



# ALLOWAY MEDICAL

4300 City Point Drive  
North Richland Hills, Texas 76180

**2,394 - 39,179 SF**  
**ON CAMPUS MEDICAL OFFICE SPACE AVAILABLE**



ON CAMPUS AT  
MEDICAL CITY  
NORTH HILLS



BUILDING  
SIGNAGE  
AVAILABLE



SURGERY  
CENTER ON-SITE



PHYSICIAN  
OWNERSHIP  
AVAILABLE (INQUIRE  
WITH BROKERS)



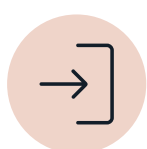
ABUNDANT  
PARKING



LARGE COVERED  
PATIENT DROP OFF



NEWLY RENOVATED  
LOBBY, RESTROOMS,  
AND ELEVATORS  
(2024)



NO USE  
RESTRICTIONS



ADJACENT TO  
52-ACRE MASTER  
PLANNED RESIDENTIAL  
COMMUNITY  
WITH RETAIL





## **SPECIALTIES NEEDED**

- Endocrinology
- Psychiatry
- Physical Therapy/Rehabilitation
- Cardiovascular
- Orthopedics
- Lab
- Rheumatology
- Nephrology
- ENT
- Radiology
- Oncology
- Neurology
- Gastroenterology
- Urology
- Pulmonology

\* Based on Patient volume  
& providers within a 5 mile  
radius within 5 years.

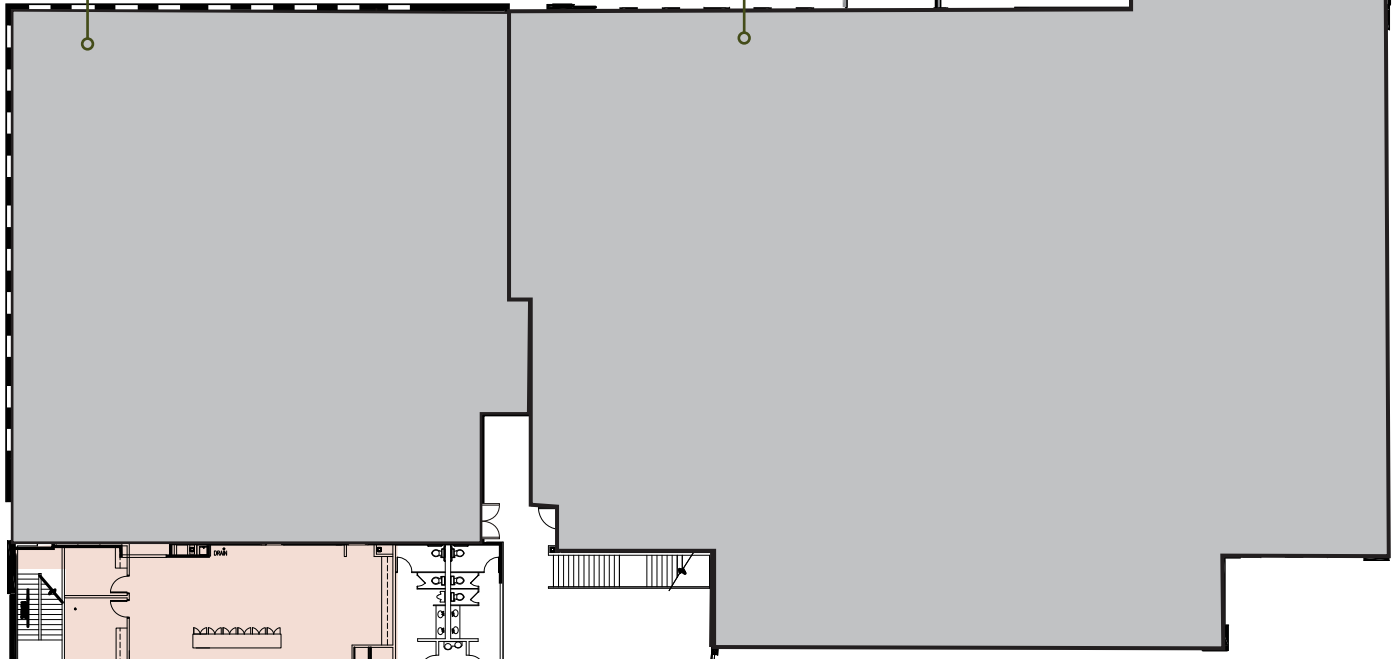
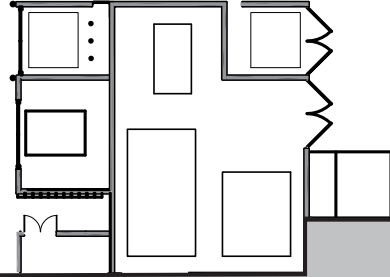
## **DISCIPLINES IN BUILDING:**

- Family Practice
- Podiatry
- Ambulatory  
Surgery Center
- Obstetrician

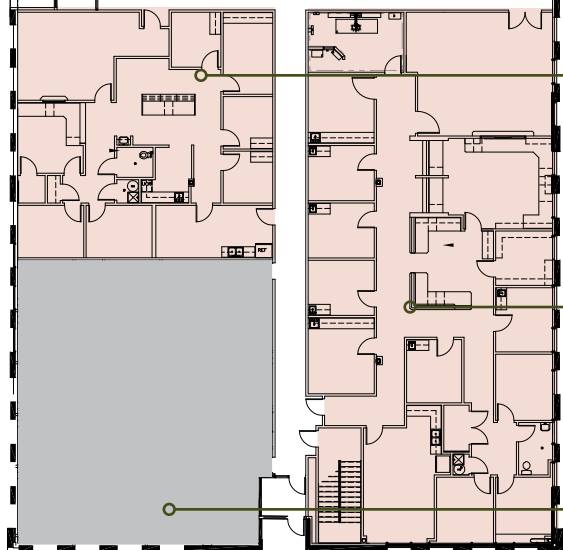
# FIRST FLOOR

**Suite 101**  
Action Behavior  
Centers

**Suite 100**  
Calloway Creek  
Surgery Center



**Suite 105**  
3,239 SF  
Available



**Suite 103**  
2,394 SF  
Available

**Suite 102**  
4,678 SF  
Available

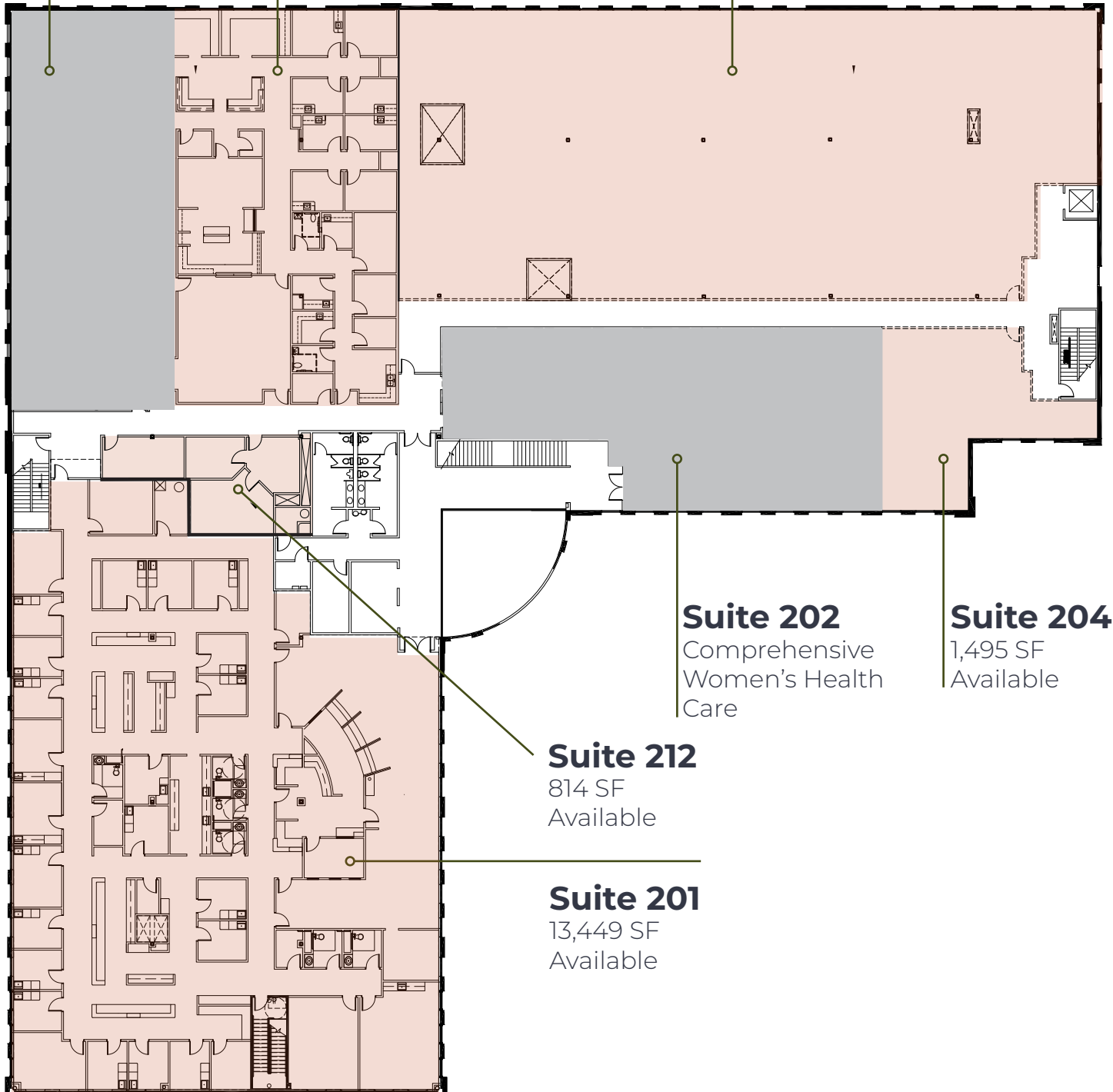
**Suite 104**  
Metroplex Foot & Ankle  
Centers

