



# FOR SALE



## OFFICE/FLEX - OWNER USER

6557 BAKER BLVD, RICHLAND HILLS, TX 76118

**PRESENTED BY:**

**ELIUD SANGABRIEL, CCIM**  
O: 972.839.0590  
[eliud.sangabriel@svn.com](mailto:eliud.sangabriel@svn.com)

# PROPERTY SUMMARY

## DESIGNER STYLE OFFICE FLEX

6557 BAKER BLVD  
RICHLAND HILLS, TX 76118

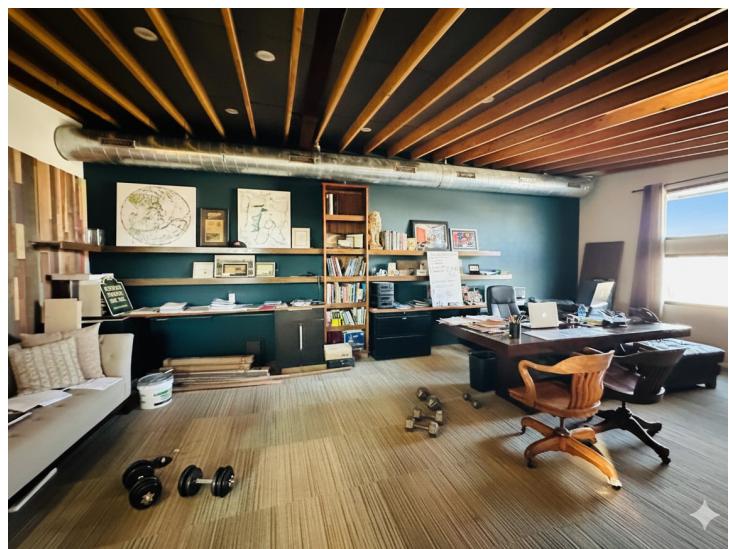
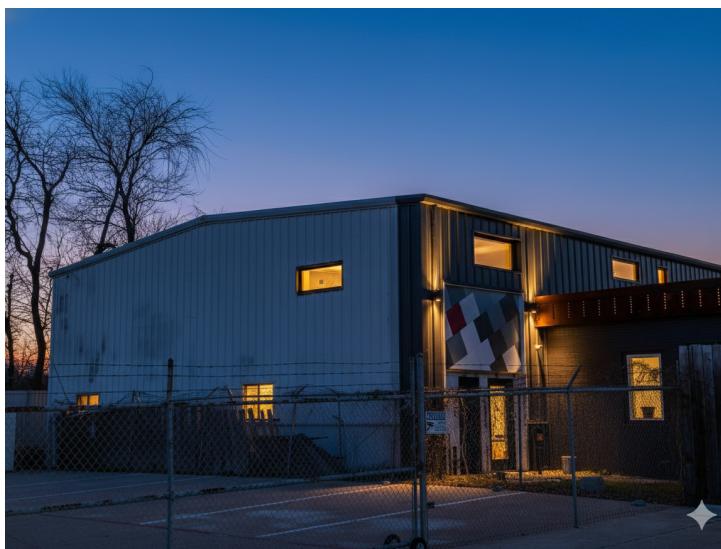
### OFFERING SUMMARY

