

FOR LEASE | MEDICAL & OFFICE SPACE

3600 WILLIAM D TATE AVE - GRAPEVINE, TX 76051



19,759 TOTAL SF
AVAILABLE

PROPERTY OVERVIEW

- » ± 19,759 total sq ft
- » Frontage on Hwy 121/William D Tate (West Side)
- » Building is on multiple fiber optic lines, very high-speed redundant internet/dedicated fiber available
- » Gas on-site shared (only used for heating)
- » All suites are fully wired with data closets
- » We can provide high-speed internet or tenant can bring in their own
- » Water - pro rata
- » Electric - separate meters

DEMOGRAPHICS BY MILE

	1 Mile	3 Mile	5 Mile
Population	9,329	64,743	184,491
Median HH Income	\$166,539	\$169,156	\$150,168
Daytime Employees	3,850	58,273	129,230
\$150,000 - \$199,999	33.5%	25.4%	19.7%

AVAILABLE SPACES

	Suite 100	Suite 200	Suite 300
SF	+/- 6,704	+/- 6,494	+/- 6,561
Total SF	+/- 19,759 SF		



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

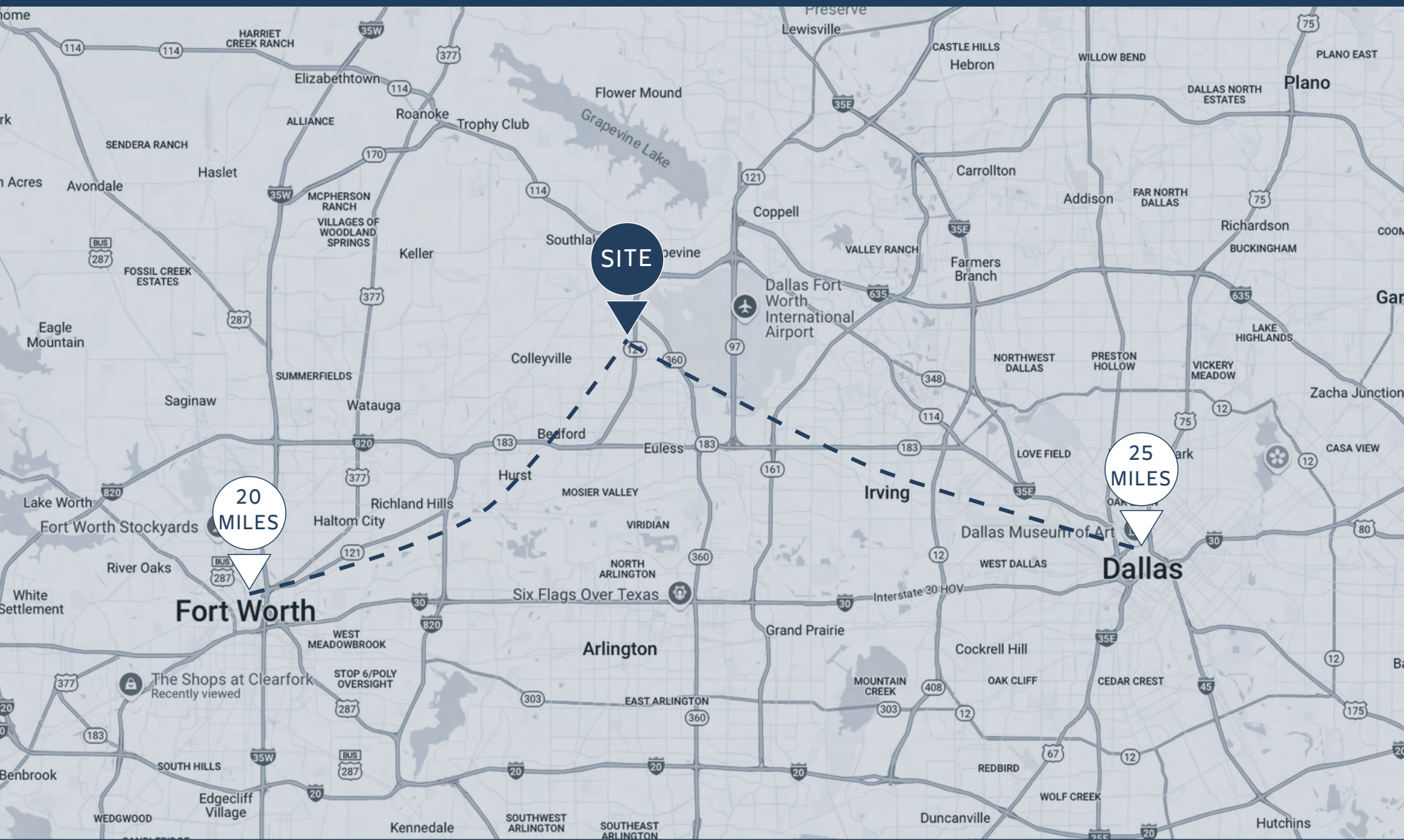
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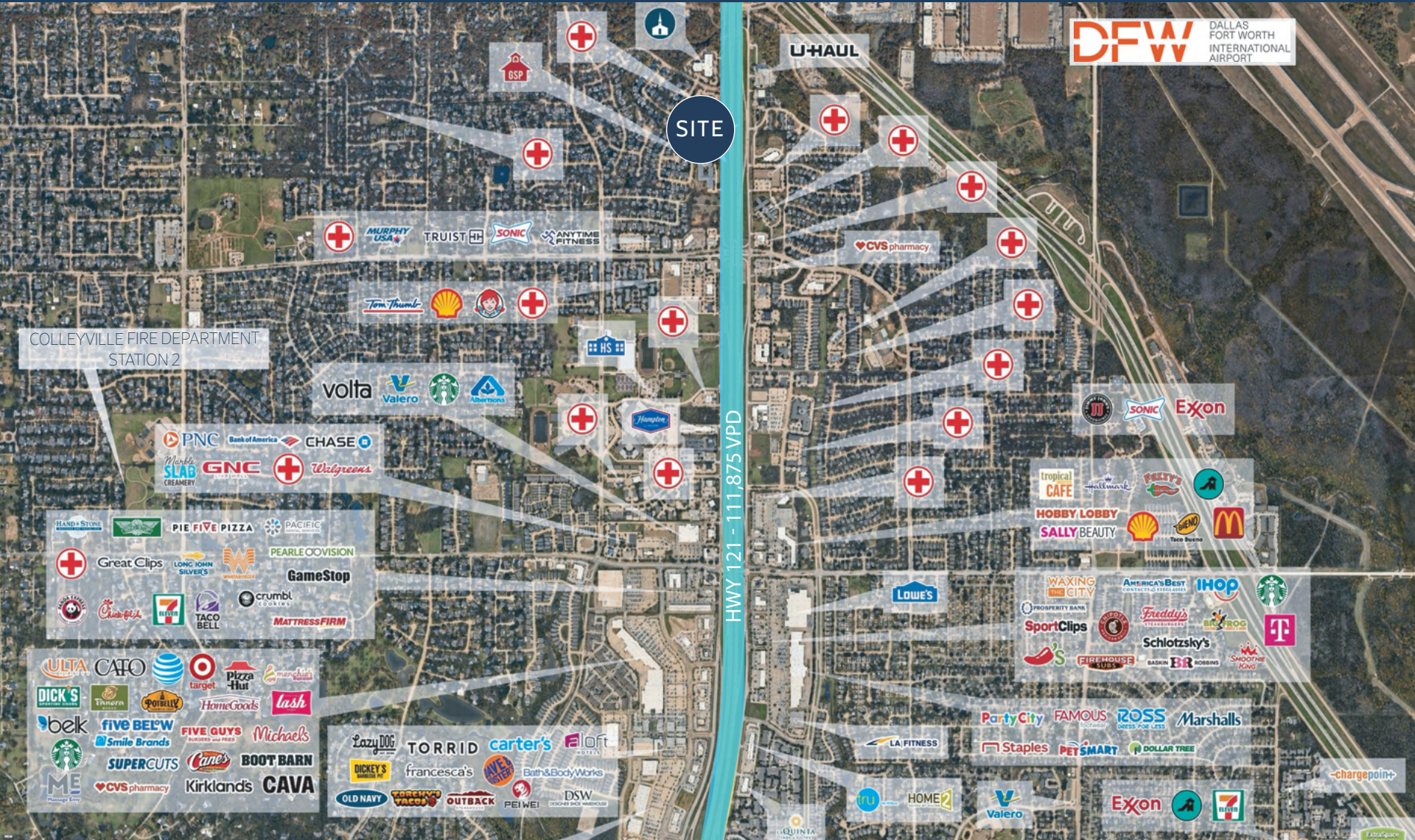
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DFW DALLAS FORT WORTH INTERNATIONAL AIRPORT

