

# FOR SALE

8805 North Tarrant Pkwy.  
North Richland Hills, Texas



## Property Information

### LOCATION

Northwest quadrant of Davis Blvd. and N. Tarrant Parkway, adjacent to medical and retail uses at a major intersection, North Richland Hills, Texas

### YEAR BUILT

2020

### SUITES

100—(2,031 SF) North Texas Counseling Associates  
200—(3,954 SF) Tardy Orthodontics, P.C.

### PARKING

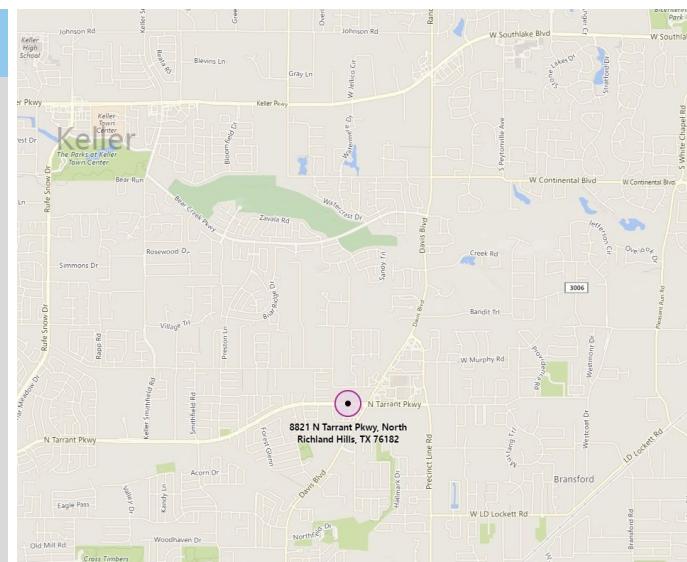
31 spaces or 5 per 1,000

### COMMENTS

High quality office and orthodontics / dental space.

### ASKING PRICE

Contact Broker



## For Information

Don D. Phifer  
817-427-9545 office  
817-239-7100 cell  
Phifer@LandDeals.com

# Aerial

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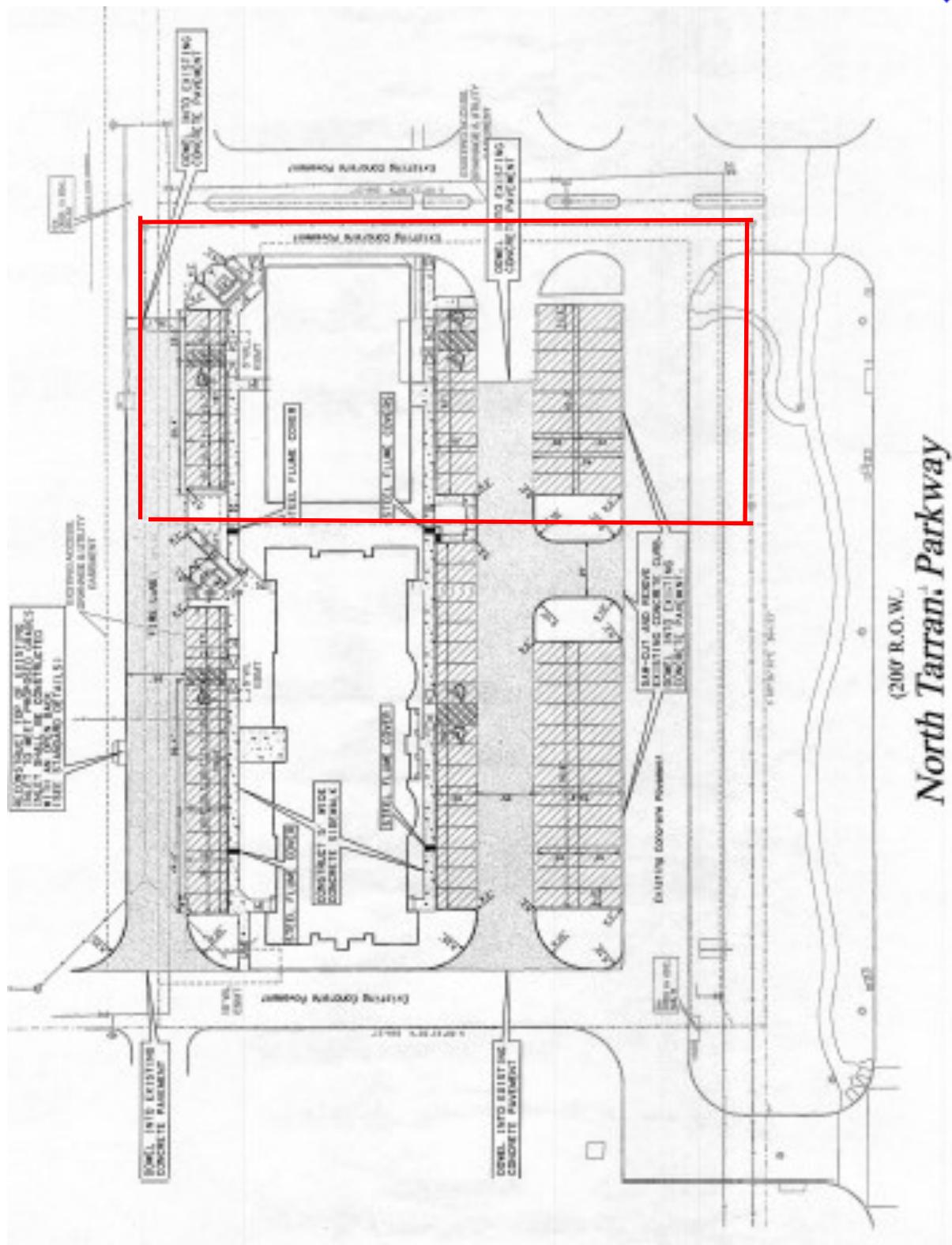
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# Floorplan

