

OFFICE
LEASE

115,036 RSF

CLASS A
OFFICE SPACE

RECENTLY
COMPLETED \$3M
COMMON AREA
RENOVATIONS



TRANSWESTERN

REAL ESTATE
SERVICES

4200 South Hulen

Fort Worth, TX 76109



GROUND FLOOR SPACE AVAILABLE



Leasing Information:

Whit Kelly

817.259.3504

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Gavin Behr

817.259.3549

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Fort Worth, TX 76109

SIZE:

- 115,036 Rentable Square Feet

OWNERSHIP/MANAGEMENT:

- Owner occupied; On-site management

PARKING:

- 3.9/1,000 Rentable Square Feet
- Covered reserved parking available

LOCATION:

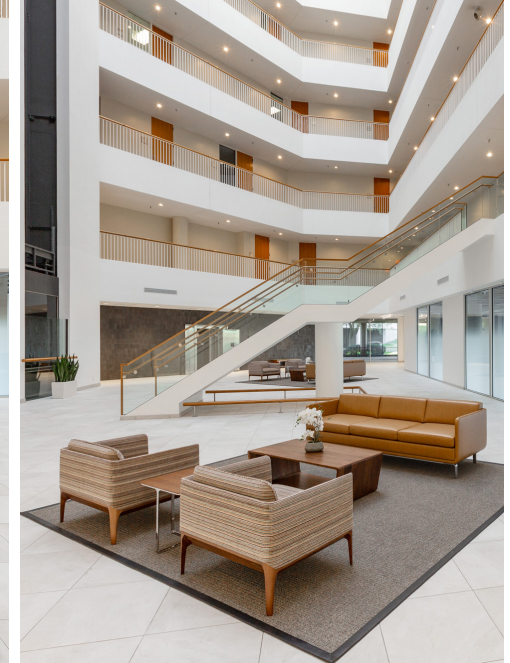
- Easy access to I-20 and Chisholm Trail Parkway

GROUND FLOOR:

- +/- 2,000 SF security vault
- Tenant Lounge
- Specialty Vending Station

WALKABLE AMENITIES:

- Sprouts Farmers Market
- La Madeleine
- Thai Select
- Tropical Smoothie Cafe
- Texas Roadhouse
- Ninja Sushi and Grill
- The Original Pancake House
- Olive Garden



LEASING OPPORTUNITIES:

*DIVISIBLE

- | | |
|-------------------------|------------------------|
| ▪ Suite 100: 1,234 RSF | ▪ Suite 400: 1,291 RSF |
| ▪ Suite 101: 2,756 RSF | ▪ Suite 410: 1,234 RSF |
| ▪ Suite 102: 1,234 RS | ▪ Suite 411: 1,234 RSF |
| ▪ Suite 120: 7,392 RSF | ▪ Suite 414: 446 RSF |
| ▪ Suite 121: 1,234 RSF | ▪ Suite 415: 656 RSF |
| ▪ Suite 220: 1,872 RSF | ▪ Suite 510: 1,234 RSF |
| ▪ Suite 240: 3,005 RSF* | ▪ Suite 511: 1,234 RSF |
| ▪ Suite 300: 1,234 RSF | ▪ Suite 502: 874 RSF |
| ▪ Suite 301: 1,234 RSF | ▪ Suite 512: 1,234 RSF |
| ▪ Suite 302: 1,234 RSF | ▪ Suite 513: 1,234 RSF |
| ▪ Suite 401: 1,234 RSF* | ▪ Suite 520: 1,234 RSF |
| ▪ Suite 402: 1,234 RSF | ▪ Suite 521: 1,234 RSF |
| ▪ Suite 403: 1,234 RSF* | ▪ Suite 522: 1,234 RSF |
| ▪ Suite 404: 1,234 RSF | ▪ Suite 523: 1,234 RSF |
| ▪ Suite 405: 1,234 RSF* | ▪ Suite 524: 1,234 RSF |
| ▪ Suite 406: 1,234 RSF | ▪ Suite 525: 1,234 RSF |

