

FOR LEASE OFFICE BUILDING



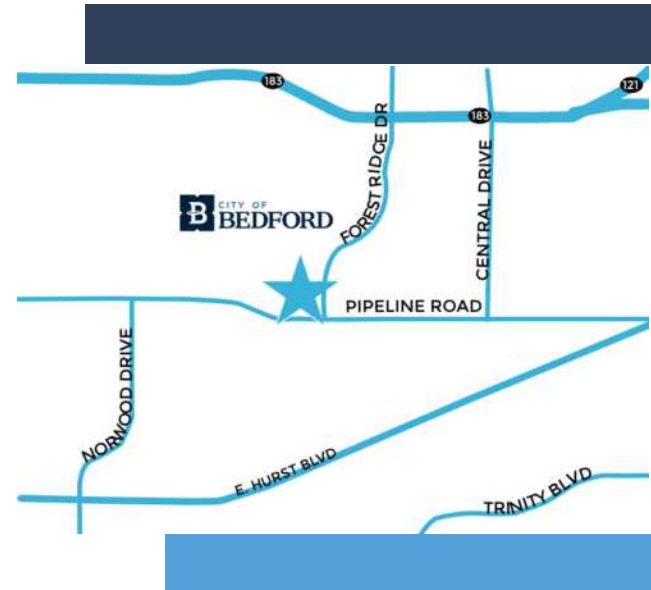
807 FOREST RIDGE DR, BEDFORD, TX 76022



PROPERTY HIGHLIGHTS

- ± 3,025 SF
- Office/Flex Space
- Newly remodeled
- Move-In Ready
- Competitive Rents
- Tenant Improvement Allowance
- Ample Parking
- Located at Forest Ridge Rd & Pipeline Rd

LEASE RATE \$10.00 - 12.00 SF/YR | NNN



CONTACT INFORMATION

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Champions DFW Commercial Realty

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

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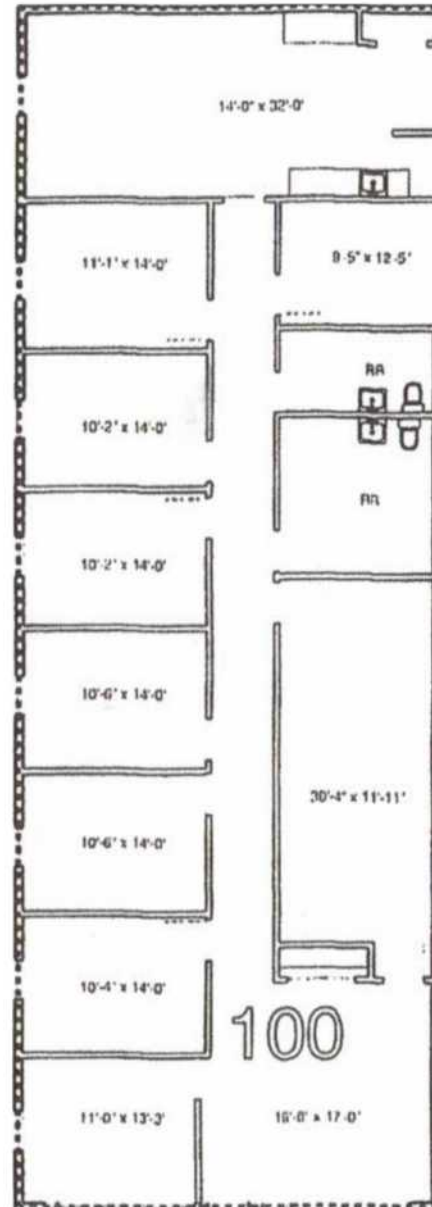
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FLOOR PLAN - SUITE 100



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	3,025 SF	Lease Rate:	\$10.00 - \$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 100	Available	3,025 SF	NNN	\$10.00 - 12.00 SF/yr	-

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PROPERTY PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,900	94,907	277,443
Average age	37	40	40
Average age (Male)	36	39	39
Average age (Female)	38	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,966	38,217	111,885
# of persons per HH	2.6	2.5	2.5
Average HH income	\$86,976	\$95,841	\$111,687
Average house value	\$306,772	\$335,569	\$394,611

* Demographic data derived from 2020 ACS - US Census

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BROKER CONTACTS



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