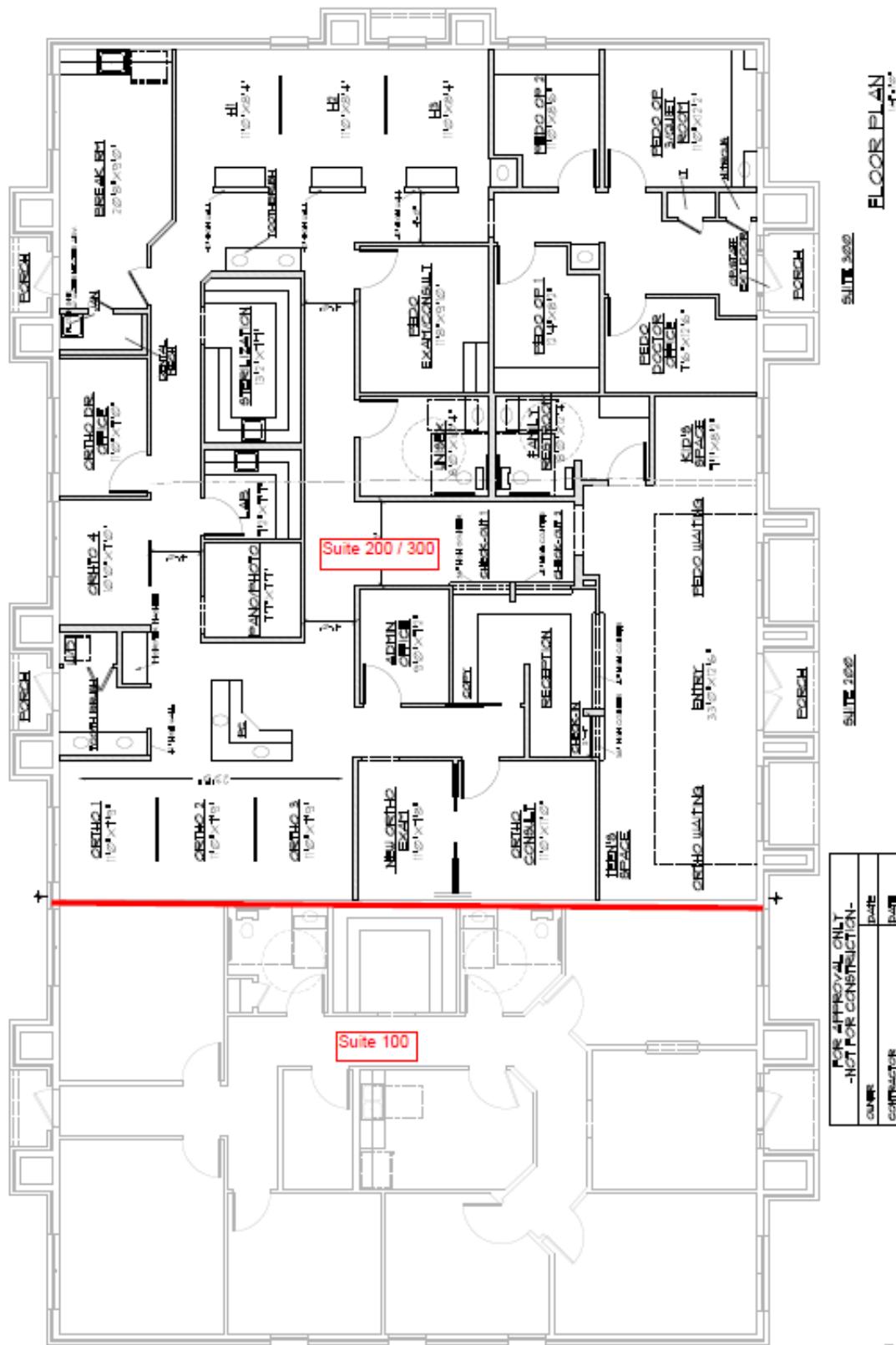
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The logo for Phifer & Associates. It features a blue diamond shape containing a large, stylized white letter 'P'. Above the 'P', the words 'PHIFER' and '& ASSOCIATES' are written in a smaller, sans-serif font, with a diagonal line separating 'PHIFER' from '& ASSOCIATES'.



# Floorplan

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FOR APPROVAL CONSTRUCTION	
NAME	DATE
CONTRACTOR	

# RENT ROLL

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## Suite 100

Commencement	Expiration Date	Rate Per Sq. Ft.	Annual Base Rate	Annual Increases	Renewal
10/1/23	11/30/26	\$21.00 +NNN	\$42,651.00	\$.50 annually	1– option at

## Suite 200 / 300

Commencement Date	Expiration Date	Rate Per Sq. Ft.	Annual Base Rate	Annual Increases	Renewal
2/1/20	1/31/28	\$21.00 +NNN	\$83,034.00	None	2–36 month Options \$1.50 per Renewal

## Sign Lease

\$ 600.00 per year with a 10 year lease effective 9/1/2019 and 2-10 year options with CPI Increase every 5 years.

**Current Triple Nets are \$8.00 per Sq. Ft. Adjusted for 2025**