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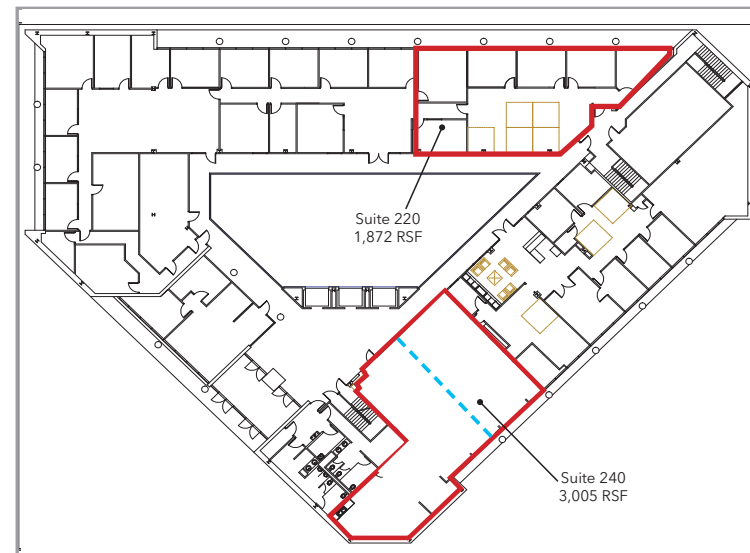
TRANSWESTERN

REAL ESTATE
SERVICES

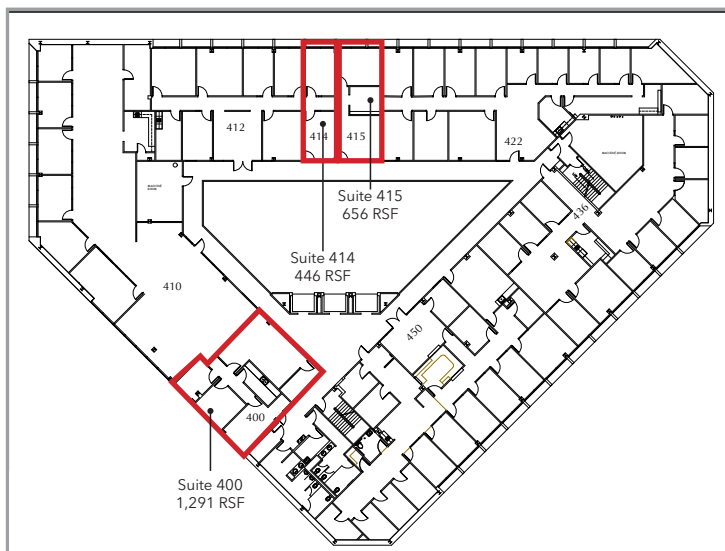
1ST FLOOR AVAILABILITY



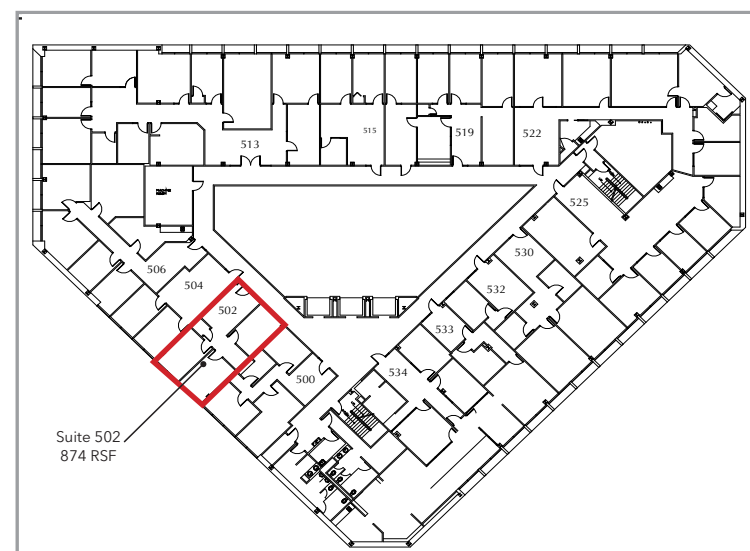
2ND FLOOR AVAILABILITY



4TH FLOOR AVAILABILITY



5TH FLOOR AVAILABILITY





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:
 - 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.

Willard Whitney Kelly	406080	whit.kelly@transwestern.com	(817) 877-4433
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1