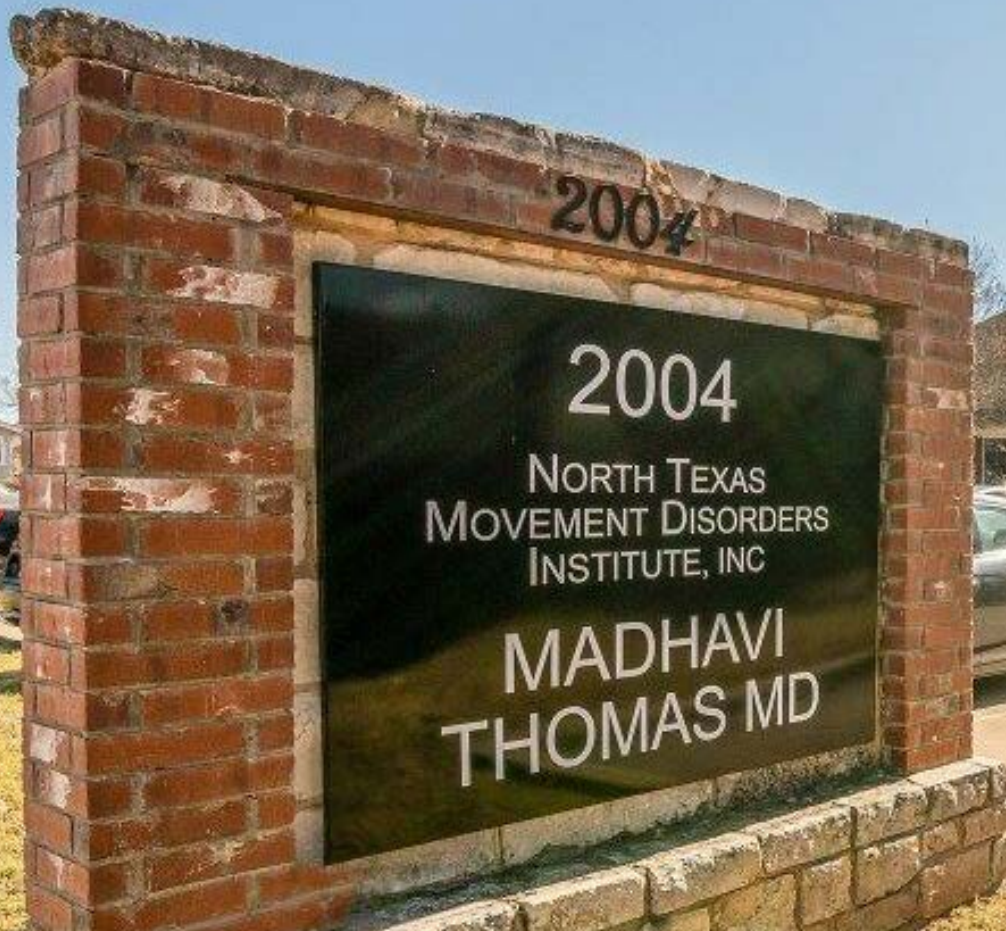


2004

**Bedford Road
Bedford, TX 76021**



MEDICAL & PROFESSIONAL OFFICE SPACE

MOVE-IN READY SUITES AVAILABLE FROM $\pm 1,216$ SF TO $\pm 2,432$ SF



IVAN DEL-AGUILA

Associate Advisor | Trinity Advisors

O: 469.815.4154

ivan.delaguila@svn.com



01

PROPERTY SUMMARY

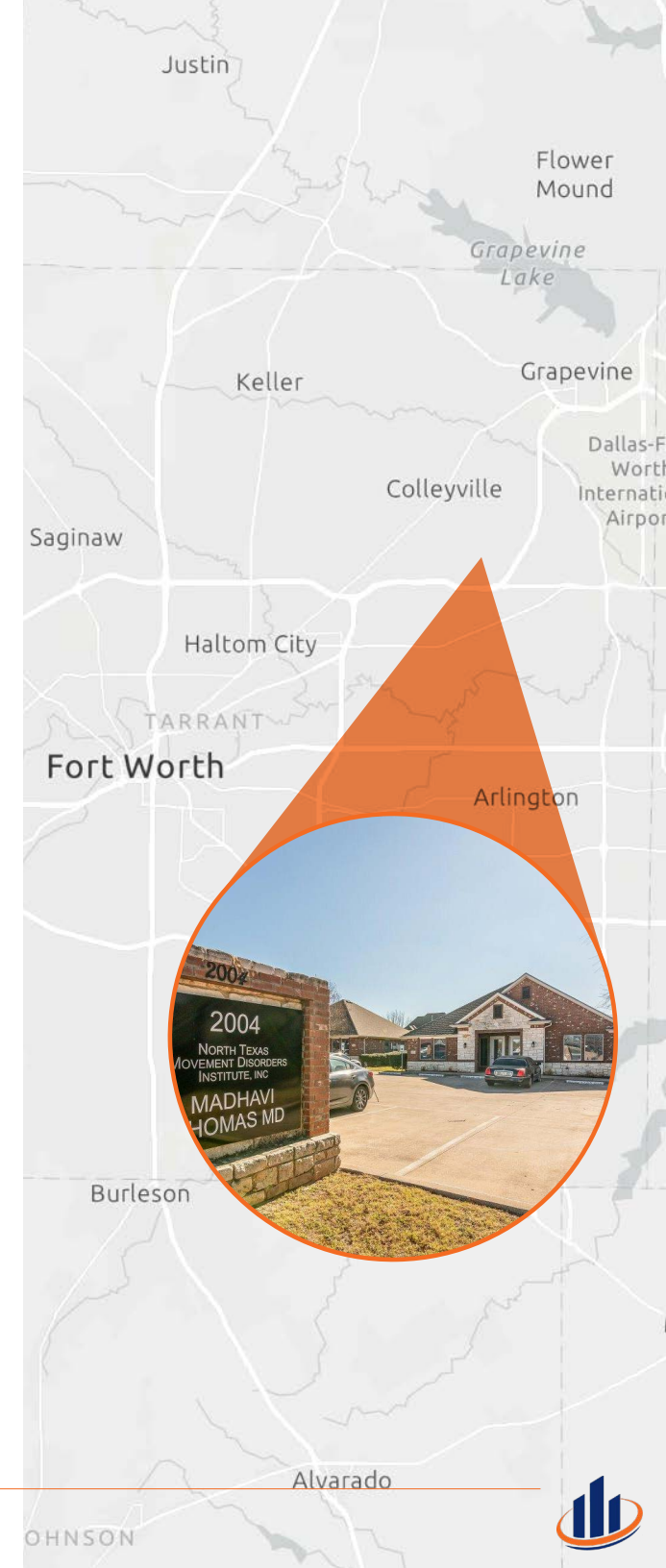
PROPERTY SUMMARY

Position your practice or professional business in a thoughtfully designed office environment that combines functionality, convenience, and a polished first impression. Located in the heart of the Mid-Cities, 2004 Bedford Road offers move-in ready space ideally suited for medical, dental, wellness, mental health, and professional service providers seeking a high-quality workplace in a well-established business corridor.

The efficient layout features a welcoming reception and waiting area, multiple private offices or exam rooms, modern finishes, abundant natural light, and ADA-compliant restrooms, creating an environment that supports both client comfort and operational efficiency. Because the space is already built out for professional office use, tenants can benefit from significantly lower tenant improvement costs and a faster path to occupancy compared to leasing shell space, allowing them to focus on serving clients rather than managing lengthy construction timelines.

Building Size	±2,432 SF
Available Space	Suite 100: ±1,216 SF
	Suite 200: ±1,216 SF
	Entire Building: ±2,432 SF
