

**2,000-77,688 RSF
AVAILABLE**

CORPORATE CENTRE AT THE CROSSING

9151 Boulevard 26 & 8851 Bud Jenson Drive, North Richland Hills, Texas

SPEC SUITES AVAILABLE



PROPERTY HIGHLIGHTS

- 2,500 up to 58,893 RSF available
- Class A office complex totaling 226,650 RSF
- Constructed in 1991 and 2003
- Exceptional institutional-quality steel-frame Class A office complex
- Ample surface parking can accommodate a variety of uses ~ 5.25 spaces per 1,000 rentable square feet (expandable parking)



CONTACT



Matt Carthey
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Vic Meyer
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Ross Moncrief
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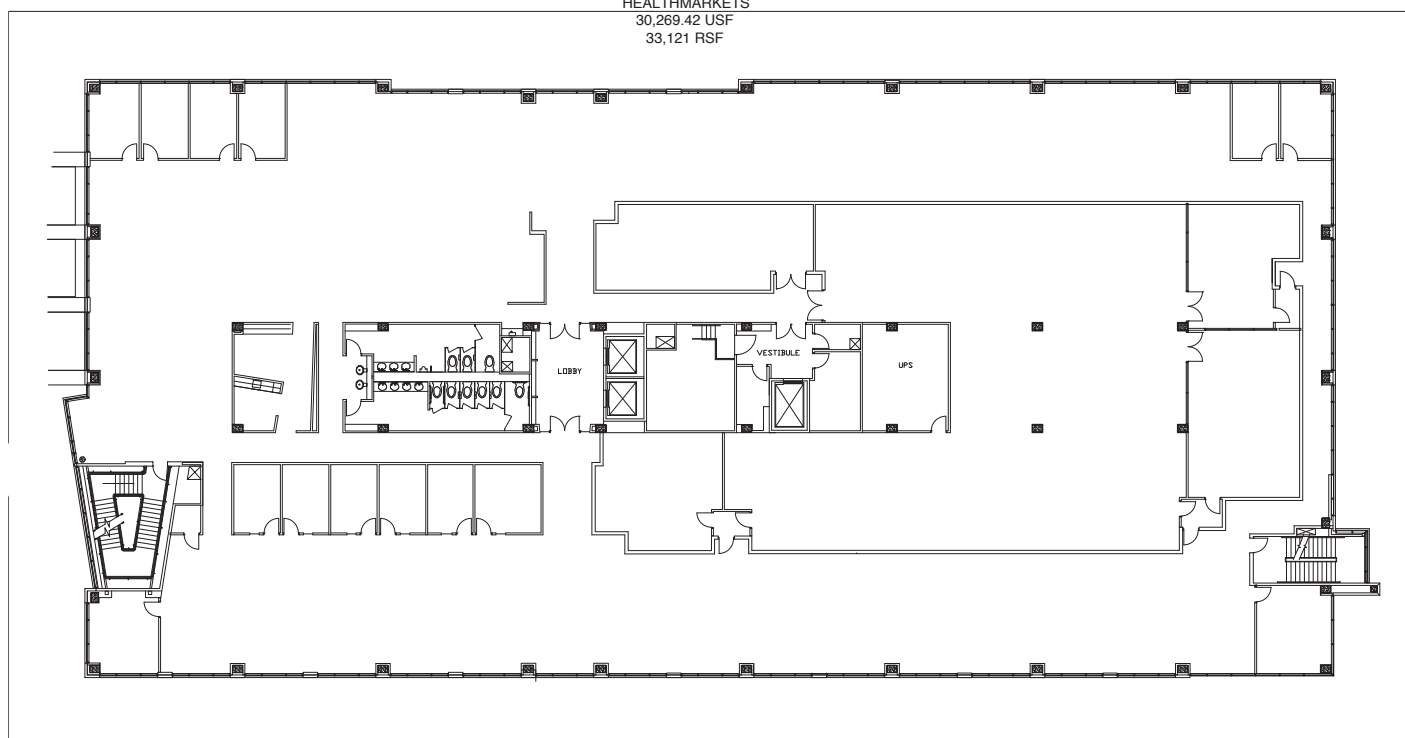
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CORPORATE CENTRE AT THE CROSSING

