



## 1312 Norwood Dr

1312 Norwood Dr, Bedford, TX 76022



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# 1312 Norwood Dr

\$23.00 /SF/YR

Are you ready to take your business to the next level?

We are excited to present an exceptional leasing opportunity...

- **Competitive Pricing:** Leasing at \$23 per square foot (approximately \$3,500 per unit a month), including NNN charges (\$18 base rent + \$5 NNN)
- **Spacious Units:** Two separate 1,825 SF units with a total of 3,650 SF, ideal for office or medical office use. Both units are in fantastic condition
- **Design:** Each unit features four large window rooms (fit 2-3 desks), a private bathroom, waiting area, receptionist room, printer room, and cafeteria
- **Centrally located** in Bedford, TX, just minutes from DFW Airport, downtown Dallas, and downtown Fort Worth, with easy access to highways 183 and 121.
- **Excellent shape and condition** with 16 Parking Spaces for the building with street sign enhances visibility
- **Units' interior** is in great condition, with one unit furnished for immediate use, making it easy to start your operations without delay.



Rental Rate: \$23.00 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 3,650 SF

Year Built: 2007

Walk Score ®: 55 (Somewhat Walkable)

Rental Rate Mo: \$1.92 /SF/MO

## 1st Floor Ste 100

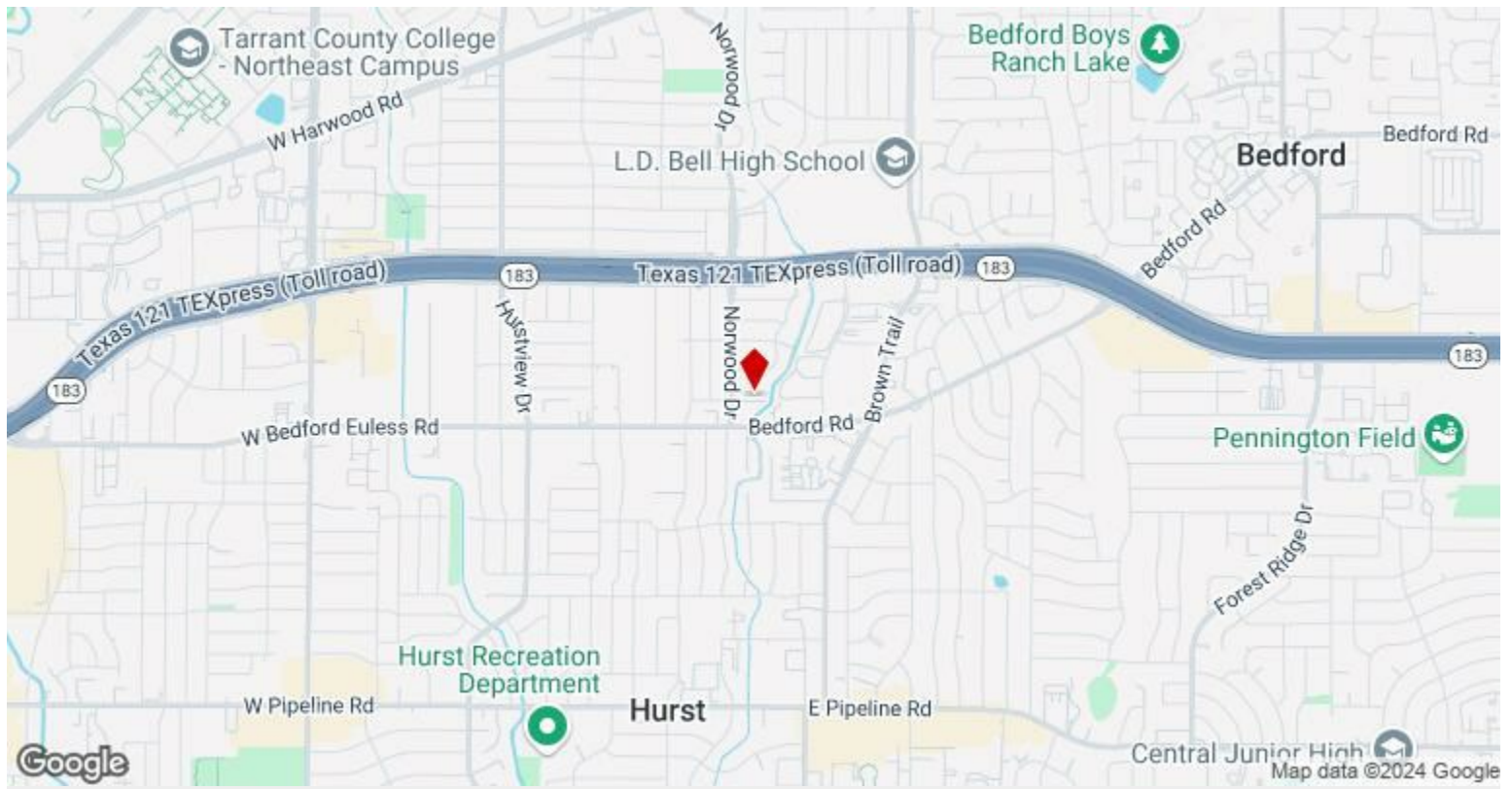
Space Available	1,825 SF
Rental Rate	\$23.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

