

# Corporate Center at the Crossing – Suite 150B

9151 Boulevard 26 | Suite 150B | North Richland Hills, TX | 76180

## SUBLEASE



12377 Merit Drive, Suite 500  
Dallas, TX 75251  
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## PROPERTY OVERVIEW

This corporate office suite, offering 5,569 square feet is ideally located in North Richland Hills, TX; nearly equi-distant to downtown Fort Worth, DFW Airport, and Southlake Town Square. This space is within the 4-story, 145,000+ SF Building B of Corporate Center at the Crossing and provides institutional grade construction. The building is additionally part of an office complex totaling over 226,000 SF of professional, creative, innovative tenancy. This first floor space also provides access directly from the suite to an outdoor patio/seating/break area. The building offers a contemporary glass facade and ample free surface parking.

## FEATURES

- Ample surface parking with a ratio of 5.25/1000
- Building floor plate of approximately 33,000 SF
- 15 minutes to Downtown Fort Worth
- 18 minutes to DFW Airport



TOTAL BUILDING SIZE

**145,455 SF**



SUITE SF

**5,569 SF**



YEAR BUILT

**2003**

# INTERIOR PHOTOS

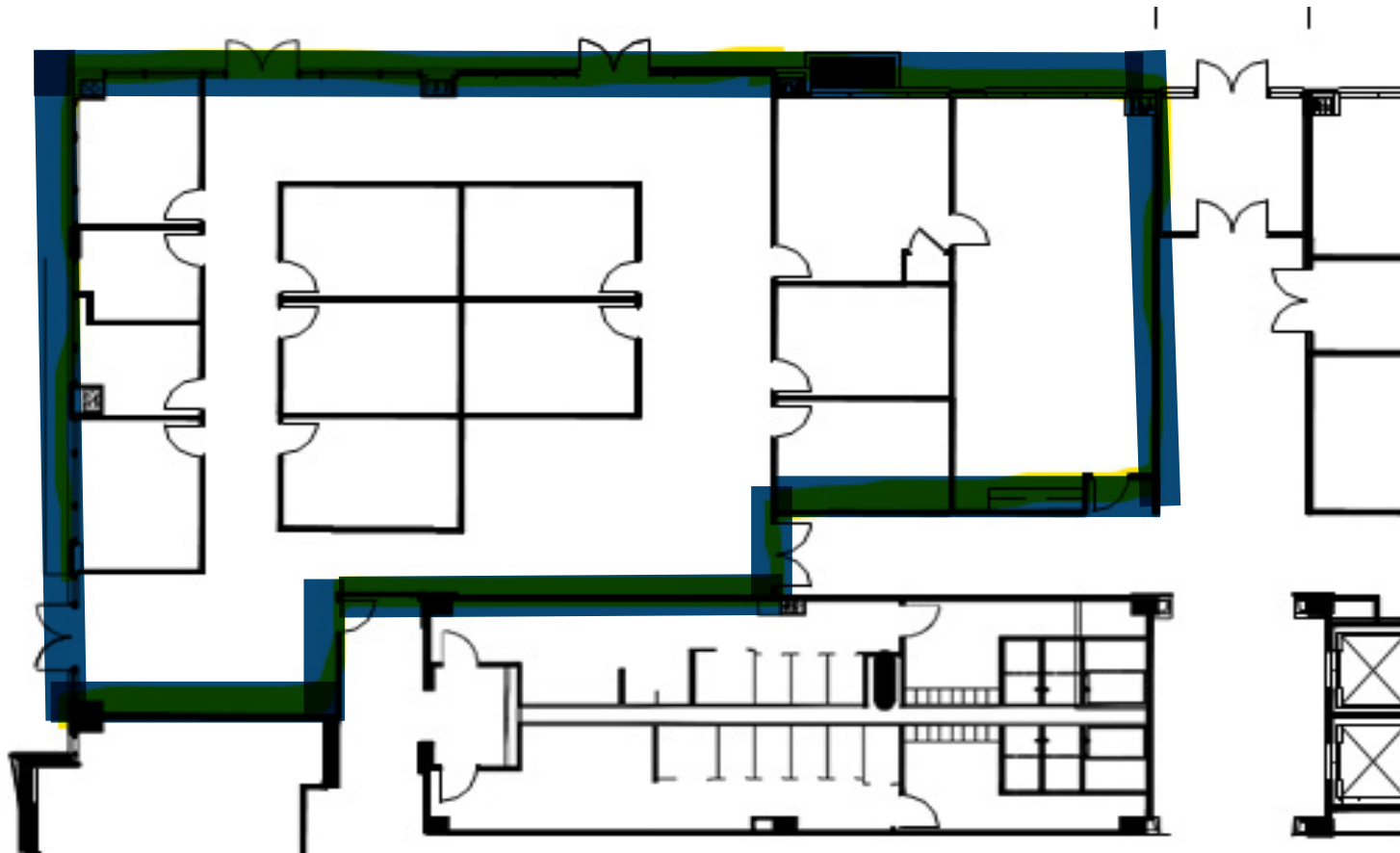
9151 Boulevard 26 | Suite 150B





## FLOOR PLAN

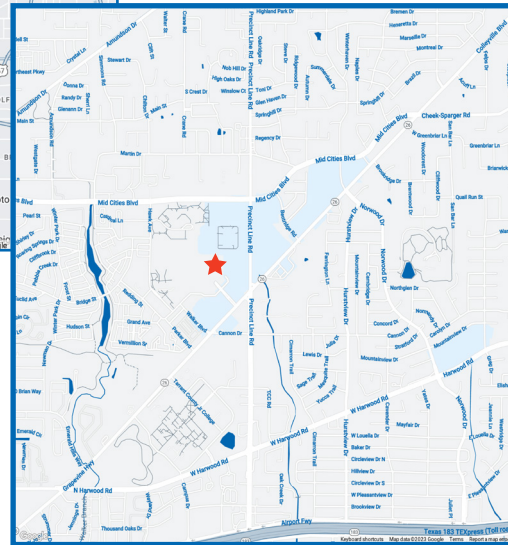
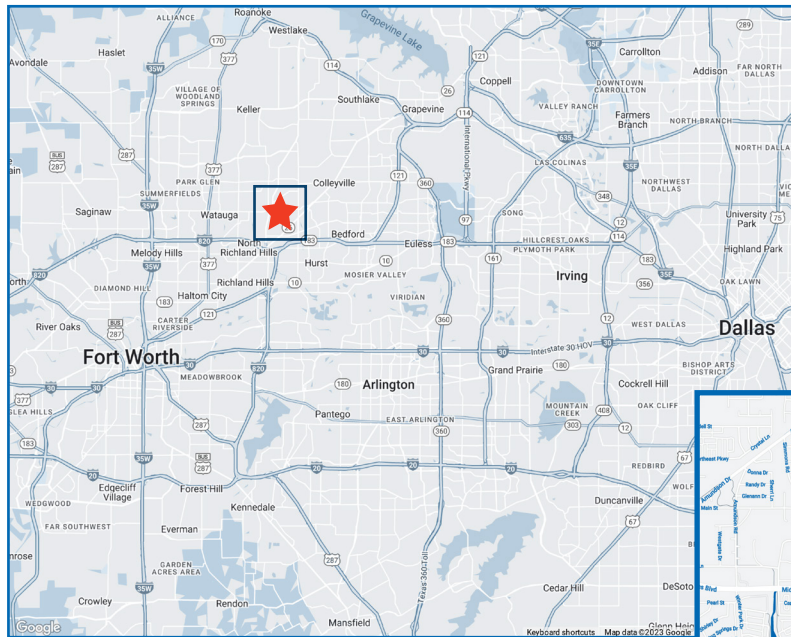
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# LOCATION OVERVIEW

9151 Boulevard 26 | Suite 150B

## DEMOGRAPHICS



	1 MI	3 MI
Population	9,637	110,822
Households	4,209	43,801
Median Age	47.9	42.5
Median HH Income	\$93,681	\$78,766



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## INFORMATION ABOUT BROKERAGE SERVICES

### 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.

### 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 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.

### 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:
  - That the owner will accept a price less than the written asking price;
  - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

### 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.

MEDCORE PARTNERS

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Licensed Broker/Broker Firm Name

License No.

Email

Phone

Buyer, Seller, Landlord or Tenant initials

Date

