



# OFFICE BUILDING FOR SALE

COMMERCIAL  
REAL ESTATE

8305 Whitley Rd.  
Watauga, TX 76148

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## PROPERTY HIGHLIGHTS

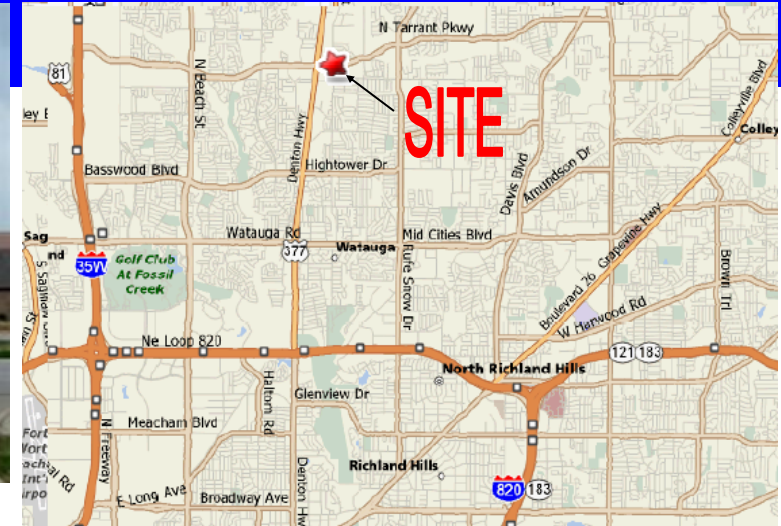
**Location:** About half a mile east of Hwy. 377 on Whitley Road behind Albertson's in office park.

**Parking:** 5.29 per 1,000 sq. ft.

### COMMENTS:

Suite B currently occupied thru June 30, 2027 with a Triple Net Lease and built in rent increases. Tenant has indicated they may be willing to release the space upon a sale. Remaining space is ideal professional office with multiple offices, restrooms, break area and storage.

Great property in growing market of North East Tarrant County with excellent visibility at a high traffic intersection. Ideal space for professional office.



## OFFERING SUMMARY

- **Building Square Footage:** Approx. 3,768 total
- **Suite Square Footages:** Approx. 1,942 S.F.  
Available for Occupancy
- **Lot Square Footage:** Approx. 17,153

**Disclaimer:** Information contained herein was from sources deemed reliable, but is in no way warranted by Phifer & Associates Commercial Real Estate. The property is offered subject to errors, omissions, changes in price and/or terms, or removal from market without notice.

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# SUITE LAYOUTS

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