1

## 1st Floor Ste 200

Space Available	1,825 SF
Rental Rate	\$23.00 /SF/YR
Date Available	December 01, 2024
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

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## 1312 Norwood Dr, Bedford, TX 76022

Are you ready to take your business to the next level?

We are excited to present an exceptional leasing opportunity located in the heart of Bedford, Texas. This modern building, constructed in 2007, offers 3,650 square feet of versatile space split into two 1,825-square-foot units, perfect for your office or medical practice.

**Competitive Leasing Terms:**

At just \$23 per square foot (approximately \$3,500 monthly per unit, inclusive of NNN charges), this exceptional space is an unbeatable value in the current market — just \$18 for the base rent plus \$5 for NNN.

**Prime Location**

Centrally situated just minutes from the DFW Airport, downtown Dallas, and downtown Fort Worth, with immediate access to highways 183 and 121.

**Features to Elevate Your Operations**

Each unit is well-designed to cater to your professional needs, featuring:

- Four Spacious Window Rooms with each room can hold up to 3 desks.
- Welcoming Waiting Area, this area can take up to 8 chairs designed for a waiting area
- -Receptionist Room, this room can take up to 3 desks.
- Copy/Printer Room, can take a printer, copy machine, and a shredder, it also has a storage
- Cafeteria Room, it has a refrigerator, coffee machine, cabinets, etc.
- Private Bathroom Facilities, each unit has its own private bathroom

**Ready to Move In:**

Both units are in fantastic condition, with one unit already furnished (has some desks, files cabinet, etc.) for your convenience. You can start operating immediately, saving you valuable time and resources. Your A prominent sign on the street, enhancing visibility and attracting potential clients from passing traffic.

