

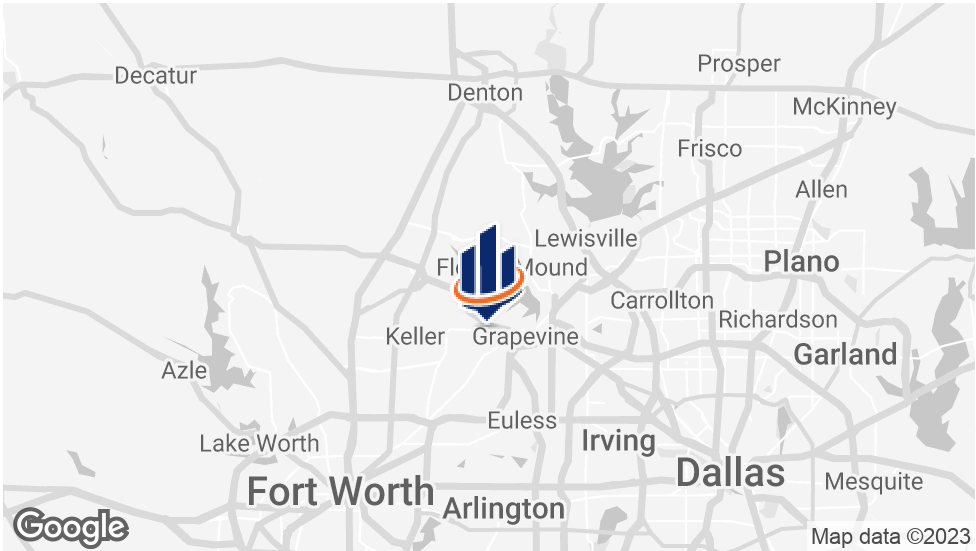


OFFICE
For Lease
270 MIRON DRIVE
Southlake, TX 76092

PRESENTED BY:

BROOKE FORD
O: 313.618.7176
brooke.ford@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN)
BUILDING SIZE:	3,351 SF
AVAILABLE SF:	1,833 SF
LOT SIZE:	0.77
YEAR BUILT:	2007
YEAR RENOVATED:	2021
ZONING:	Office / Medical

PROPERTY OVERVIEW

This 1,833 SF office building is available for lease, located in the heart of Southlake, Texas. This space offers a range of amenities, including high-quality finishes, a reception area, three private offices, a private restroom, a convenient break room, ample storage with a dedicated closet, a copier room, and a generously sized conference room.

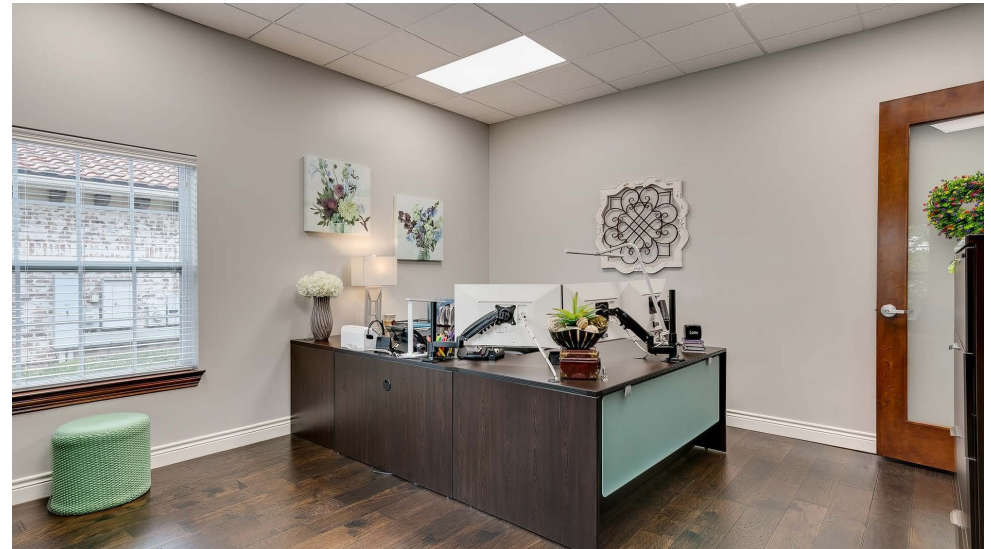
PROPERTY HIGHLIGHTS

- Newly Renovated walk-in ready office
- Full sized reception with room for desk & seating
- 3 private offices & Conference Room
- Directly Across from Southlake Town Square
- Less than 10 miles from the Dallas/Fort Worth International Airport