SITE

HWY 121 - 111,875VDP

COLLEYVILLE FIRE DEPARTMENT STATION 2

Great Clips, PIE FIVE PIZZA, PACIFIC, PEARLE OOVISION, GameStop, crumbl COOKIES, MATTRESS FIRM

ULTA, CAFO, target, Pizza Hut, HomeGoods, Lash, DICK'S, Smile Brands, FIVE GUYS, MICHAEL'S, ME, SUPER CUTS, Cane's, BOOT BARN, CVS pharmacy, Kirkland's, CAVA

LAZY DOG, TORRID, carter's, loft, DICKY'S, francesca's, BATH & BODY WORKS, PEI WEI, OLD NAVY, YORRY'S VACUUMS, OUTBACK, DSW

HOBBY LOBBY, SALLY BEAUTY, HOBBY LOBBY, SALLY BEAUTY, HOBBY LOBBY, SALLY BEAUTY

WAXING CITY, AMERICA'S BEST CONTACT LENS CARE, IHOP, Sport Clips, Freddy's, SCHLOTZSKY'S, SCHLOTZSKY'S, BASKIN ROBBINS, SWEETHEART KINGS

Party City, FAMOUS, ROSS, Marshalls, Staples, PET SMART, DOLLAR TREE

LA FITNESS, Home2 Suites, Valero, Exxon, chargepoint

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SUITE 300 (North) - ±6,561 SF

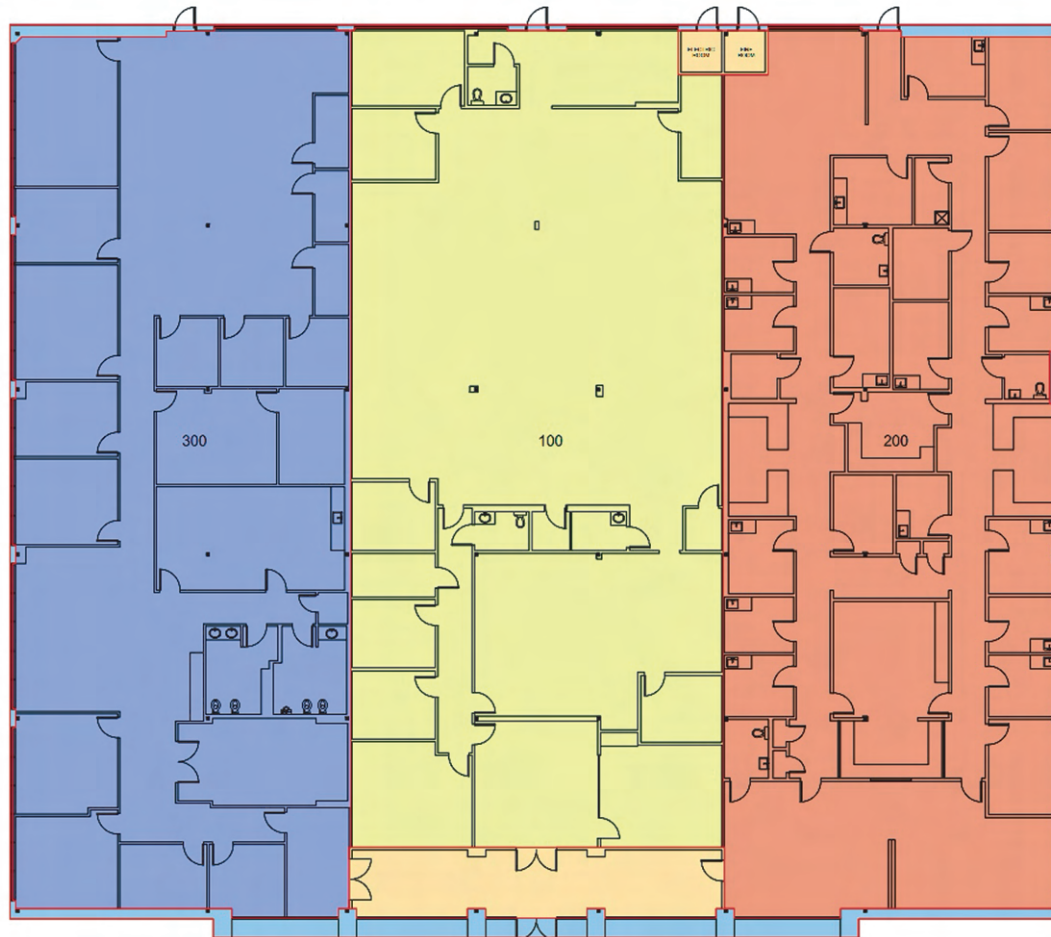
- open ceiling office space
- 13 fully equipped offices and 10 cubicles
- large conference room & break area
- Will do flex space leases on individual offices