# Property Photos

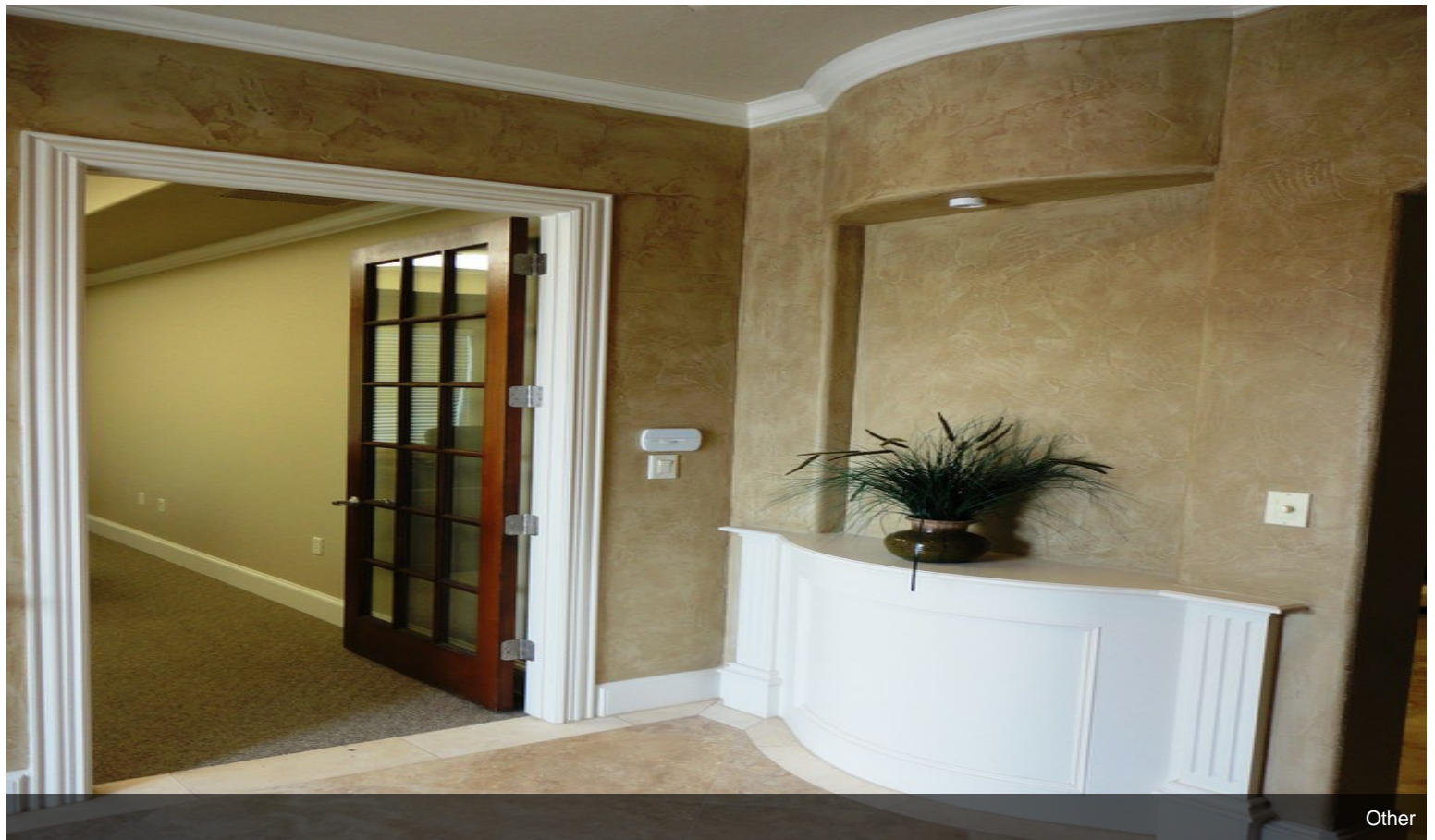


Other



Building Photo

# Property Photos



# Property Photos



# Property Photos



Building Photo



Building Photo



# Property Photos



Interior Photo



Interior Photo