9151 Boulevard 26 & 8851 Bud Jenson Drive, North Richland Hills, Texas

BUILDING B
SUITE 200B | 33,121 SF
AVAILABLE 5/1/2026

SUITE 200B
HEALTHMARKETS
30,269.42 USF
33,121 RSF



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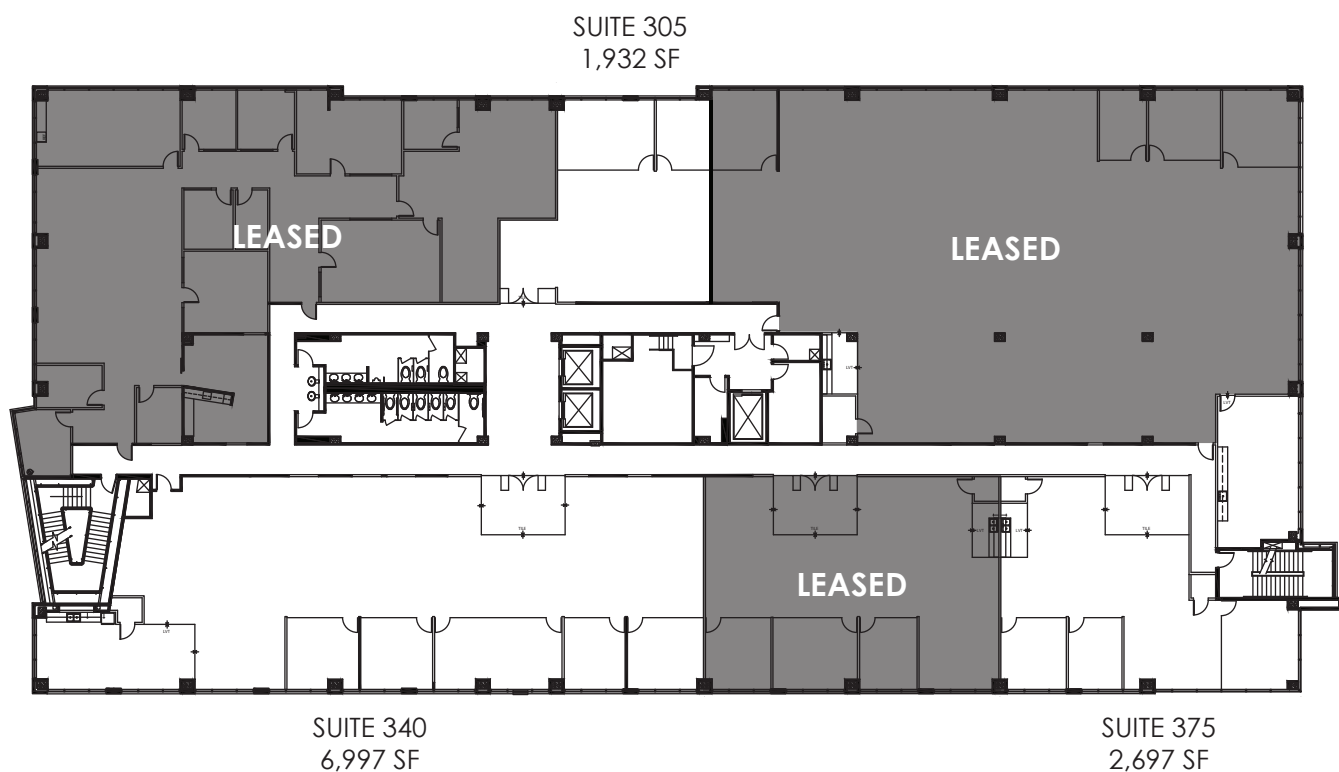
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CORPORATE CENTRE AT THE CROSSING

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BUILDING B
3RD FLOOR | 33,121 SF
11,626 SF AVAILABLE