SALE PRICE:	\$978,000
BUILDING SIZE:	5,973 SF
LOT SIZE:	12,126 SF
PRICE / SF:	\$163.74

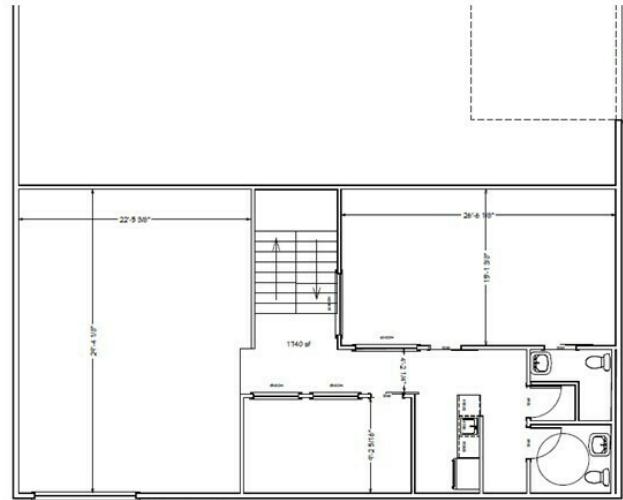
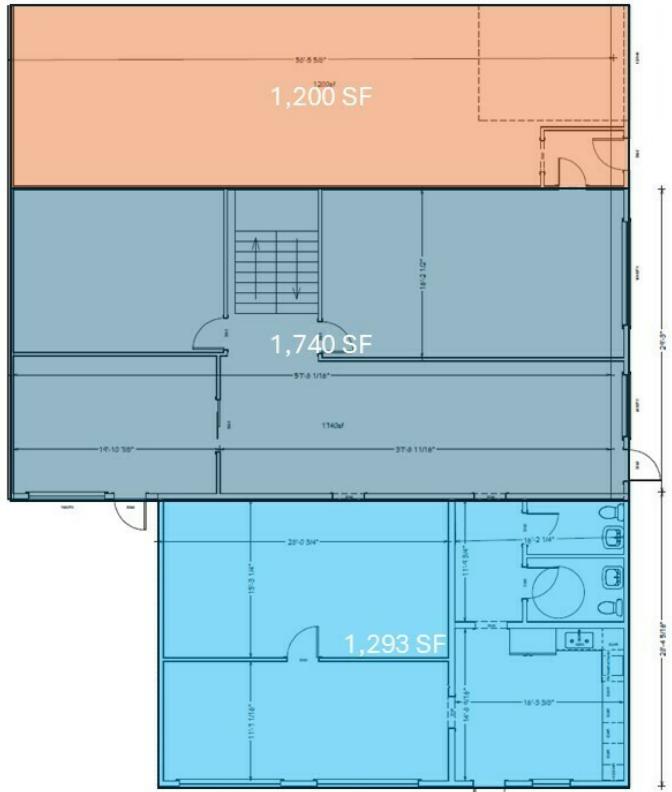


## PROPERTY SUMMARY

6557 Baker Blvd offers a rare owner-user opportunity within an established retail/office/industrial corridor of Richland Hills. The  $\pm 5,973$  SF flex property features approximately  $\pm 4,773$  SF of two-story office space and  $\pm 1,200$  SF of warehouse with a 14' grade-level door, functional industrial capability combined with designer-quality office buildout. The office component is thoughtfully designed with a distinctive, eclectic and modern aesthetic inside and out. Custom architectural finishes, and contemporary materials create a professional yet creative environment that is unique within the submarket. The layout includes a welcoming reception area, eight (7) private offices, a conference room, 2 breakrooms and restrooms in both levels, making the space well-suited for a wide range of owner-user operations. The property is equipped with three (3) HVAC systems installed in 2020, on-site front parking with potential for appox 20+/- spaces, and a fenced yard accessible from the warehouse. Zoning allows for mixed-use (MX), offering flexibility for various business types (buyer to verify permitted uses).