# Property Photos



Interior Photo



Interior Photo

# Property Photos



Interior Photo



Building Photo

# Property Photos

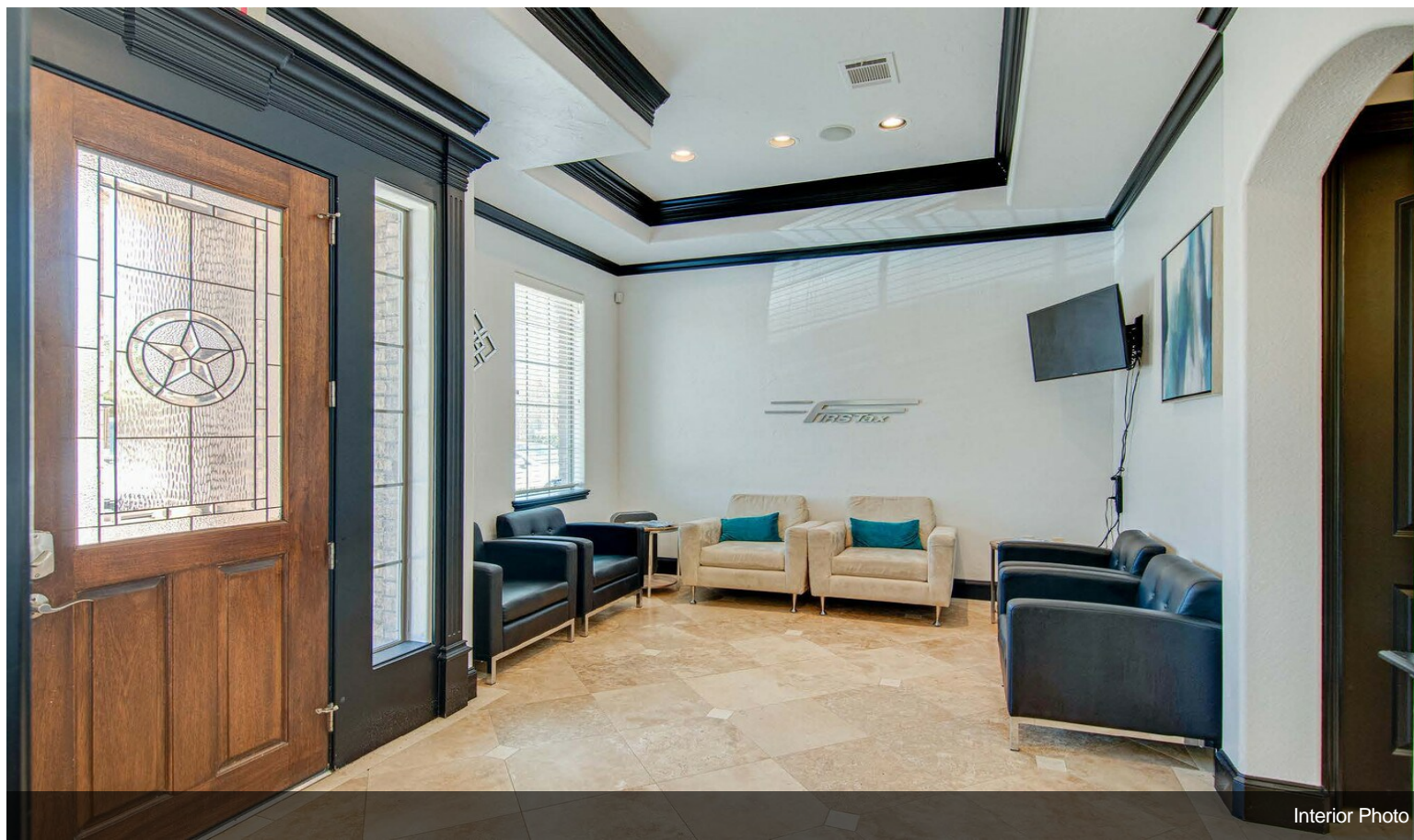


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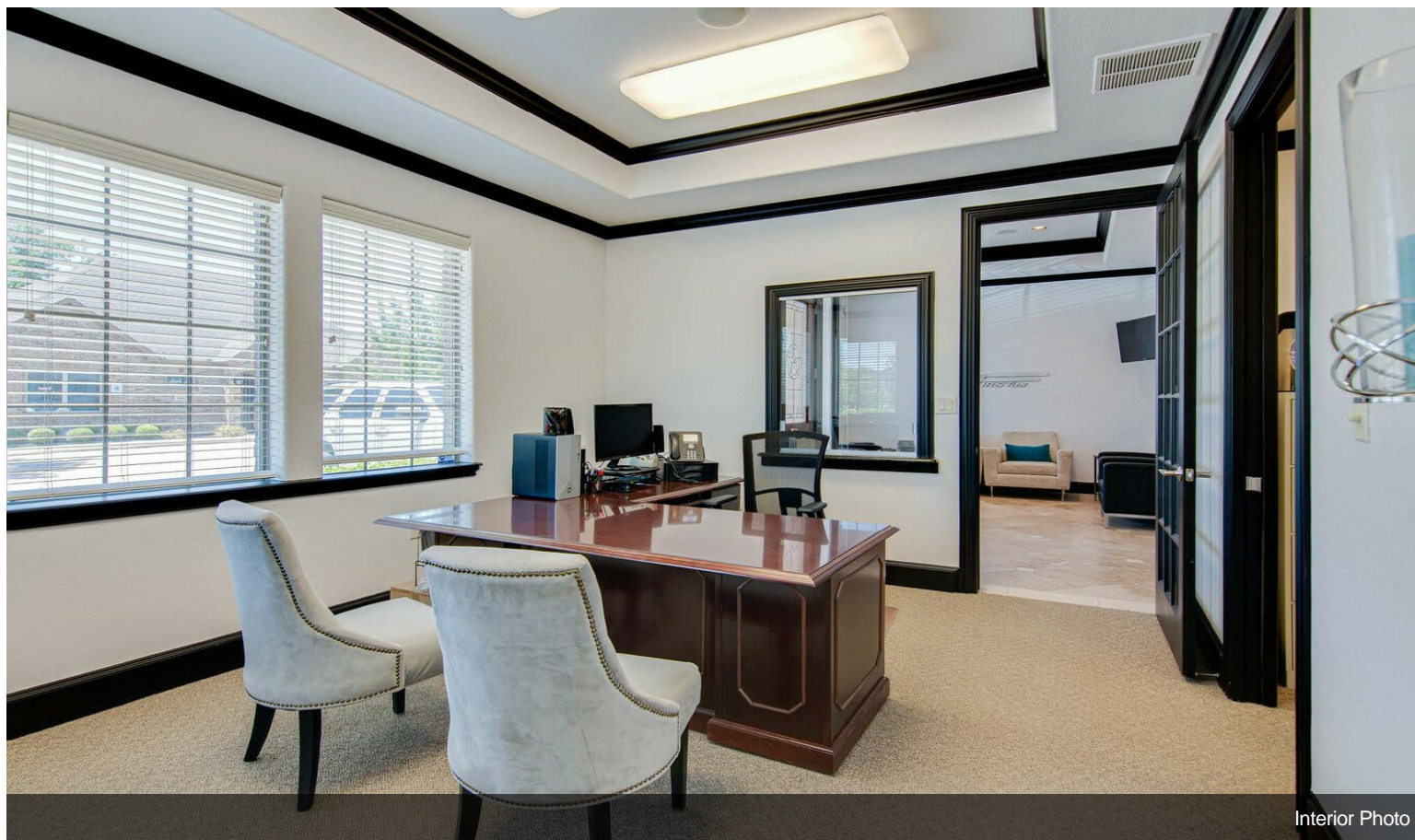