SUITE 100 (Central) - ±6,704 SF

- Reception & conference room
- Great for medical, call center, open office
- Polished concrete floors, and large open areas easily configurable for different uses

SUITE 200 (South) - ±6,494 SF

- configured for medical with large waiting room, exam rooms, sinks, nurse stations, etc.



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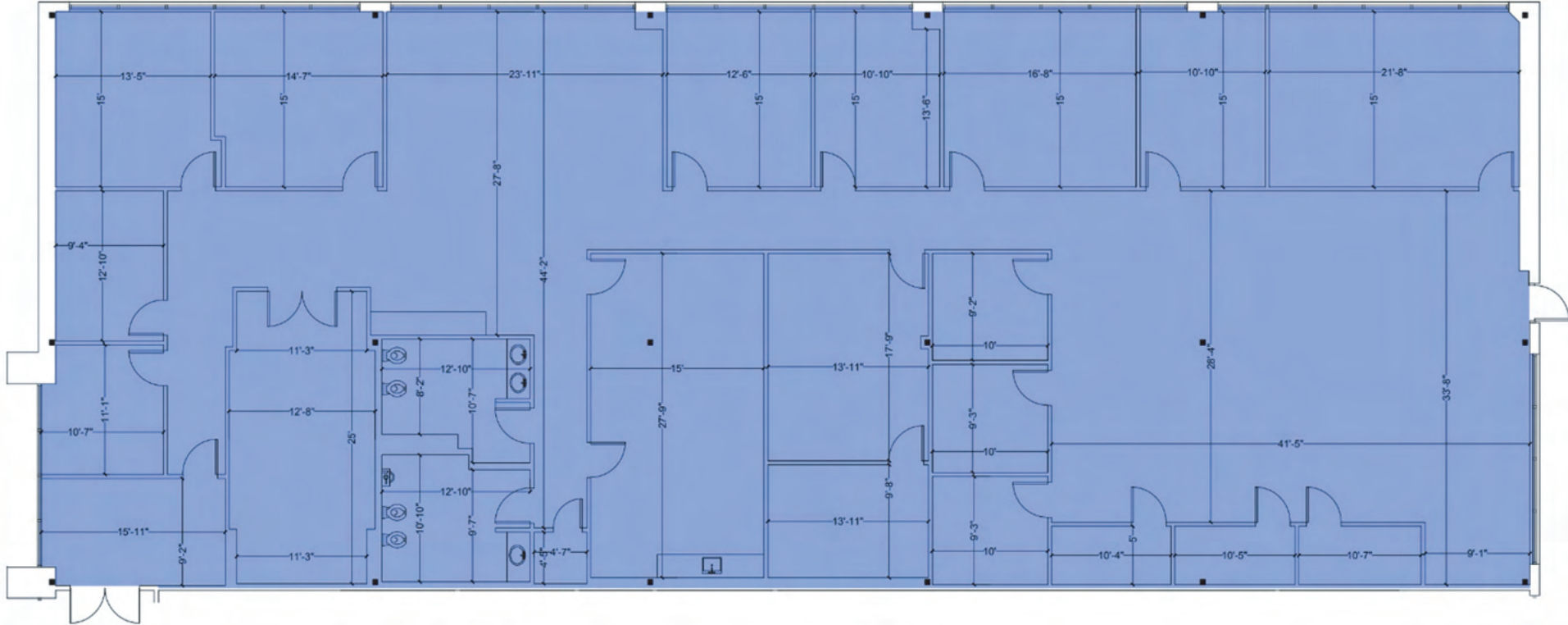
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SUITE 300 (NORTH) - +/- 6,561 SF - PROFESSIONAL OFFICE



