FINCH**  
972.389.9006  
JFINCH@BRADFORD.COM

**ERIK BLAIS**  
817.921.8179  
EBLAIS@BRADFORD.COM

**MICHAEL SPAIN**  
972.337.9325  
MSPAIN@BRADFORD.COM

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## Information About Brokerage Services

*Texas law requires all real estate license holders 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 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.

|  |             |                   |            |
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Buyer/Tenant/Seller/Landlord Initials

Date