Building Photo

# Property Photos



Interior Photo



Interior Photo

# Property Photos



Building Photo

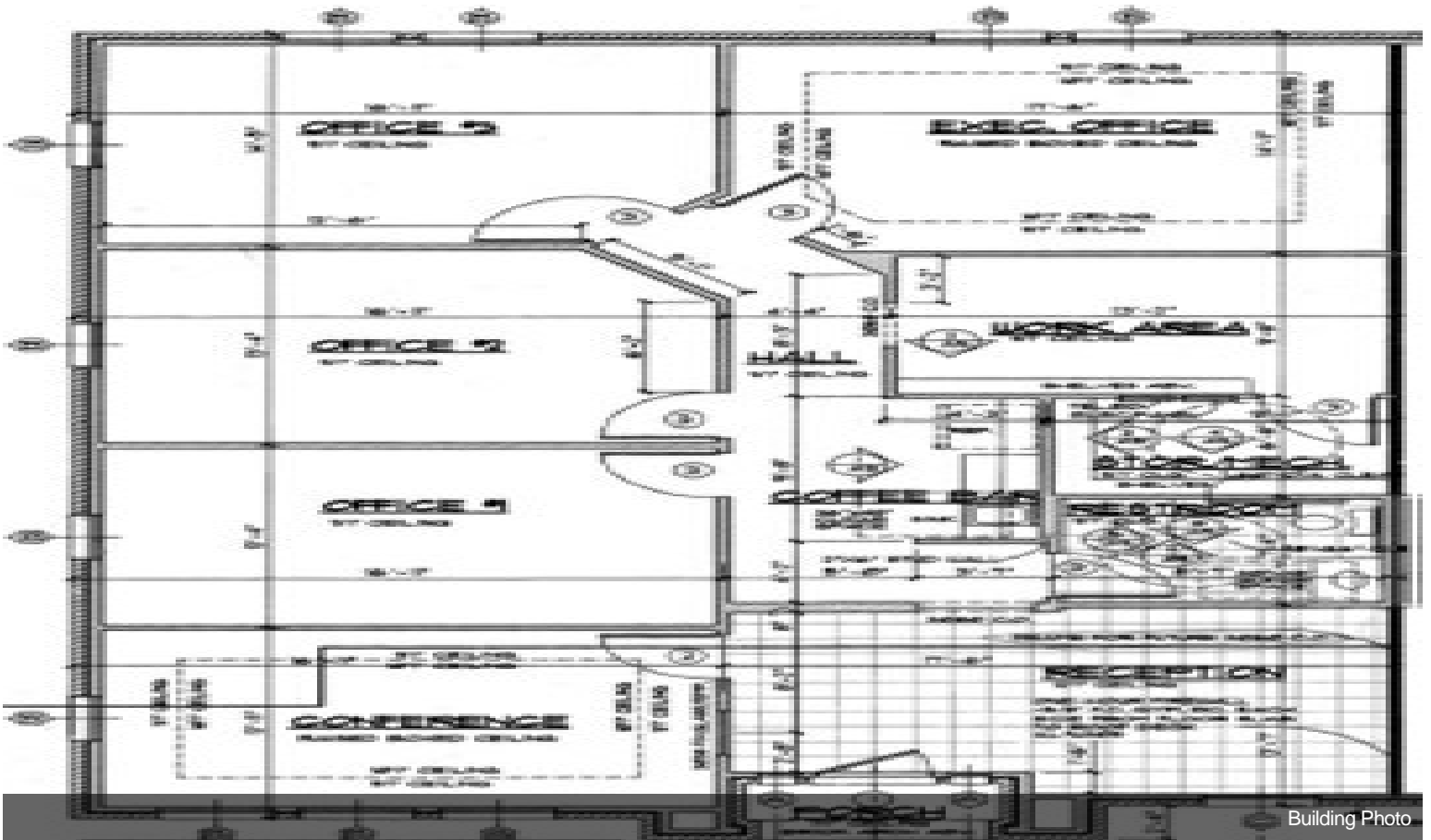


Building Photo

# Property Photos



Building Photo