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INTERIOR PHOTOS



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FLOOR PLAN



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AERIAL VIEW



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

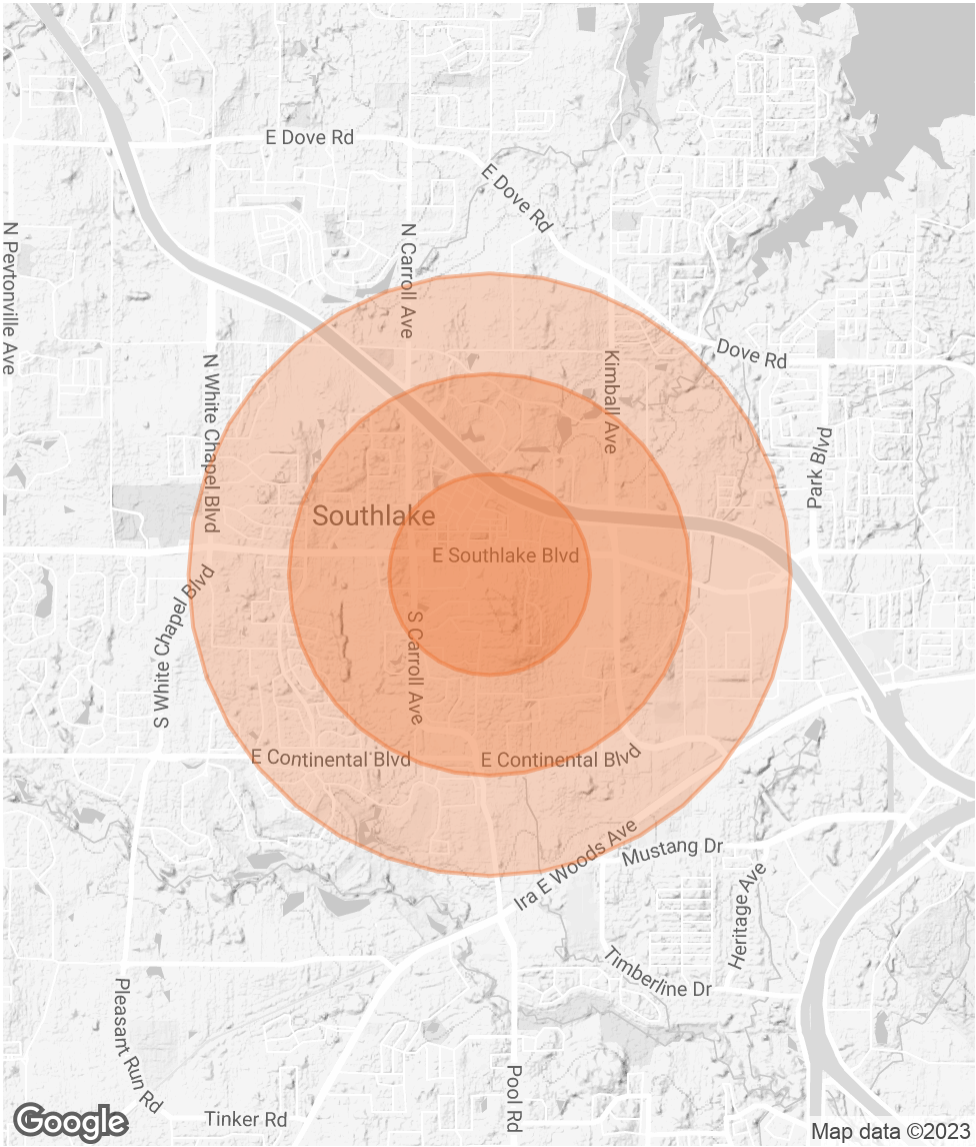
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	1,300	4,871	10,938
AVERAGE AGE	39.2	39.7	39.7
AVERAGE AGE (MALE)	40.8	40.2	39.1
AVERAGE AGE (FEMALE)	34.8	36.9	38.2

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	384	1,444	3,422
# OF PERSONS PER HH	3.4	3.4	3.2
AVERAGE HH INCOME	\$293,684	\$272,793	\$234,304
AVERAGE HOUSE VALUE	\$712,051	\$694,759	\$643,024

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



BROOKE FORD

Advisor

brooke.ford@svn.com
Direct: 313.618.7176 | Cell: 313.618.7176

PROFESSIONAL BACKGROUND

Brooke is a commercial realtor at SVN | Matthews Group with a specialty in office and medical investment properties. She works with small business owners in the community on leasing and purchasing, and investors looking to expand their portfolio. Brooke started her career in the Southlake and Grapevine communities and has expanded into Colleyville, Keller, and North Richland Hills.

Still having a Detroit area code, Brooke stays true to her Midwestern roots. She is originally from Michigan and frequently goes back to visit family. Her Alma Mater is The University of Alabama (Roll Tide!) where she graduated with a degree in Mechanical Engineering and Mathematics. Prior to joining SVN | Matthews Group, Brooke spent five years as a design and manufacturing engineer in the automotive sector.

As an active member in the community, Brooke founded and is currently President of the Southlake Chamber Young Professionals. One of her core values is giving back, which is why once a quarter the group volunteers in the community. Brooke is also part of the Southlake Leadership Class for the 2022-2023 year and an active member in Grapevine Rotary.

In her leisure time, you can find her playing tennis, enjoying a cup of coffee, or traveling.

SVN | Trinity Advisors
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Keller, TX 76248

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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:
 - 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.

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.

_____ 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