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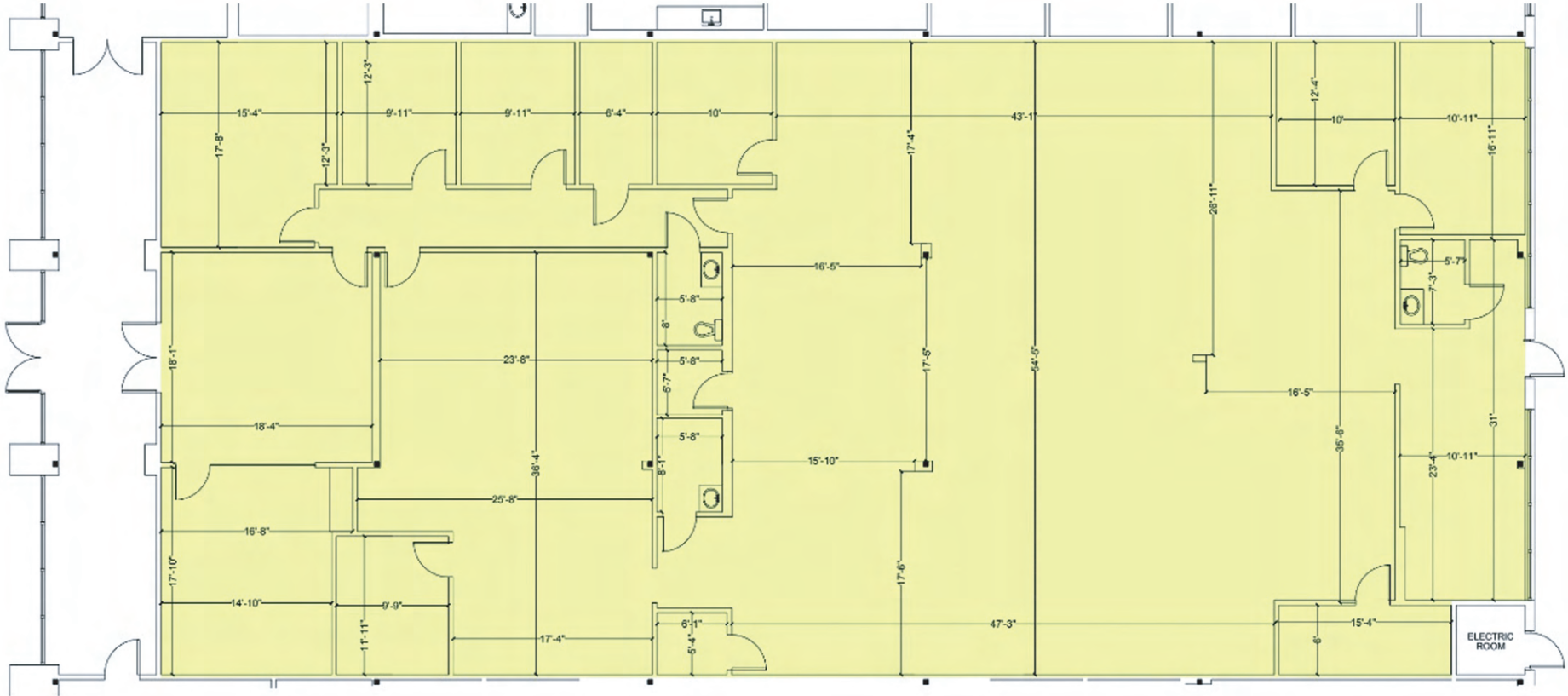
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SUITE 100 (MIDDLE) - +/- 6,704 SF - LAB/CREATIVE SPACE/RESEARCH/OFFICE