SPEC SUITE FLOOR



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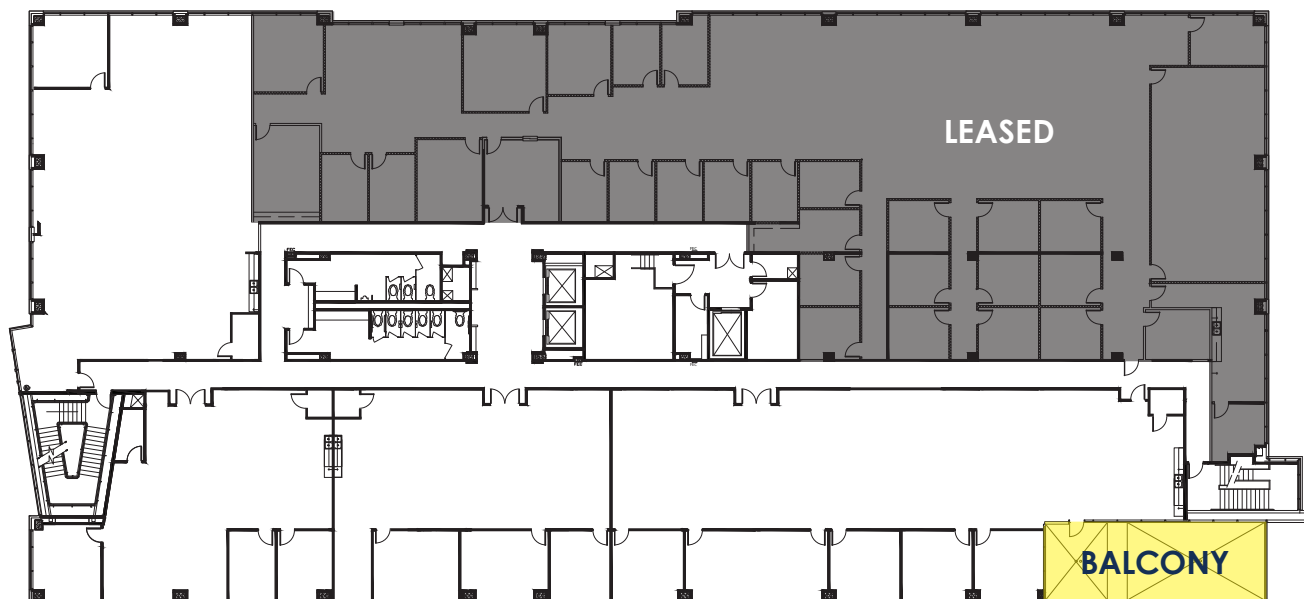
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AVAILABLE**

