

# PROFESSIONAL OFFICE BUILDING – FOR SALE



9285 HUNTINGTON SQ. NORTH RICHLAND HILLS, TX 76182

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## PROPERTY HIGHLIGHTS

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

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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

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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

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

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



## LOCATION & AREA STRENGTH

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

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

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

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

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

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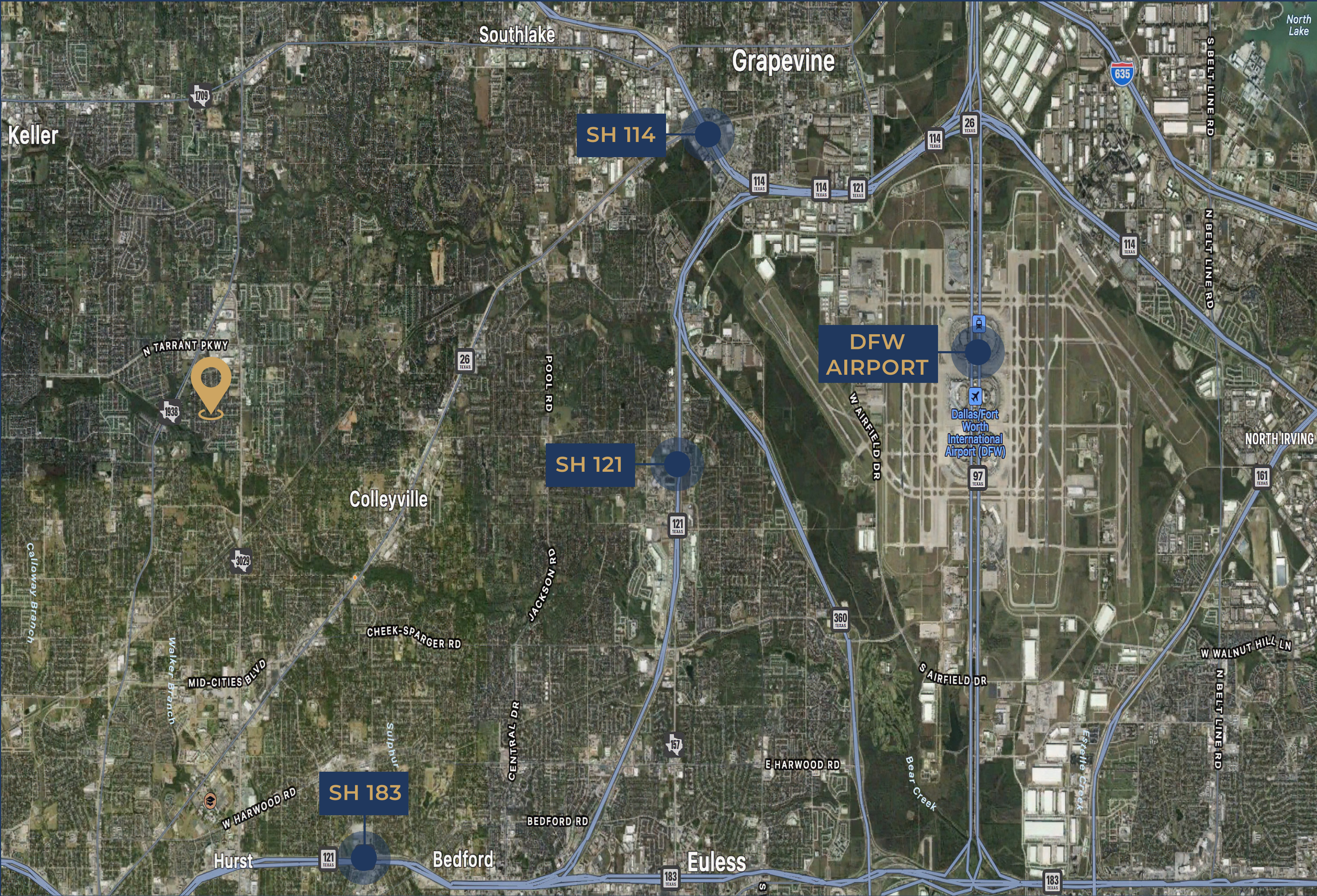
DAILY TRAFFIC PATTERNS REMAIN STRONG DUE TO SURROUNDING COMMERCIAL AND RESIDENTIAL DENSITY ACCESS TO A HIGHLY EDUCATED WORKFORCE WITH- IN A SHORT COMMUTE

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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 FRONTAGE, 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.





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