

PROFESSIONAL OFFICE BUILDING – FOR SALE



9285 HUNTINGTON SQ. NORTH RICHLAND HILLS, TX 76182

FIELDCRE.COM

PROPERTY HIGHLIGHTS

±5,823 SF SINGLE-STORY PROFESSIONAL OFFICE BUILDING
A RARE STANDALONE ASSET IN A MATURE, HIGH-DEMAND SUBMARKET

SUPPORTED BY INCOME-PRODUCING FLEXIBLE OFFICE TENANTS, PROVIDING
IMMEDIATE CASH FLOW FOR AN OWNER-USER WHILE PRESERVING THE ABILITY
TO SHAPE AND GROW INTO THE SPACE OVER TIME

FLEXIBLE INTERIOR LAYOUT WITH MULTIPLE WAYS TO CONFIGURE AN OWNER-
USER FOOTPRINT CONSISTENT NATURAL LIGHT THROUGHOUT PRIVATE OFFICES
AND SHARED AREAS MULTIPLE ENTRANCES OFFERING OPERATIONAL PRIVACY
AND CLIENT-FLOW OPTIONS

UPDATED INTERIOR FINISHES AND A WELL-MAINTAINED EXTERIOR
STRONG VISIBILITY WITHIN AN ESTABLISHED PROFESSIONAL OFFICE PARK





**LOCATED IN THE HEART OF NORTH
RICHLAND HILLS, ONE OF THE MOST
STABLE AND DESIRABLE COMMUNITIES
IN NORTHEAST TARRANT COUNTY**



LOCATION & AREA STRENGTH

POSITIONED IN THE HEART OF NORTH RICHLAND HILLS, ONE OF THE MOST STABLE AND DESIRABLE COMMUNITIES IN NORTHEAST TARRANT COUNTY

CENTRALLY LOCATED BETWEEN KELLER, COLLEYVILLE, SOUTHLAKE, AND GRAPEVINE, FORMING A STRONG REGIONAL HUB FOR PROFESSIONAL SERVICES

MINUTES FROM DAVIS BLVD, PRECINCT LINE RD, HIGHWAY 26, AND LOOP 820

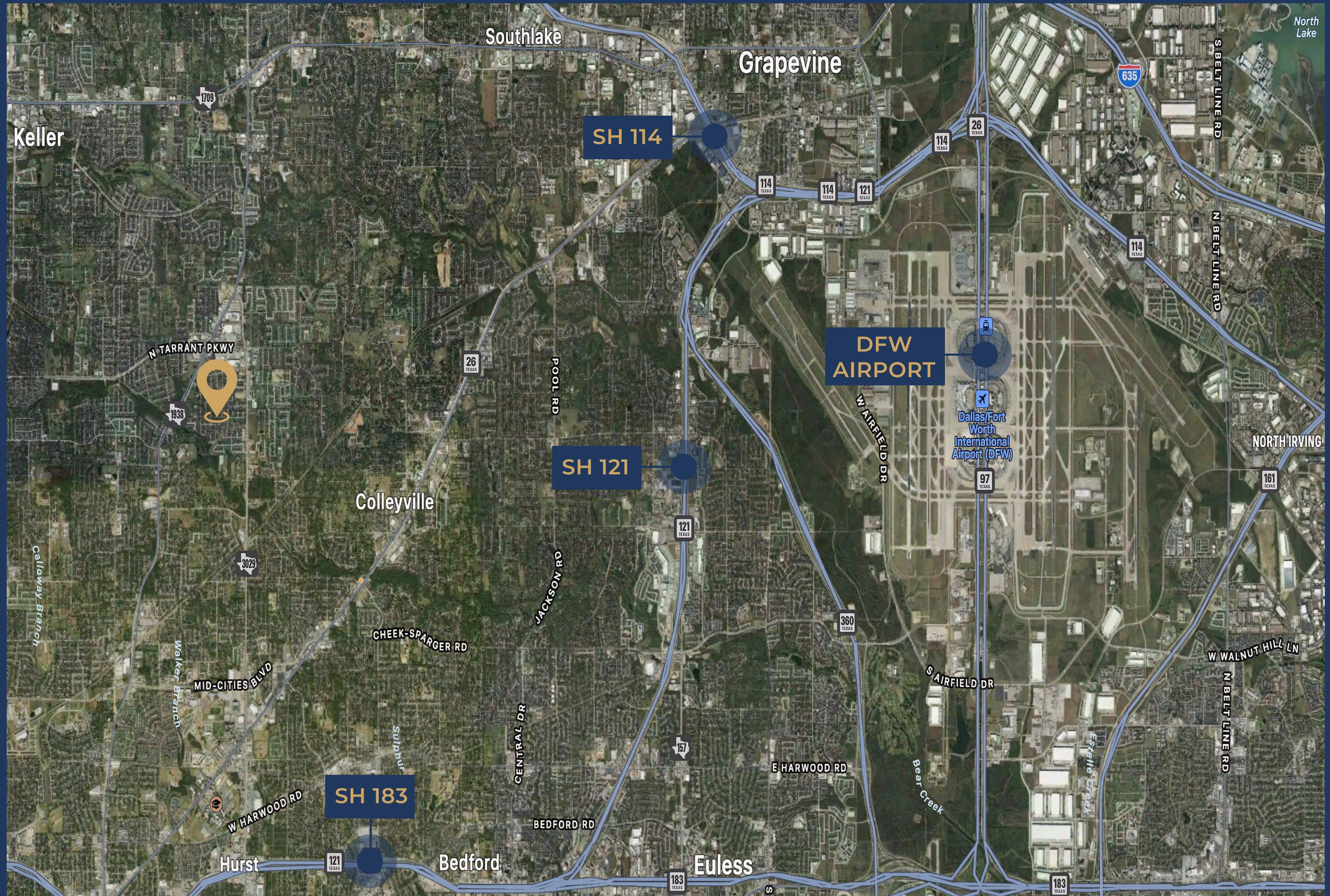
SURROUNDED BY DENSE, ESTABLISHED NEIGHBORHOODS WITH STRONG HOUSEHOLD INCOMES CLOSE PROXIMITY TO NRH'S RETAIL CORRIDORS, RESTAURANTS, SCHOOLS, AND COMMUNITY AMENITIES