CORPORATE CENTRE AT THE CROSSING

9151 Boulevard 26 & 8851 Bud Jenson Drive, North Richland Hills, Texas

BUILDING B Floor 4 | 17,390 SF

Spec Suite 400
4,423 RSF



Suite 440
2,891 RSF

Suite 450
3,309 RSF

Suite 475
7,034 RSF



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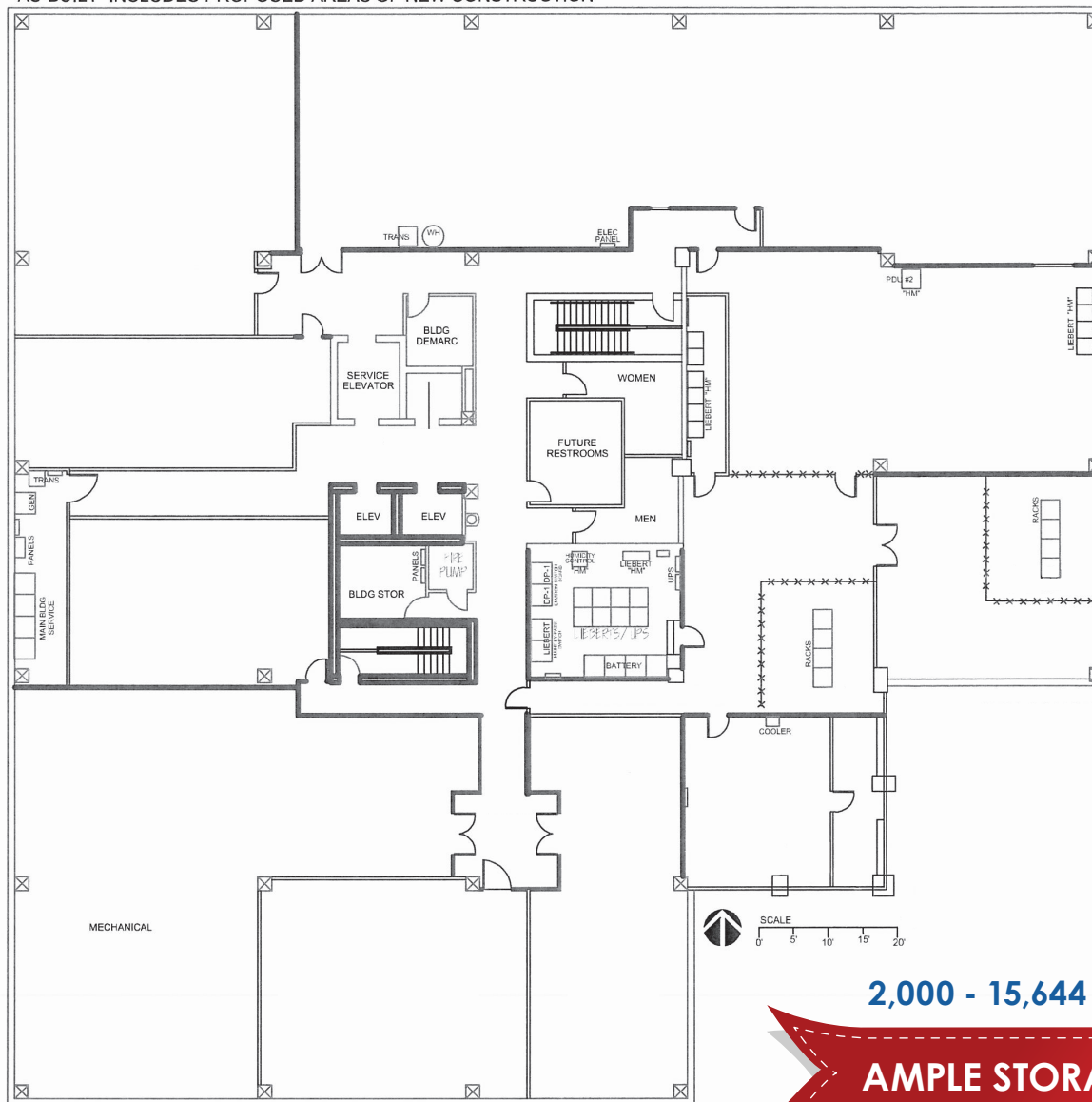
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BUILDING A Basement Level - Storage

