



FOR LEASE

2700 WESTERN CENTER BLVD

FORT WORTH, TX 76131

**RESTAURANT /
RETAIL SPACE**

**COLONIAL
COMMERCIAL
REAL ESTATE
LLC**

3228 COLLINSWORTH ST.
FORT WORTH, TX 76107
T: 817.632.6200

ColonialCRE.com



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CELL: 817-889-1829



COLONIAL
COMMERCIAL REAL ESTATE LLC

PROPERTY HIGHLIGHTS

AVAILABLE SPACE

SUITE 116 - 1,760 SF

SUITE 120 - 1,320 SF

PRICE

\$23.00/SF + NNN

ZONING

G - INTENSIVE COMMERCIAL

YEAR BUILT

2007

PROPERTY HIGHLIGHTS

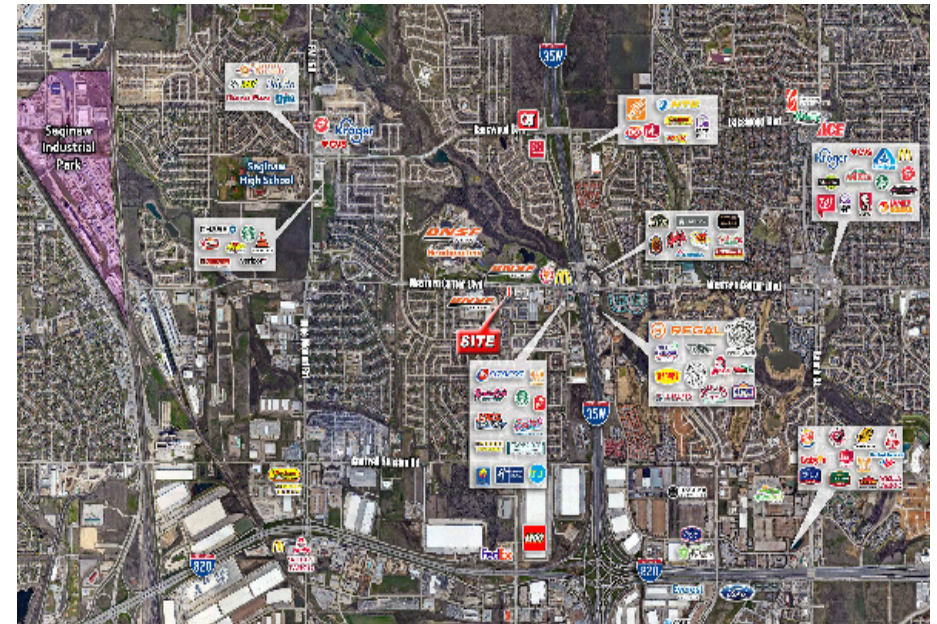
- ◆ Highly visible location at the southwest quadrant of I-35W (179,179 VPD) & Western Center Blvd (26,842 VPD)
- ◆ Located across from BNSF Corporate Offices
- ◆ Building & Monument Signage Available
- ◆ Co-tenants include:
Any Lab Now, Cornerstone Staffing, Titanium Dental & Implants, Western Center Eye Care, Fred's Texas Cafe, Heavenly Bliss Day Spa and An Zen Sushi
- ◆ Proximity to Alliance Texas, a 17,000 Acre Master-Planned Industrial Development

