

LEASE

WESTCHESTER PLACE OFFICE CONDO

625 W COLLEGE ST Grapevine, TX 76051



GROSS LEASE RATE \$23.18/SF/YR

Peg Pannell Smith
(972)489-0788
TX #0614037

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PROPERTY DESCRIPTION

Discover a versatile commercial space designed for modern business success. This impressive property offers a full HVAC system and ADA accessible facilities for maximum comfort and inclusivity. The private entrances with welcoming reception lobbies set a professional tone, complemented by common restrooms and kitchen amenities for convenience. Ample on-site parking ensures seamless access, while the inviting outdoor park setting provides an ideal escape for relaxation. With easy access to major highways, connectivity is effortless. High-speed internet and phone services are available to support your business needs at tenant expense. Benefit from responsive local management, allowing you to focus on your business while enjoying dedicated support.

PROPERTY HIGHLIGHTS

- Full Service Gross Lease - Available November
- Easy access to major highways
- Minutes away from Main Street Grapevine
- Close to restaurants, shops & entertainment
- Plentiful on-site parking

OFFERING SUMMARY

Lease Rate:	\$23.18 SF/yr (Full Service)
Number of Units:	1
Available SF:	4,660 SF
Building Size:	4,660 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,258	44,647	305,829
Total Population	6,588	117,968	775,412
Average HH Income	\$96,294	\$155,216	\$113,566

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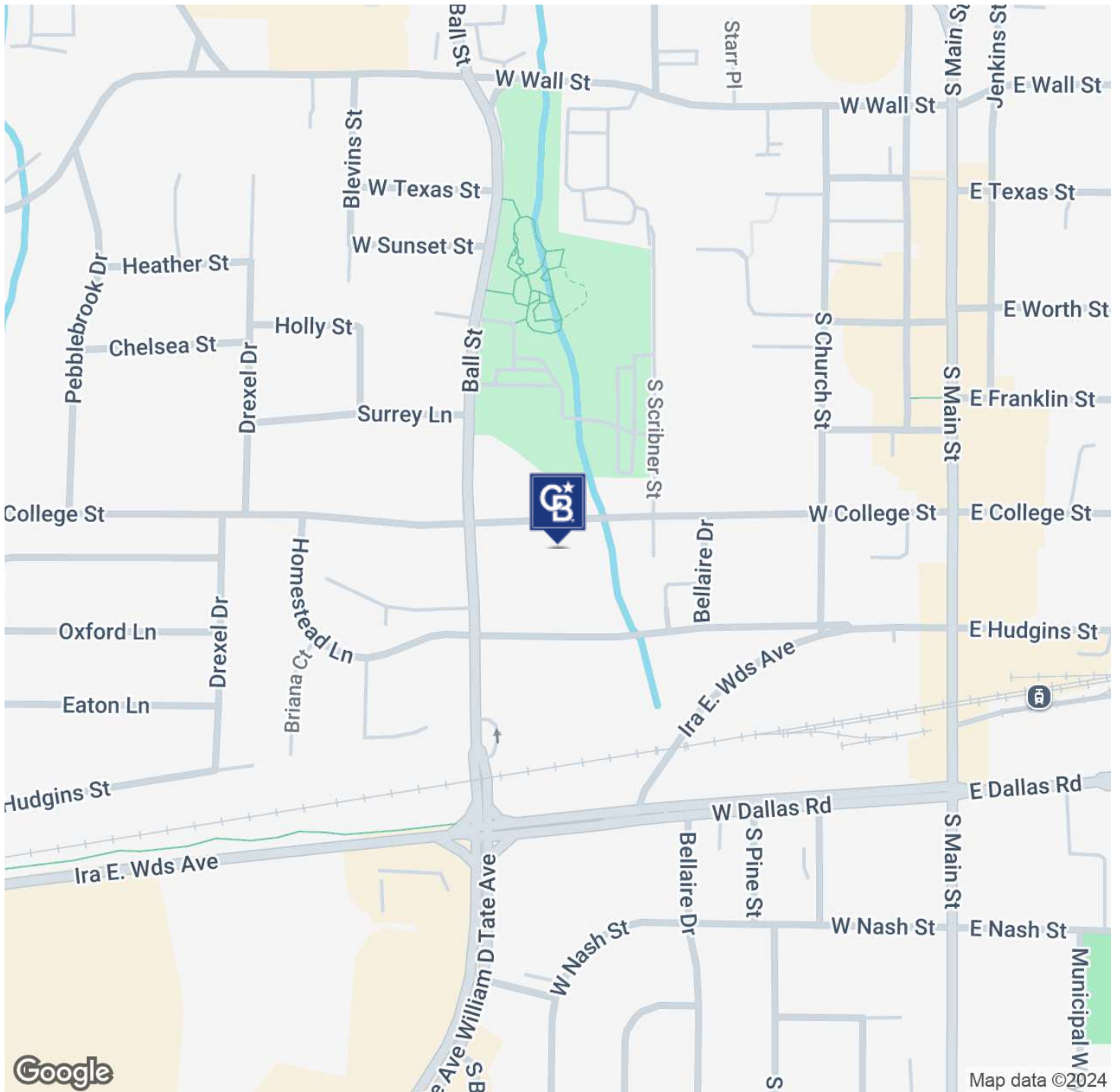