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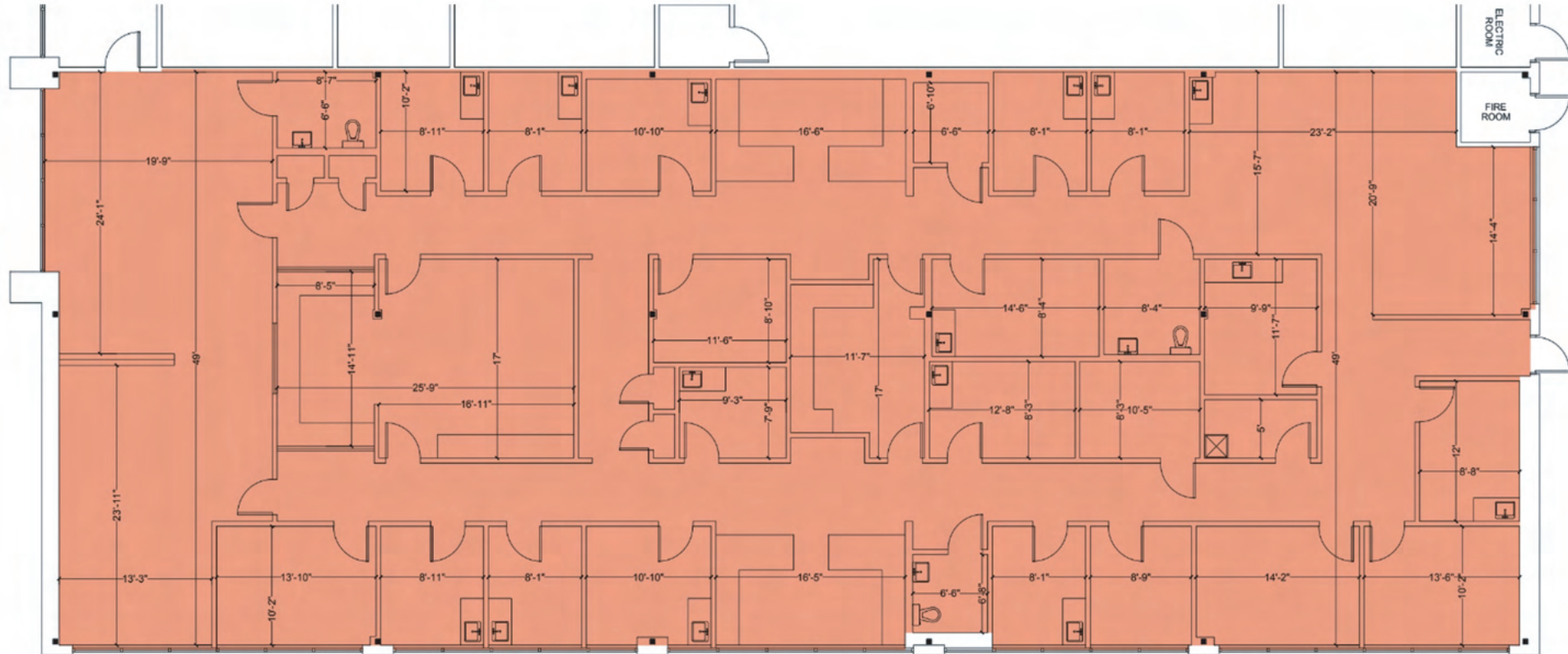
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SUITE 200 (SOUTH) - +/- 6,494 SF - FORMER MEDICAL USE



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SUITE 300 PHOTOS



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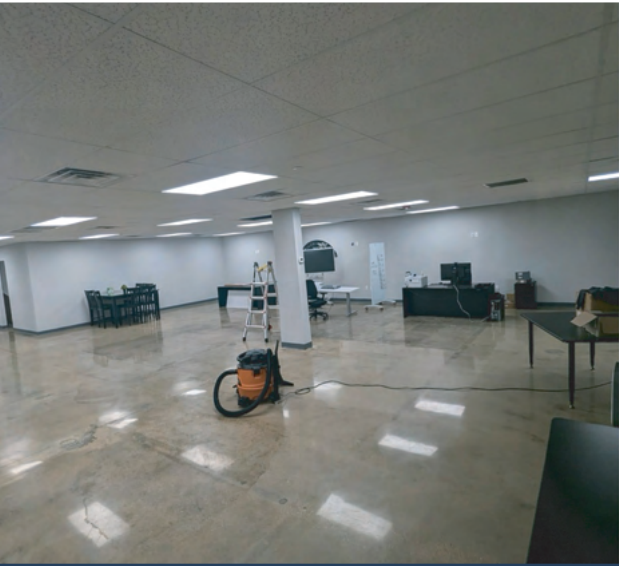
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EXTERIOR PHOTOS