2023 DEMOGRAPHICS SNAPSHOT

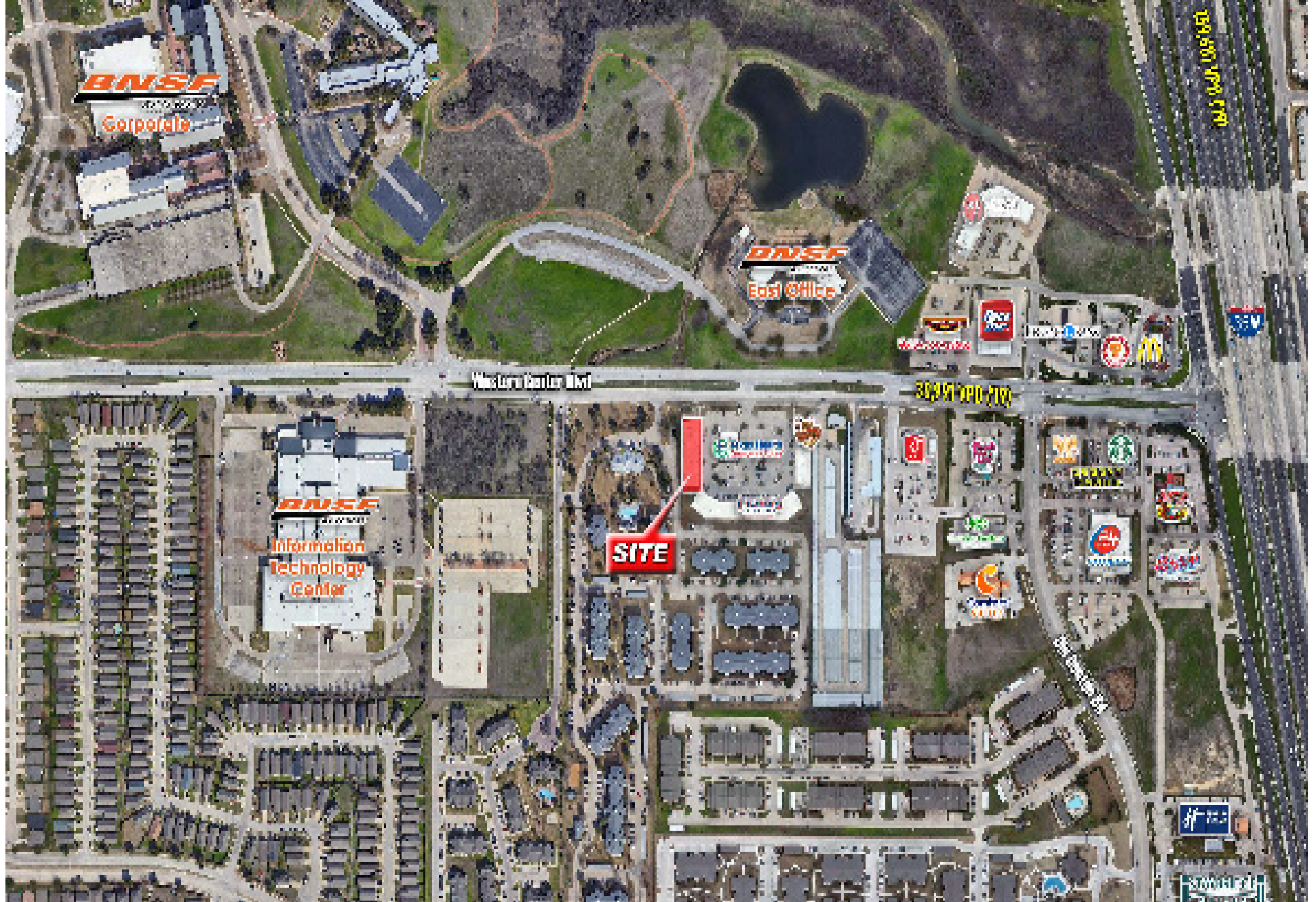
| | 2 MILE | 5 MILE | 10 MILE |
|-------------------------|----------|----------|----------|
| TOTAL POPULATION | 42,842 | 278,710 | 815,305 |
| AVG HH INCOME | \$92,317 | \$93,253 | \$99,170 |

2023 TRAFFIC COUNTS

| COLLECTION STREET | CROSS STREET | VPD |
|----------------------------|----------------------------|---------|
| I-35W | WESTERN CENTER BLVD | 179,179 |
| WESTERN CENTER BLVD | I-35W | 26,842 |
| OLD DENTON RD | WESTERN CENTER BLVD | 7,867 |