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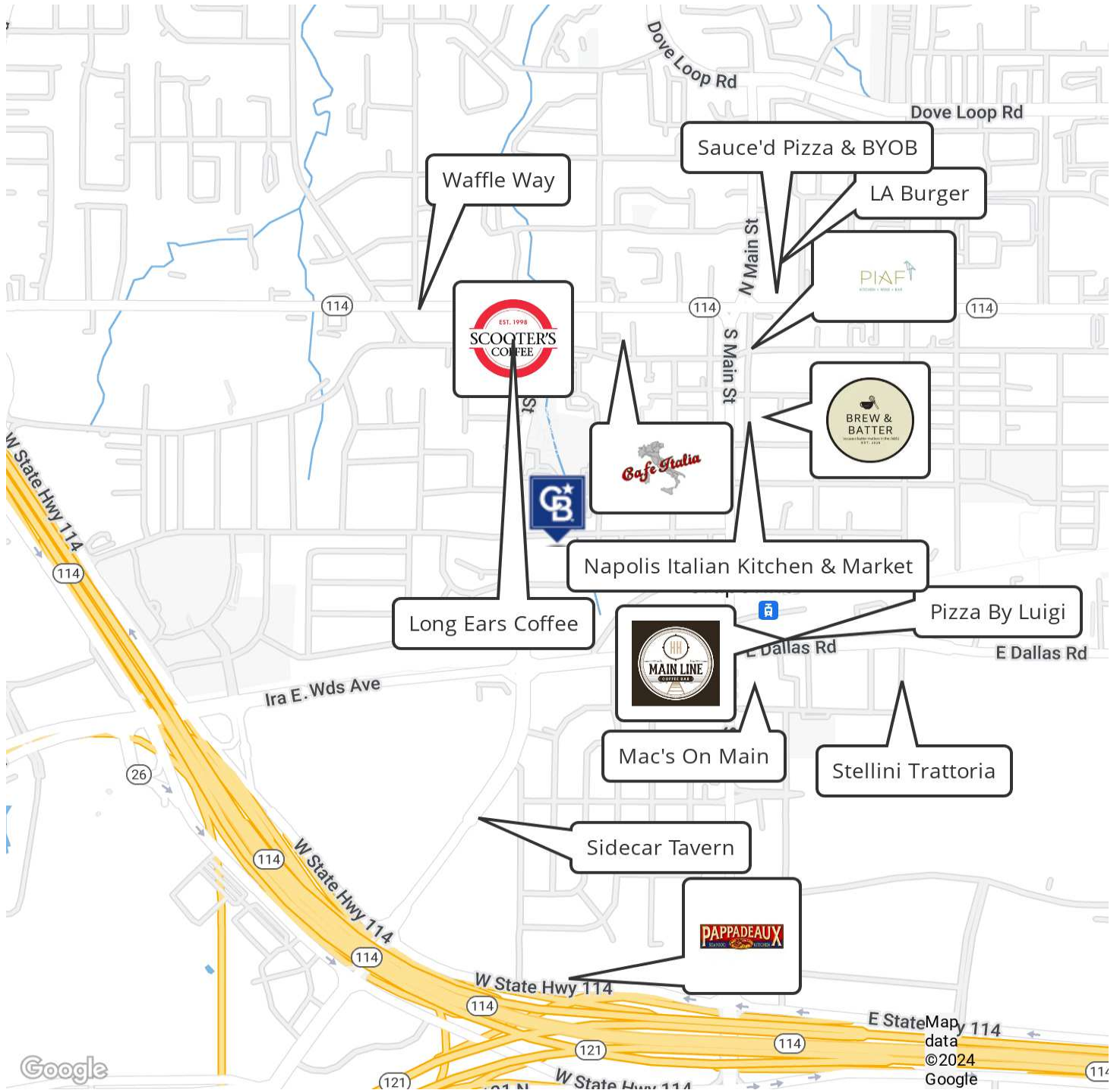