NRH MAINTAINS A BUSINESS-FRIENDLY ENVIRONMENT, STRONG PUBLIC SAFETY, AND LONG-TERM COMMUNITY STABILITY

DAILY TRAFFIC PATTERNS REMAIN STRONG DUE TO SURROUNDING COMMERCIAL AND RESIDENTIAL DENSITY ACCESS TO A HIGHLY EDUCATED WORKFORCE WITHIN A SHORT COMMUTE

LOCATION

 9285 HUNTINGTON SQ.
NORTH RICHLAND HILLS,
TX 76182



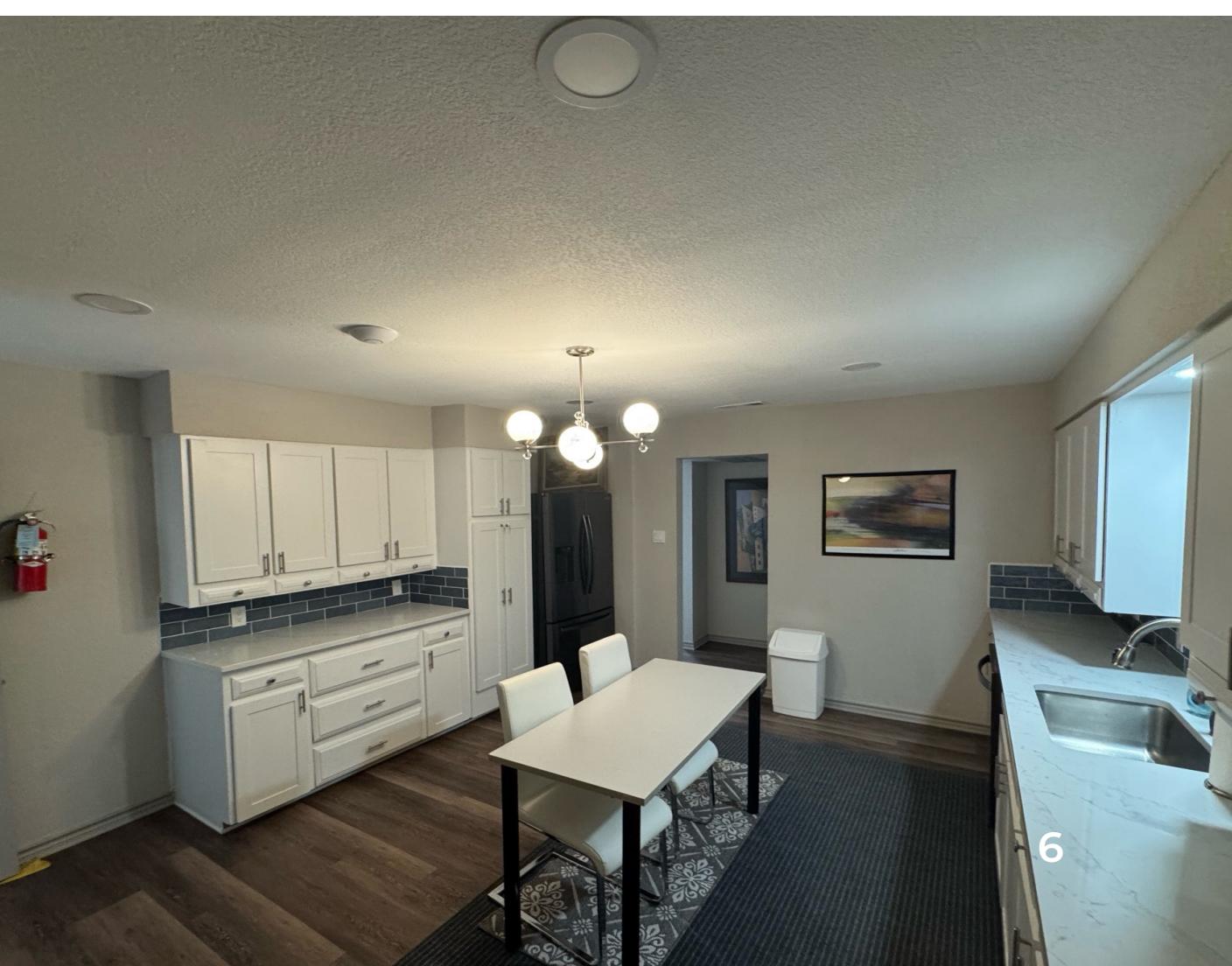
MARKET & DEMOGRAPHIC PROFILE

AVERAGE HOUSEHOLD INCOMES EXCEED \$95,000 WITHIN THE IMMEDIATE TRADE AREA MORE THAN 100,000 RESIDENTS LOCATED WITHIN MINUTES OF THE PROPERTY

IDEAL FOR:

- MEDICAL
- FINANCIAL SERVICES
- WELLNESS
- LEGAL
- CONSULTING
- GENERAL PROFESSIONAL SERVICES

DEMAND FOR SMALL PROFESSIONAL OFFICE BUILDINGS IN NORTHEAST TARRANT COUNTY REMAINS CONSISTENTLY STRONG, WITH VERY LIMITED AVAILABLE INVENTORY FOR OWNER-USERS.



PROPERTY OVERVIEW

Address	9285 Huntington Sq. NRH, TX 76182
Square Footage	5,823 SF
Year Built	1987
Zoning	O1 Office
Parking	Surface parking onsite
Income Profile	The building is anchored by flexible-office tenants producing in-place income, creating a revenue foundation for buyers while maintaining the ability to reconfigure or occupy more space over time. This balance of cash flow and flexibility is increasingly rare in this submarket.