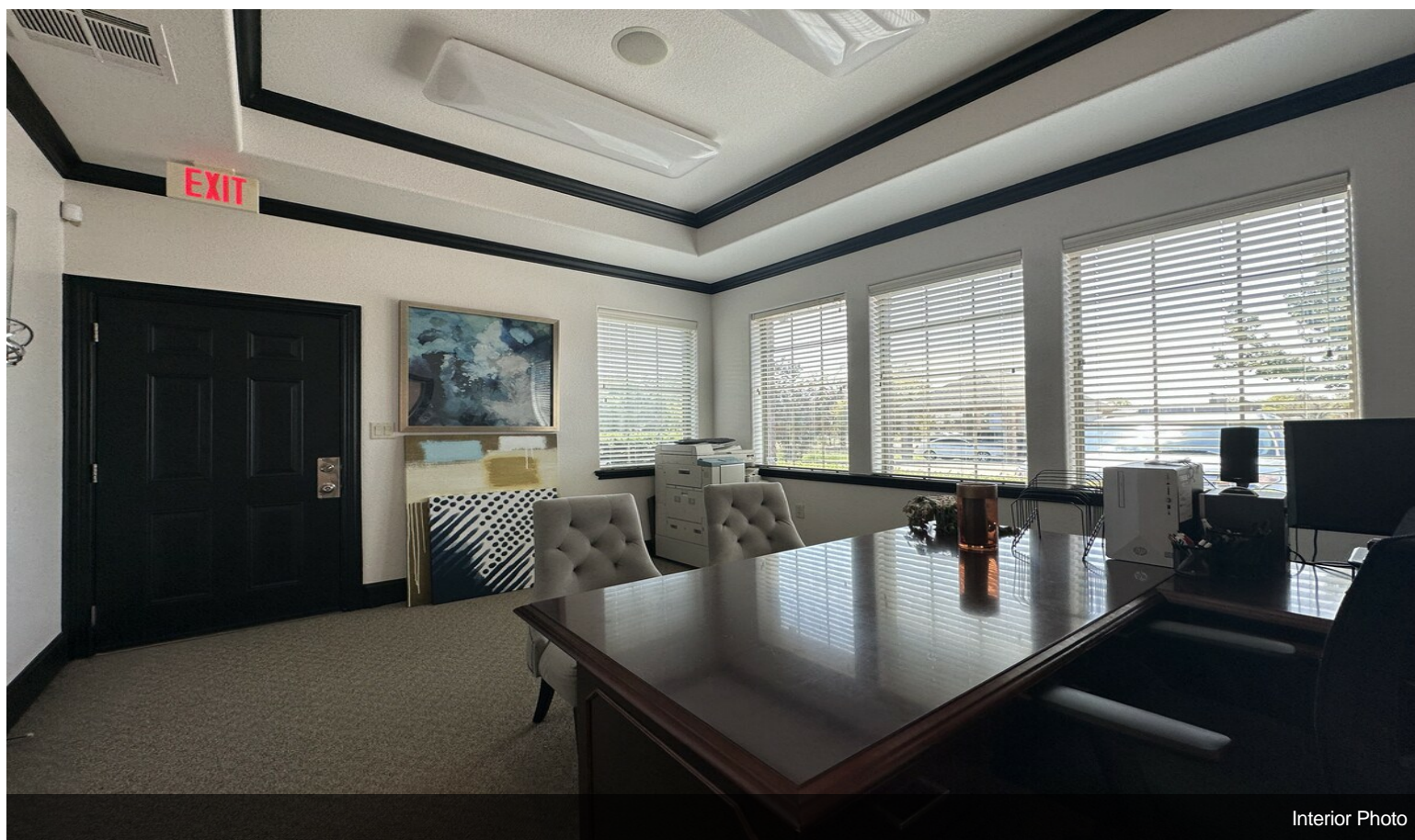


Building Photo

# Property Photos



Interior Photo



Interior Photo



# Property Photos



Interior Photo



Interior Photo