Lease Rate	\$21.00 PSF NNN
Estimated Operating Expenses	\$5.50 PSF
Estimated Total Occupancy Cost	\$26.50 PSF
Availability	Immediate
Building Type	Medical & Professional Office
Ideal Use	Medical Practices, Dental Offices, Wellness Providers, Mental Health Providers, Physical Therapy, Chiropractic Attorneys, CPA Firms, Insurance Agencies, Wealth Management, Engineering Firms, Professional Service Businesses
Parking	Ample On-Site Parking
Monument Signage	Available

Tenant responsible for proportionate share of operating expenses, taxes, insurance, common area maintenance, and utilities.





PROPERTY HIGHLIGHTS

- » Flexible Suite Sizes
- » Existing Medical Layout
- » Reduced Tenant Improvement Costs
- » Premier medical & professional office environment
- » Move-in ready with modern interior finishes
- » Reception and waiting area
- » Multiple private offices and/or exam rooms
- » Coffee bar and employee break area
- » ADA-compliant restrooms
- » Abundant natural light throughout
- » Monument signage opportunity
- » Excellent on-site parking
- » Immediate access to SH-121 & SH-183
- » Minutes from DFW International Airport
- » Located in the highly desirable Mid-Cities market



PHOTOS & FLOOR PLAN

PHOTOS



FLOOR PLAN

The building can be leased in its entirety or demised into individual suites, providing flexible options to accommodate a variety of medical and professional office users.

Suite 100: ±1,216 SF

Ideal For:

- Medical Practice
- