

FOR SALE/FOR LEASE OFFICE BUILDING



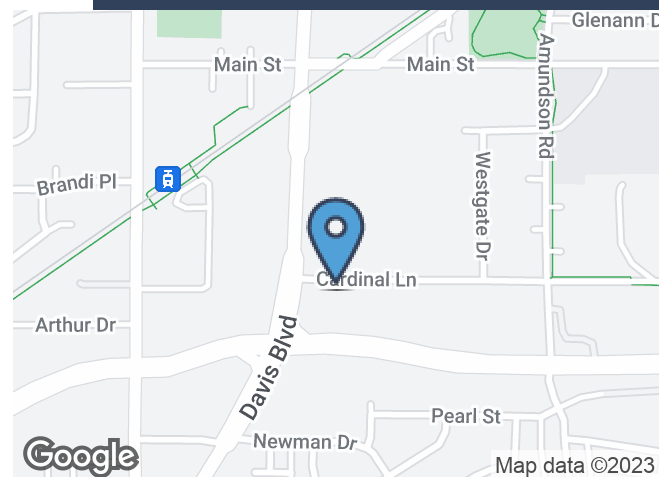
8205 MID CITIES BLVD, NORTH RICHLAND HILLS, TX 76182



PROPERTY HIGHLIGHTS

- ±3 775 SF Professional Office Building for Sale
- ±1,955 SF Professional Office Space for lease
- End-cap space. All offices + C/R have windows
- Move in ready space
- Stained concrete flooring
- NWQ of Mid Cities Blvd & Davis Blvd

SALE PRICE CALL FOR PRICING
LEASE RATE \$17.00 - 18.00 SF/YR



CONTACT INFORMATION

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Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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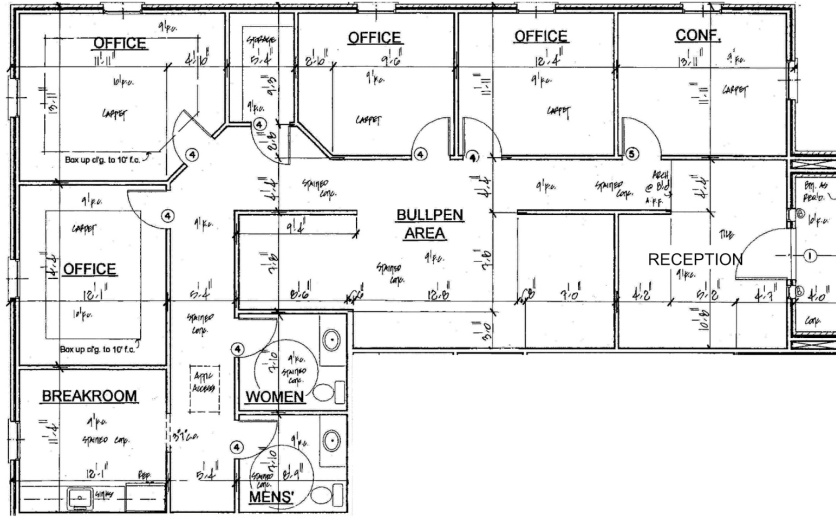
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LEASE SPACES



LEASE INFORMATION

| | | | |
|--------------|----------|-------------|-------------------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,955 SF | Lease Rate: | \$17.00 - \$18.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------|-----------|-----------|------------|-----------------------|-------------|
| Suite 300 | Available | 1,955 SF | NNN | \$17.00 - 18.00 SF/yr | - |

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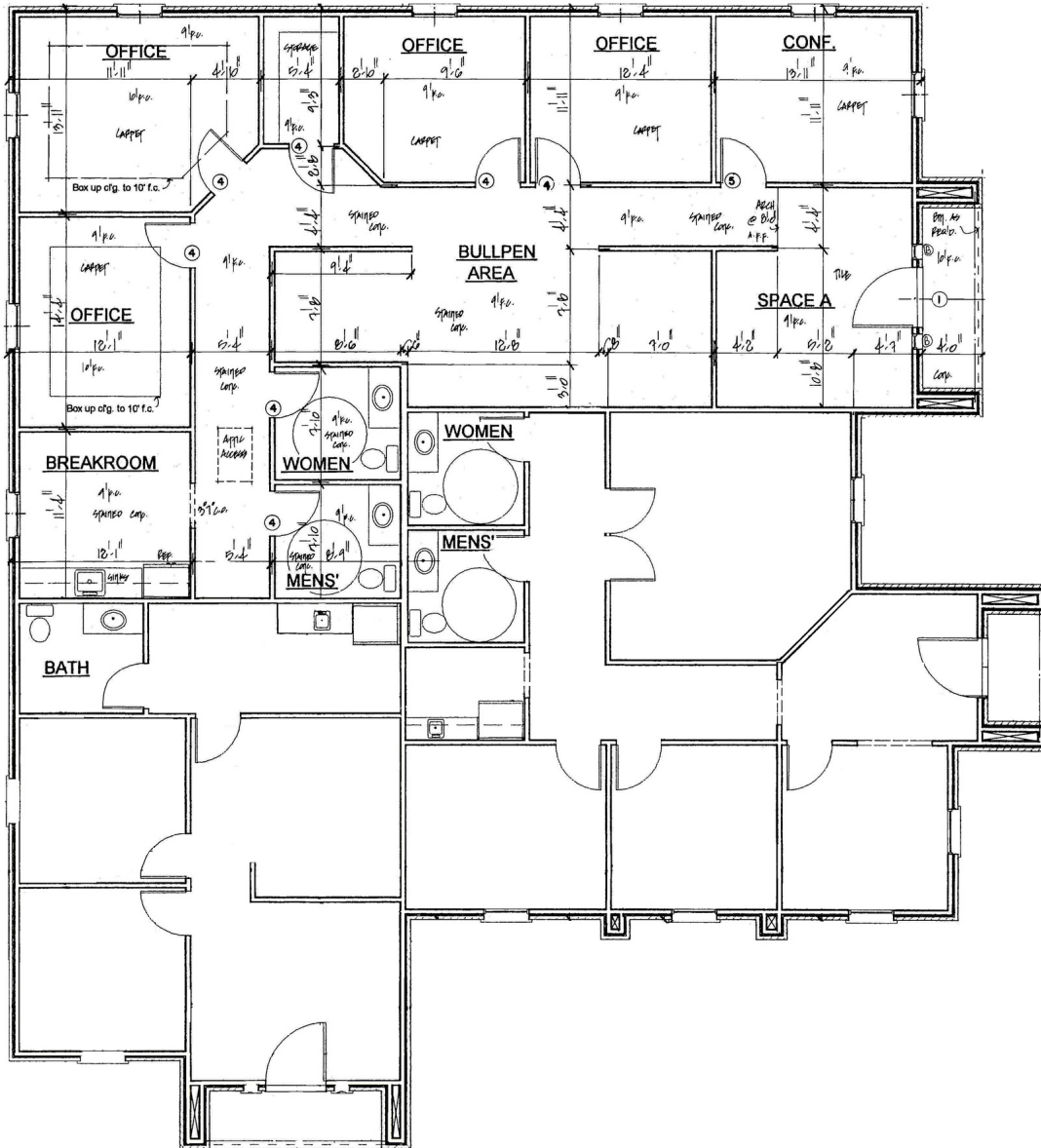
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FLOOR PLAN - FULL BUILDING



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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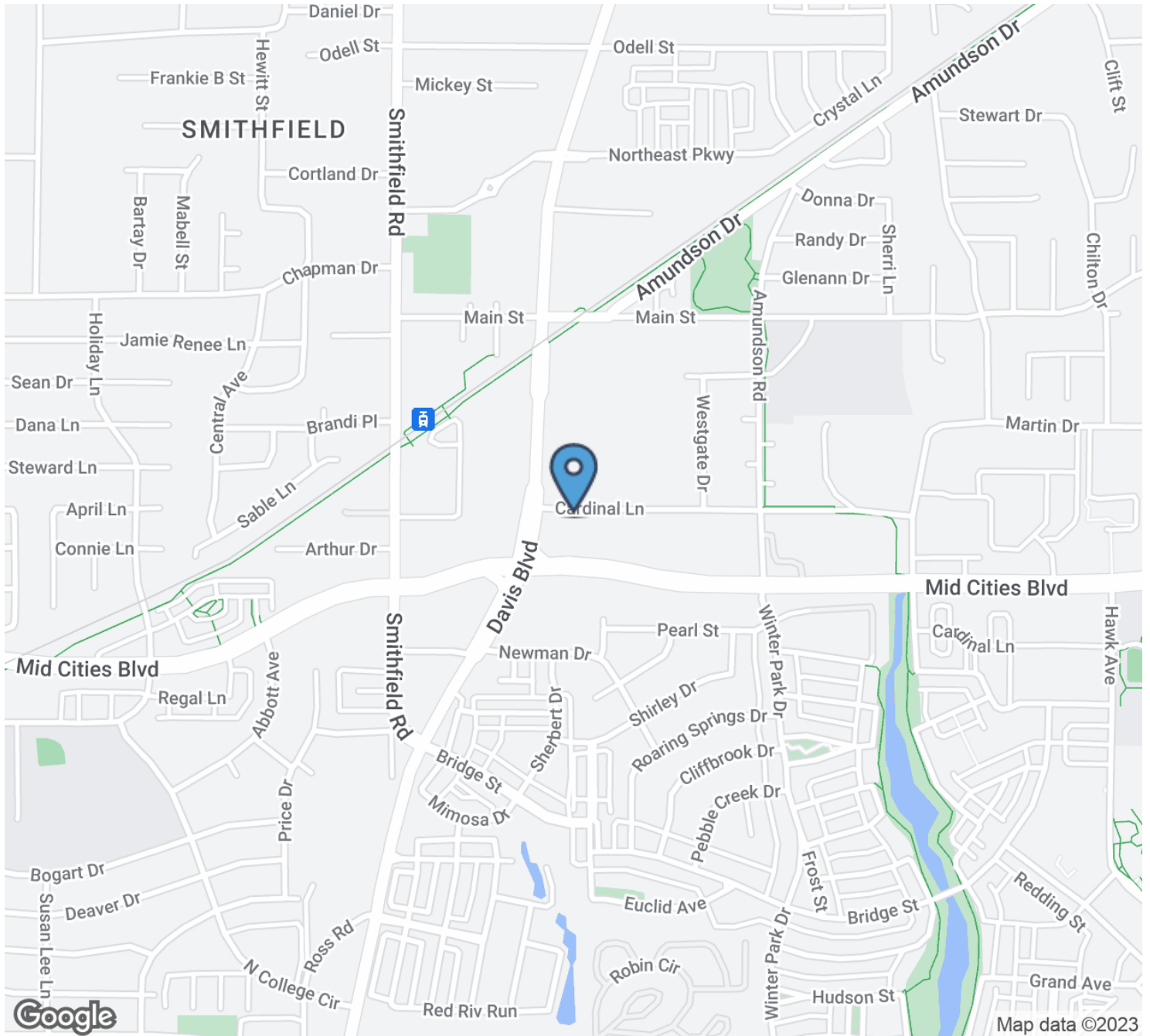
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LOCATION MAP



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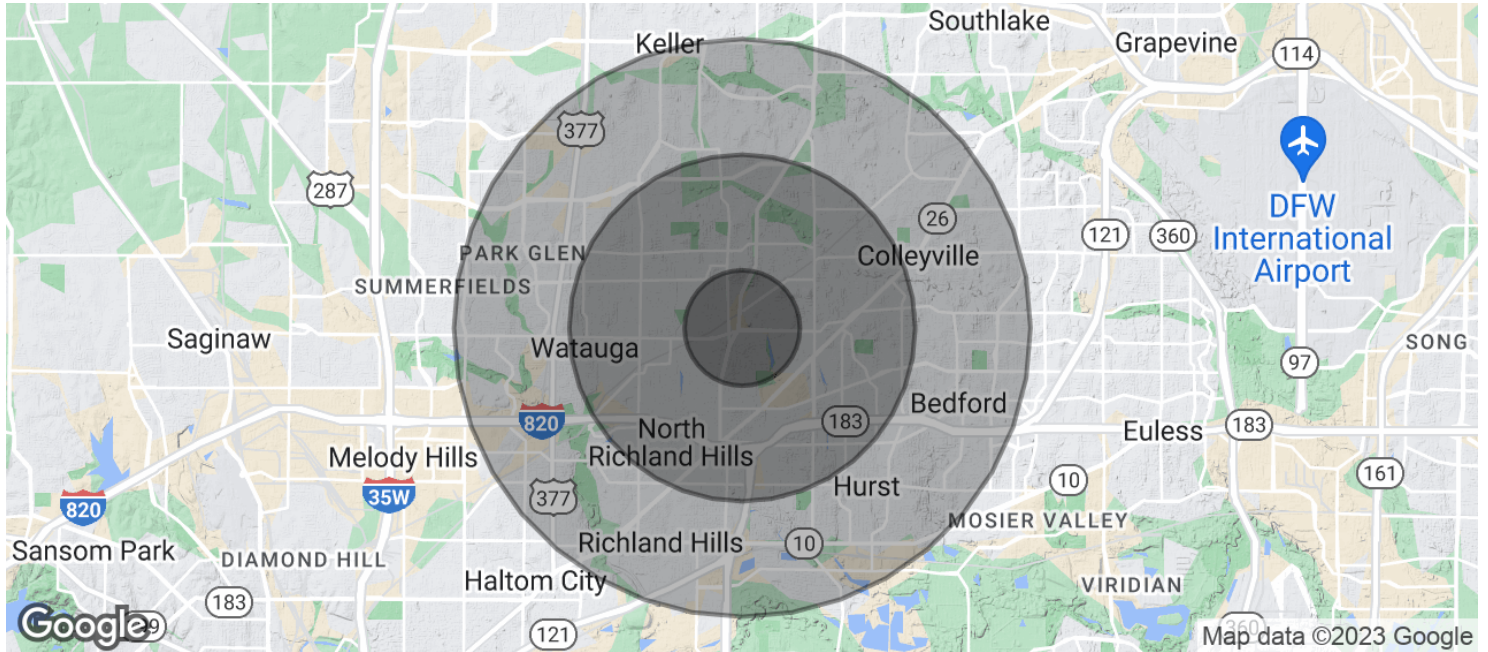
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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,180 | 96,135 | 261,400 |
| Average Age | 37.3 | 39.0 | 37.4 |
| Average Age (Male) | 37.9 | 38.0 | 36.1 |
| Average Age (Female) | 37.1 | 40.2 | 38.4 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,894 | 36,003 | 96,044 |
| # of Persons per HH | 2.6 | 2.7 | 2.7 |
| Average HH Income | \$87,963 | \$81,634 | \$86,302 |
| Average House Value | \$189,057 | \$197,147 | \$223,678 |

* Demographic data derived from 2020 ACS - US Census

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BROKER CONTACTS



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