# FLOOR PLAN



## 1<sup>st</sup> Floor

1,293 SF + 1,200 SF + 1,740 SF = 4,233 SF

## 2<sup>nd</sup> Floor

1,740 SF

## Total

5,973 SF

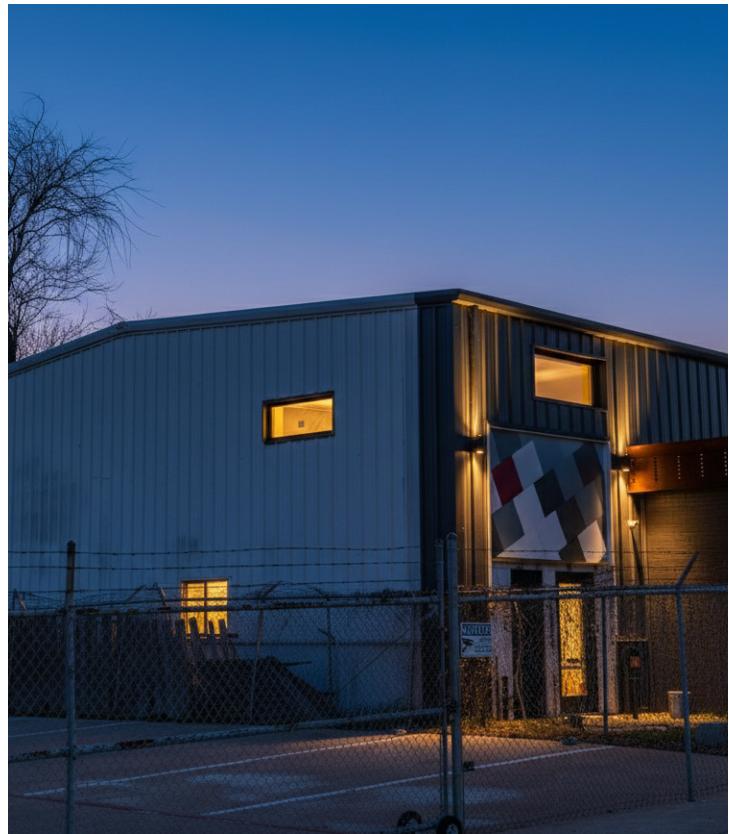




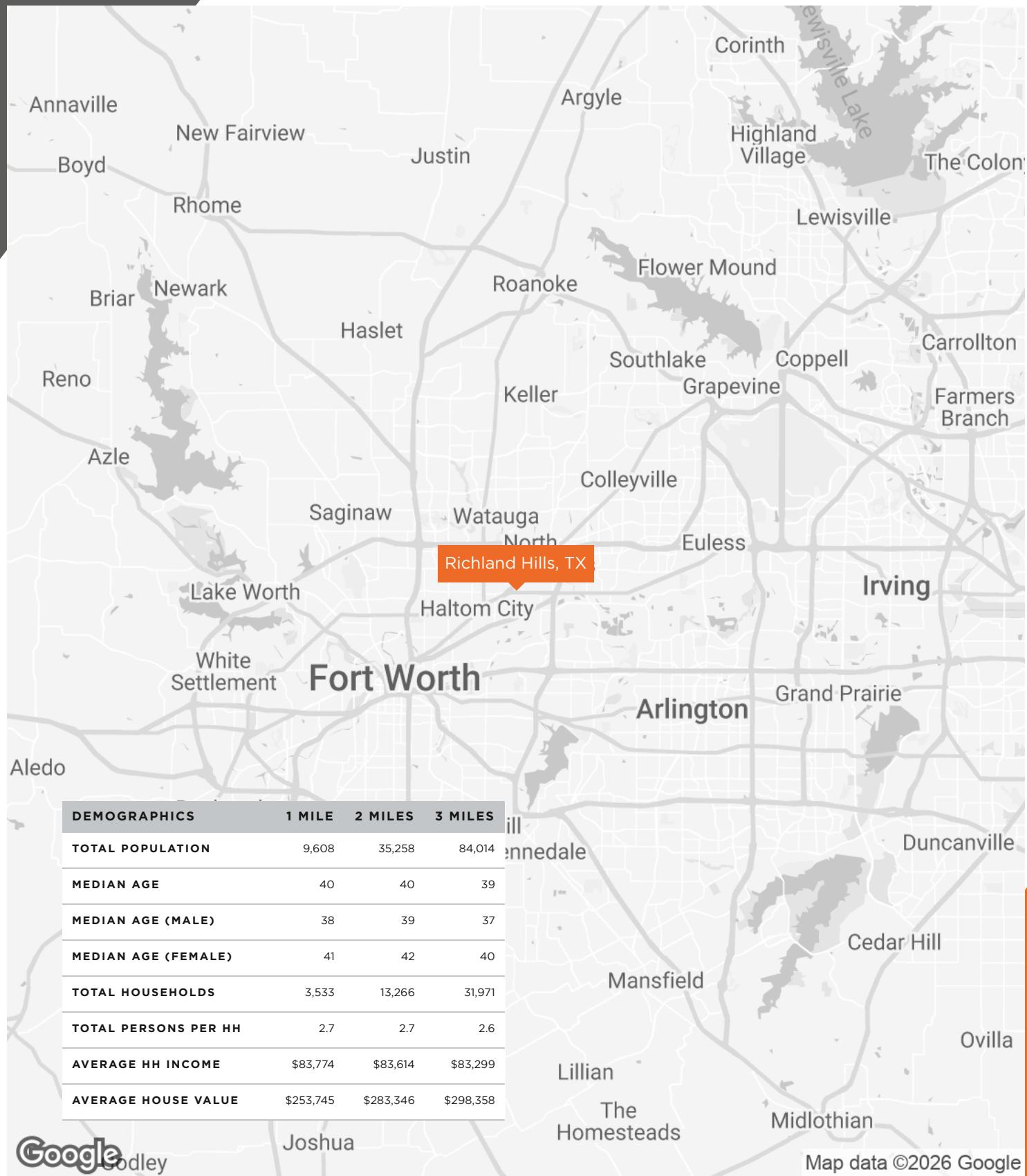
## LOCATION

Corner fenced lot with strong visibility along Baker Blvd, carrying approximately 9,800 vehicles per day (VPD) and 7,280 in Rufe Snow (STDB). The property is located near Birdville ISD and the Richland Hills Police Department, within an area experiencing new multifamily development and supported by established retail and mixed-use commercial properties.

Eliud Sangabriel, CCIM  
C: 972.839.0590  
eliud.sangabriel@svn.com



## REGIONAL MAP





# Collective Strength, Accelerated Growth

3000 RACE STREET,  
SUITE 100  
FORT WORTH, TX  
76111



[HTTP:SVNTRINITY.COM](http://svntrinity.com)