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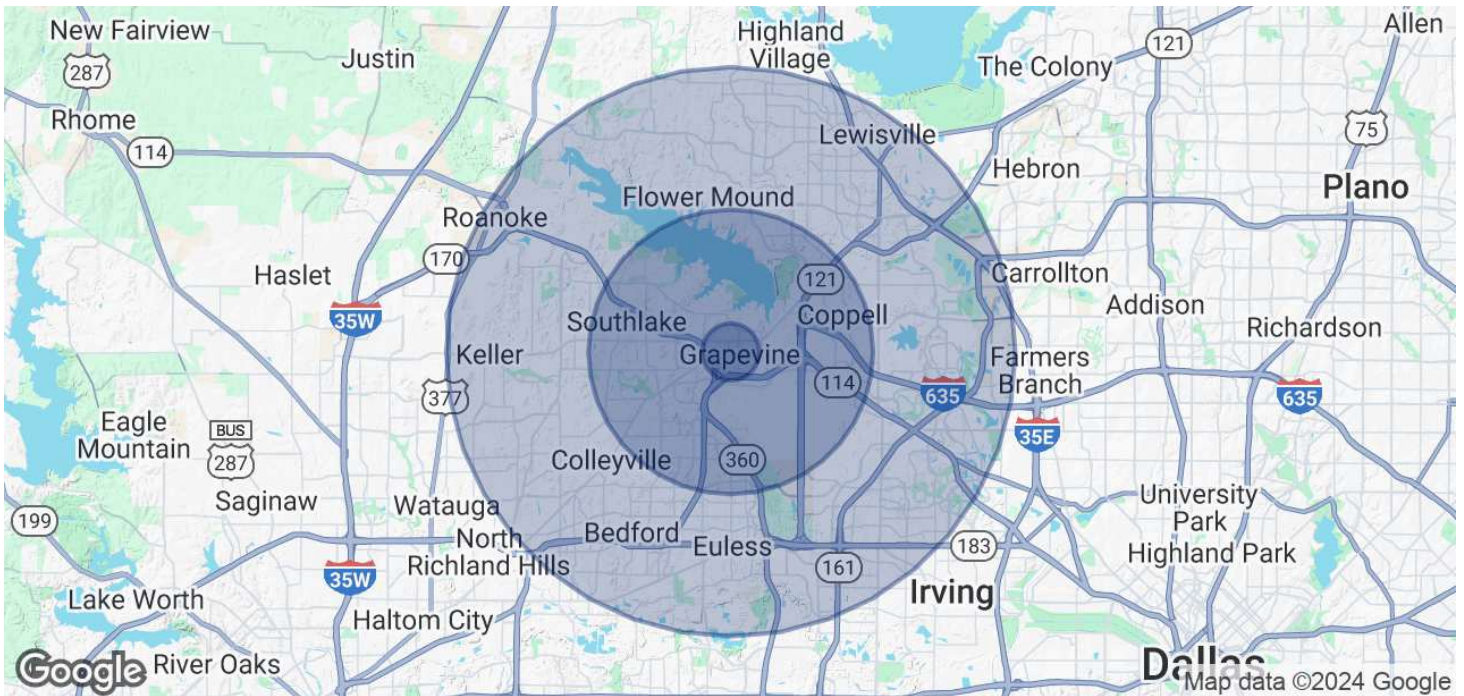


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,588	117,968	775,412
Average Age	42.4	40.1	37.9
Average Age (Male)	41.2	38.7	36.7
Average Age (Female)	40.8	41	38.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,258	44,647	305,829
# of Persons per HH	2	2.6	2.5
Average HH Income	\$96,294	\$155,216	\$113,566
Average House Value	\$196,698	\$400,739	\$287,986

2020 American Community Survey (ACS)

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

COLDWELL BANKER COMMERCIAL REALTY Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0420132 License No.	JOANNE.JUSTICE@CBDFW.COM Email	(972)907-7700 Phone
JOANNE JUSTICE Designated Broker of Firm	015793 License No.	JOANNE.JUSTICE@CBDFW.COM Email	(972)907-7700 Phone
FRANCES (FRANK) OBRINGER Licensed Supervisor of Sales Agent/ Associate	0738874 License No.	FRANK.OBRINGER@CBREALTY.COM Email	(972)596-9100 Phone
PEG PANNELL SMITH Sales Agent/Associate's Name	0614037 License No.	PEG@PEGPANNELLSMITH.COM Email	(972)489-0788 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

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PEG PANSELL SMITH

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EDUCATION & MEMBERSHIPS

National Association of REALTORS® (NAR)
Texas Association of REALTORS® (TAR)
Texas Real Estate Commission Sales Agent (TREC) #0614037
Certified Commercial Investment Member Designee (CCIM)
Graduate REALTORS® Institute (GRI)
Resort and Second Home Specialist (RSPS)
Texas Accredited Commercial Specialist (TACS)
Seller Representative Specialist (SRS)
REALTORS® Accredited Land Institute Candidate (ALC)
North Texas CCIM Chapter, (CCIM)
North Texas Commercial Association of REALTORS® (NTCAR)
International Council of Shopping Centers (ICSC)

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