# SECOND FLOOR

**Suite 203**  
Medix Infusion

**Suite 200**  
5,613 SF  
Available

**Suite 206**  
11,246 SF  
Available



**Suite 202**  
Comprehensive  
Women's Health  
Care

**Suite 204**  
1,495 SF  
Available

**Suite 212**  
814 SF  
Available

**Suite 201**  
13,449 SF  
Available

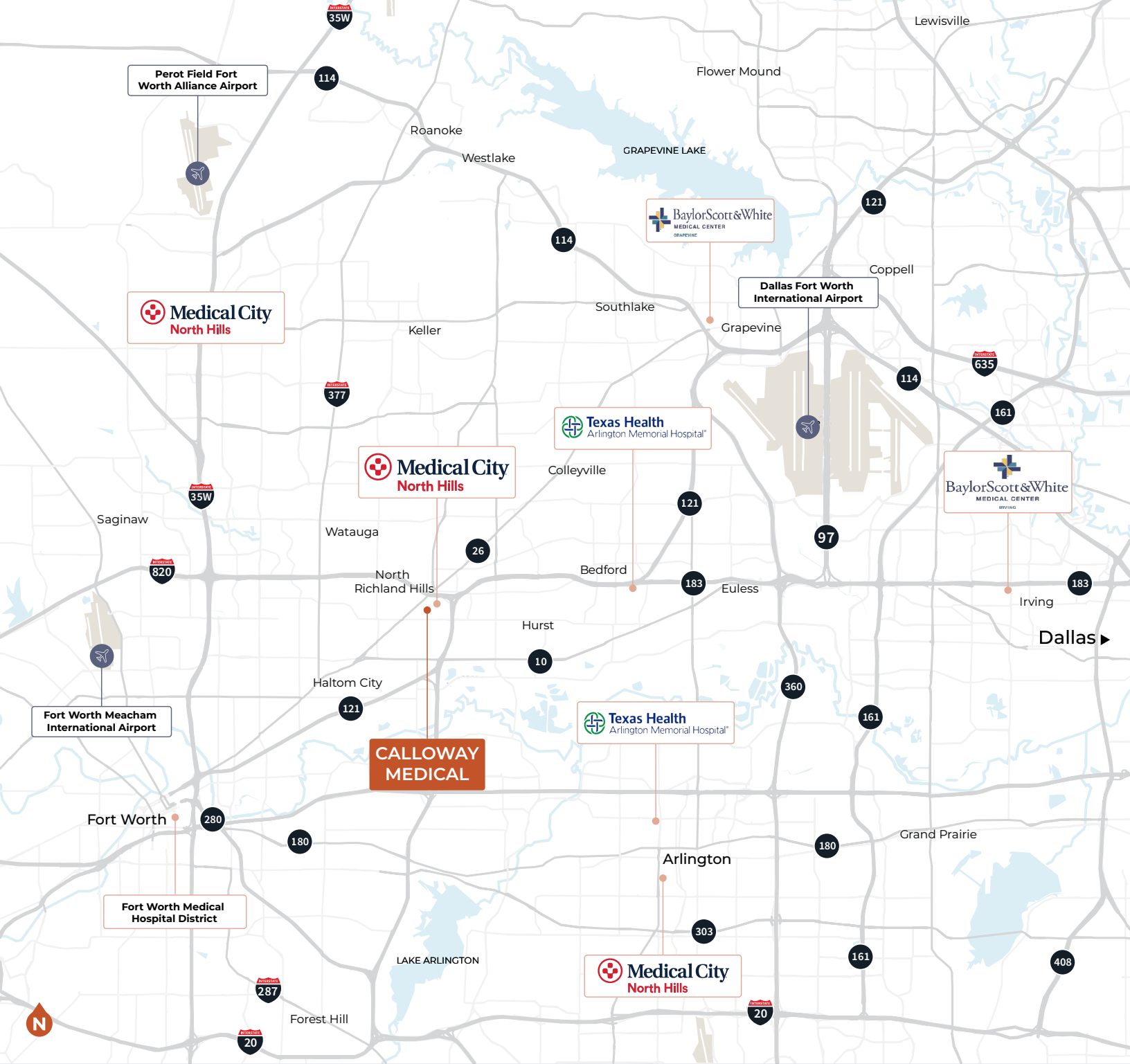


## MEDICAL CITY NORTH HILLS

- 164 bed facility
- 2,575 physicians
- 663 employees
- 7,771 annual admissions
- 36,954 annual ER visit
- 4,347 outpatient visits

## CITY POINT DEVELOPMENT

- 52 acre master planned urban village - currently under construction
- 60,000 SF retail + restaurant
- 364 single family homes - starting at \$400,000.00



Perot Field Fort Worth Alliance Airport **17 Mi | 20 Min**

Dallas Fort Worth International Airport **13 Mi | 14 Min**

Fort Worth Meacham International Airport **12 Mi | 15 Min**

Medical City Alliance **10.8 Mi | 15 Min**

Medical City North Hills **0.7 Mi | 2 Min**

Medical City Arlington **15.6 Mi | 26 Min**

Texas Health Harris Methodist **6.3 Mi | 9 Min**

Texas Health Arlington **11.9 Mi | 16 Min**

BS&W Irving **15.8 Mi | 18 Min**

BS&W Grapevine **14.3 Mi | 18 Min**

Fort Worth Medical District **12.0 Mi | 16 Min**

**Ethan Garner**  
 +1 (214) 732-7720  
 ethan.garner@jll.com

**Austin Barrett**  
 +1 (214) 438-6420  
 austin.barrett@jll.com

**Chris Higbie**  
 +1 (214) 396-5422  
 chris.higbie@jll.com



# 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.

11-19-2015



## 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:
  - 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:

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**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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Austin Barrett	562361	Austin.barrett@jll.com	+1 214 438 6420
Sales Agent/Associate's Name	License No.	Email	Phone

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ethan Garner	480568	Ethan.garner@jll.com	+1 214 438 6515
Sales Agent/Associate's Name	License No.	Email	Phone

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Chris Higbie	730363	Chris.higbie@jll.com	+1 214 396 5422
Sales Agent/Associate's Name	License No.	Email	Phone

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