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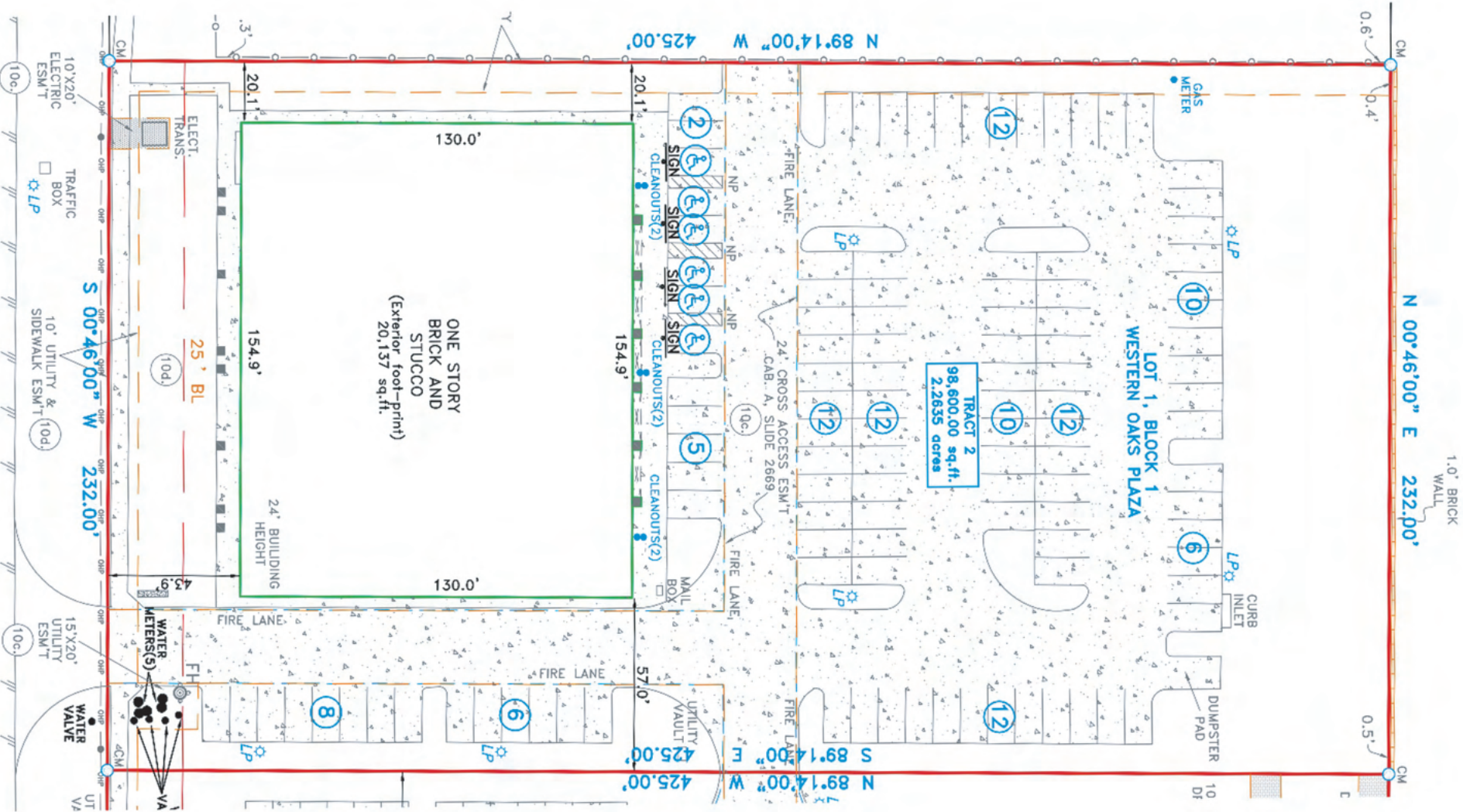
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

Waypoint Real Estate Advisors, LLC.	702535	jake@waypoint-red.com	817-505-589
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Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	0677154	derek@waypoint-red.com	8179915072
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date