Opportunity	Ideal for an owner-user seeking control, customization, and long-term positioning in a high-income suburban corridor. Buyers may occupy the full building or select a tailored carve-out that fits current needs with the option to expand later.

OWNER-USER CONFIGURATION OPTIONS

OPTION 1 — EAST WING

- CLUSTER OF PRIVATE OFFICES
- ADJACENT TO LOBBY AND KITCHEN
- BEST FOR USERS REQUIRING DEFINED WORKSPACE AND PRIVACY



OWNER-USER CONFIGURATION OPTIONS

OPTION 2 — CENTRAL CORE

- MIX OF PRIVATE OFFICES AND OPEN WORKSPACE
- IMMEDIATE ACCESS TO THE LOBBY AND KITCHEN
- EFFICIENT LAYOUT FOR COLLABORATIVE TEAMS



OWNER-USER CONFIGURATION OPTIONS

OPTION 3 — WEST WING + FRONT ENTRANCE

- DEDICATED FRONT ENTRANCE OFFERING FRONTEAGE, VISIBILITY, AND BRANDING
- MULTIPLE OFFICES WITH STORAGE AND RESTROOM ACCESS
- STRONG CLIENT-FLOW ORIENTATION AND IDENTITY



OWNER-USER VALUE STATEMENT

THIS OFFERING GIVES BUYERS A RARE COMBINATION:

IN-PLACE INCOME, OPERATIONAL FLEXIBILITY, AND LONG-TERM CONTROL IN ONE OF THE STRONGEST SUBURBAN CORRIDORS IN NORTHEAST TARRANT COUNTY. THE BUILDING'S LAYOUT ADAPTS EASILY TO THE NEEDS OF TODAY'S PROFESSIONAL USER WHILE PRESERVING ROOM FOR FUTURE GROWTH AND VISION.





PHILLIP MAXWELL
FOUNDER & MANAGING BROKER
C: 817-889-3542
E: PMAXWELL@FIELDCRE.COM



JAKE COPELAND
FOUNDING PARTNER
C: 817-917-9059
E: JCOPELAND@FIELDCRE.COM

FIELD

COMMERCIAL REAL ESTATE

COMMERCIAL REAL ESTATE

COMMERCIAL REAL ESTATE

COMMERCIAL REAL ESTATE