



# The Black Box

215 E Front Street, Arlington, TX, 76011



Forward thinking  
commercial real estate.

[streetrealty.com](http://streetrealty.com)

OFFERED BY

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3909 Hulen St.  
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## RETAIL FOR LEASE

215 East Front Street, Arlington, TX 76011



### PROPERTY DESCRIPTION

This spacious commercial property offers a versatile layout, with high visibility, it ensures maximum exposure for your business. The sleek, modern facade invites patrons in, while the interior boasts flexible floor space ready to be molded to suit your needs. Located in a thriving commercial area, this property promises a bustling customer base. Take advantage of this prime leasing opportunity today.

### PROPERTY HIGHLIGHTS

- High-visibility storefront
- Excellent Visibility
- Open layout
- Modern and well-maintained building

### LOCATION DESCRIPTION

Nestled in the heart of Arlington, the area surrounding the property offers an exciting blend of retail opportunities and vibrant amenities. Just a stone's throw away from the world-renowned AT&T Stadium, home to the Dallas Cowboys, the location benefits from the massive influx of sports enthusiasts and event-goers throughout the year. Additionally, the nearby Globe Life Field, home of the Texas Rangers, adds to the area's allure, ensuring a constant stream of visitors. The bustling scene is further complemented by a diverse array of dining options, eclectic shops, and cultural attractions, creating a dynamic environment that is ideal for retail businesses seeking to capitalize on the area's energy and foot traffic.

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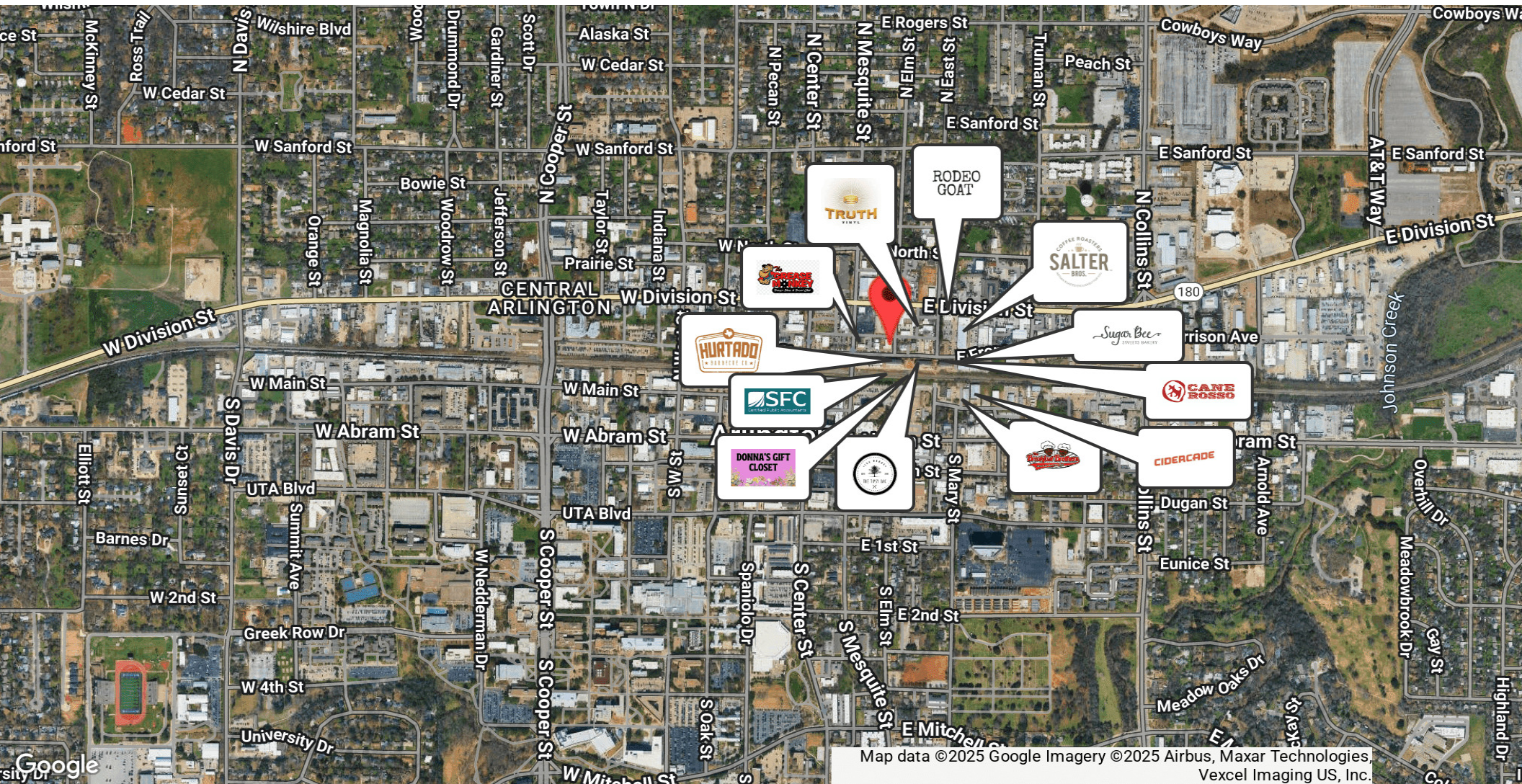
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### TYPES OF REAL ESTATE LICENSE HOLDERS:

- 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.

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Licensed Broker / Broker Firm Name	License Number	Email	Phone
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Designated Broker of Firm	License Number	Email	Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date



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