LOCATION OF PROPERTY



INTERIOR PHOTOS

SUITE 116



SUITE 116



SUITE 120



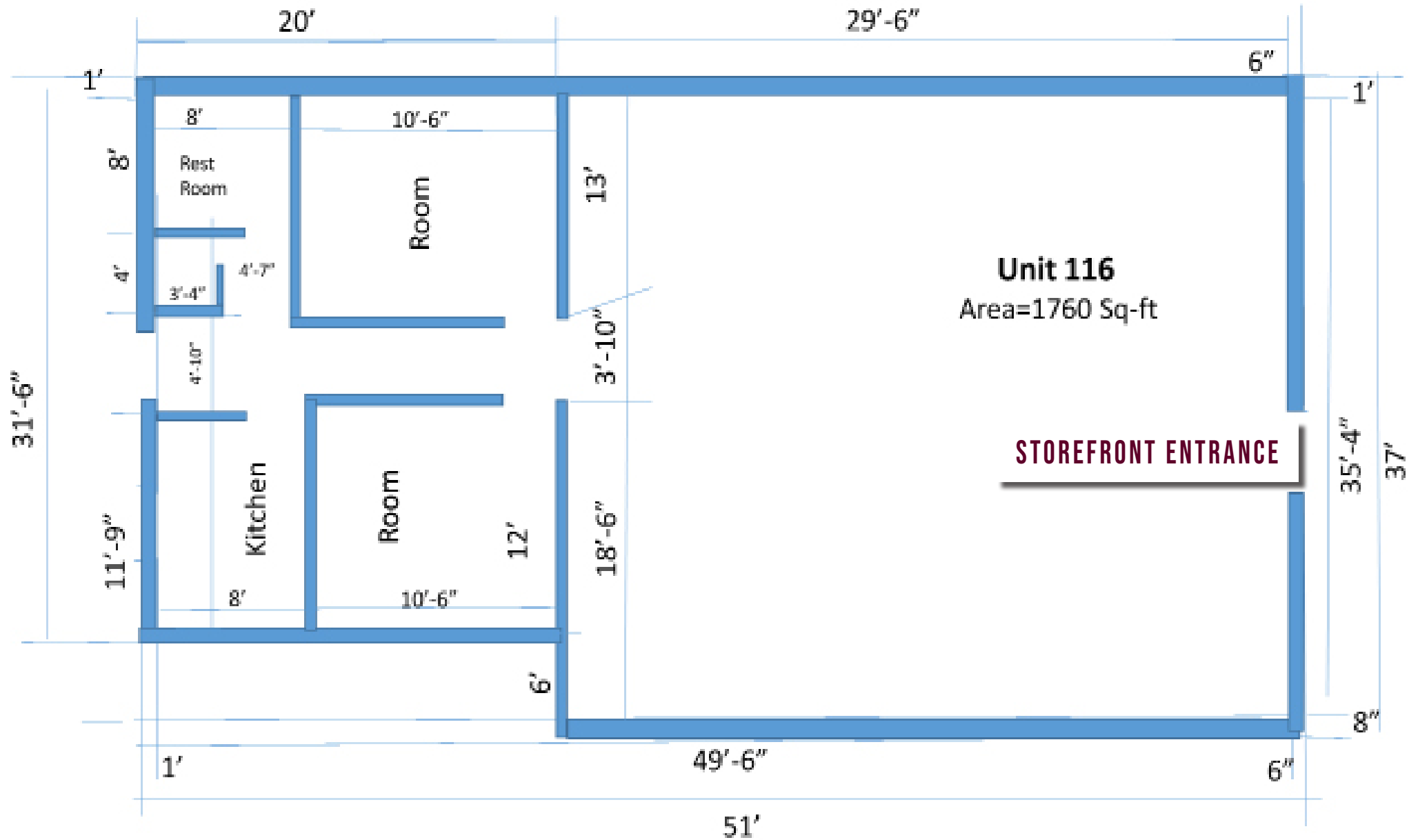
SUITE 120



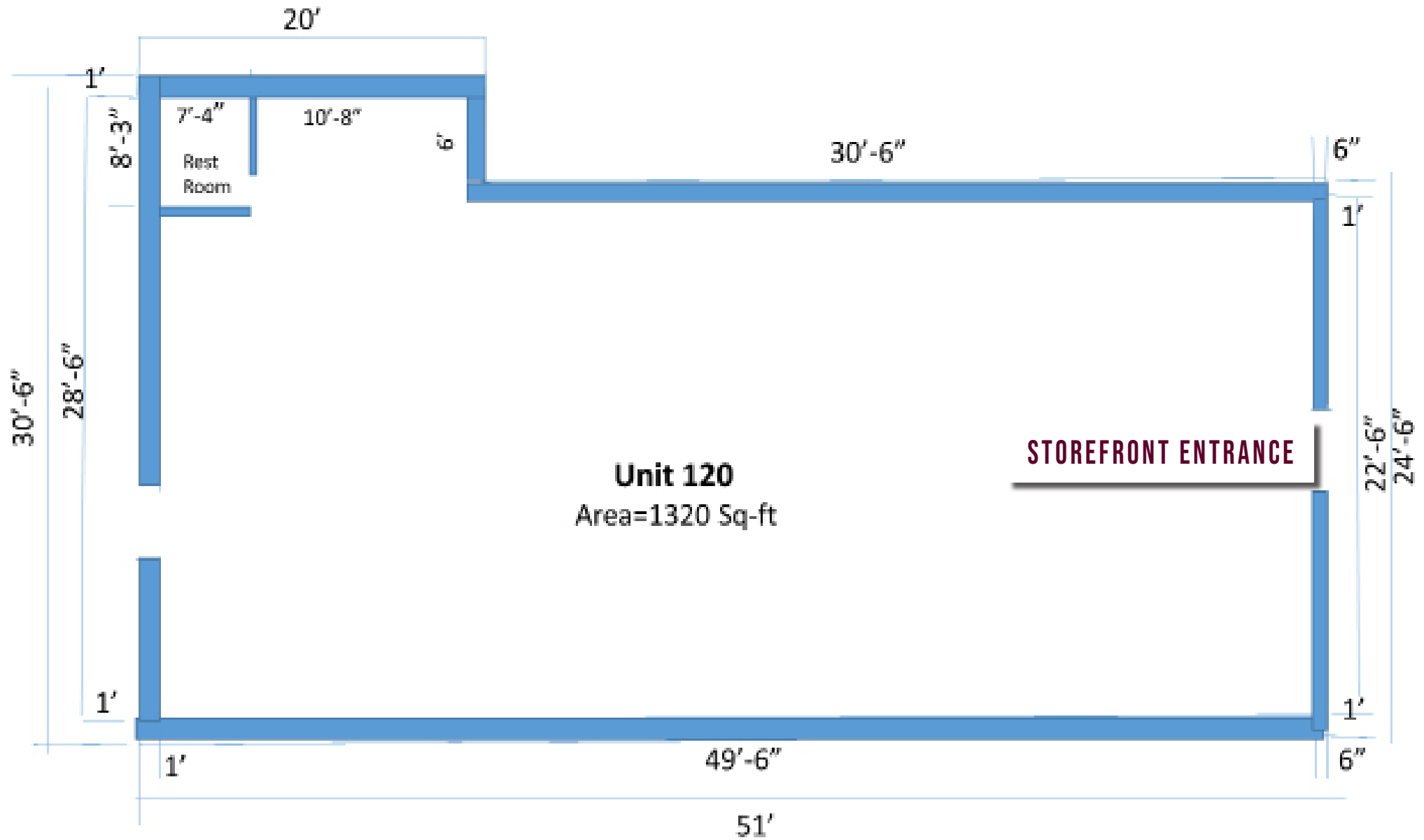
SITE PLAN



FLOOR PLAN - SUITE 116



FLOOR PLAN - SUITE 120





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.

11-2-2015



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.

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.

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.

Colonial Commercial Real Estate, LLC 9001810 mberkowitz@colonialcre.com 817-632-6200

| | | | |
|--|-------------|-------|-------|
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
|--|-------------|-------|-------|

Michael Berkowitz 418682 mberkowitz@colonialcre.com 817-632-6200

| | | | |
|---------------------------|-------------|-------|-------|
| Designated Broker of Firm | License No. | Email | Phone |
| N/A | N/A | N/A | N/A |

| | | | |
|---|-------------|-------|-------|
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
|---|-------------|-------|-------|

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| Sales Agent/Associate's Name | License No. | Email | Phone |
|------------------------------|-------------|-------|-------|

Buyer/Tenant/Seller/Landlord Initials _____ Date _____