*AS-BUILT INCLUDES PROPOSED AREAS OF NEW CONSTRUCTION



TENANT STORAGE NOT TO SCALE

2,000 - 15,644 SF AVAILABLE

AMPLE STORAGE SPACE



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DRIVE TIME MAP



DOWNTOWN FORT WORTH 15 MINUTES | 12.9 MILES

DFW AIRPORT 18 MINUTES | 12.3 MILES

SOUTHLAKE TOWN SQUARE 19 MINUTES | 8.1 MILES

ALLIANCE 21 MINUTES | 14.1 MILES

TEXAS LIVE! 24 MINUTES | 16.6 MILES

LOVE FIELD AIRPORT 28 MINUTES | 22.2 MILES



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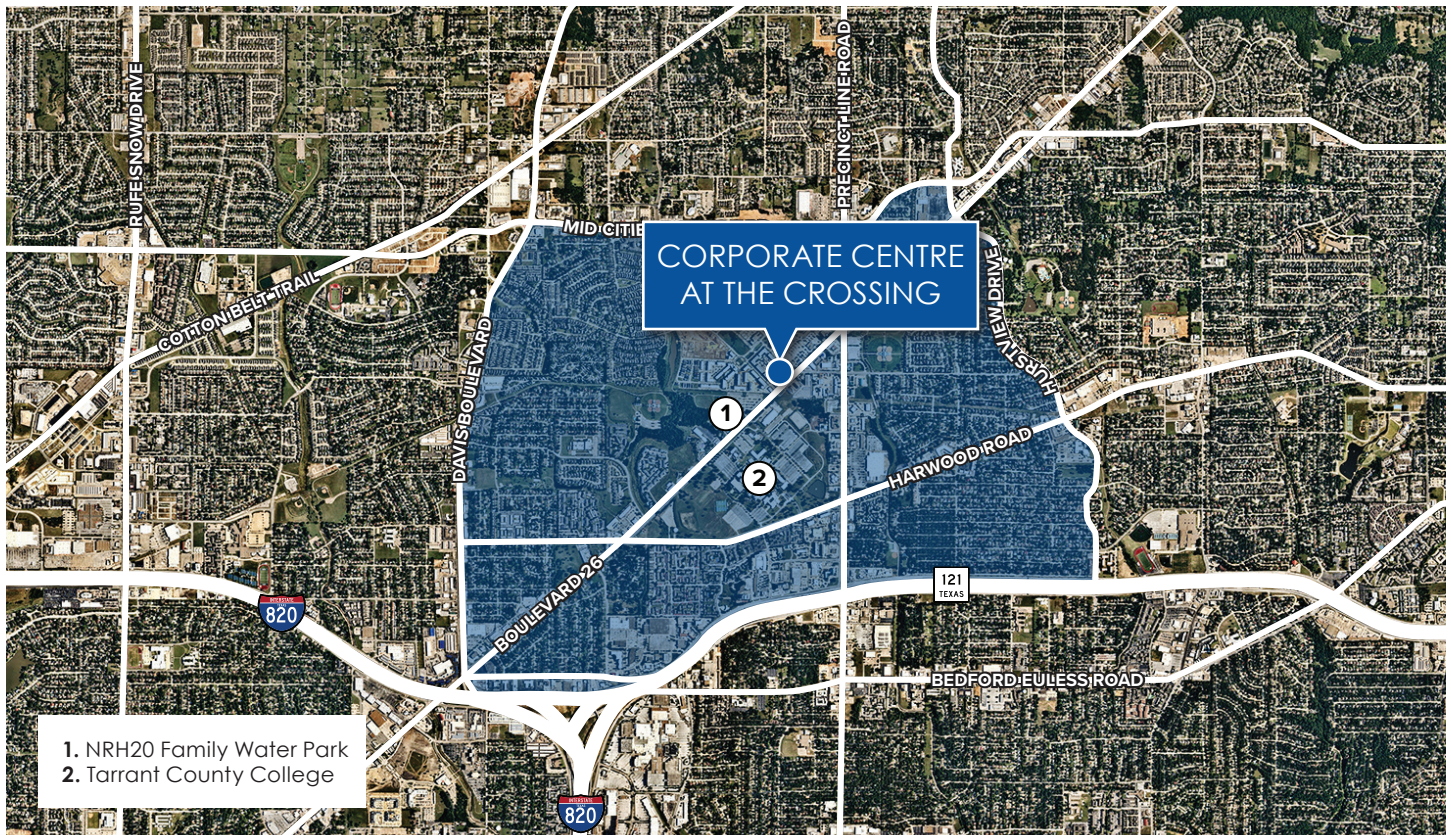
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AMENITY MAP



DIRECT AMENITIES

Restaurants

Starbucks
First Watch
McAllisters Deli
Paul's Kitchen
Red Hot & Blue
Sweet Frog Frozen Yogurt
Jimmy Johns
Chipotle
Mama's Pizza

Chapps Burgers
Chick-Fil-A
Rusty Taco
Raising Canes
Rosa's Café & Tortilla Factory
Honey Baked Ham
Chicken Salad Chick
Boston Market
Panera

Banks

American National Bank of Texas
The National Bank of Texas
Chase
Bank of America

Gas Stations

QuikTrip
Race Track
Kroger Fuel



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
Designated Broker of Firm	License No.	Email	Phone
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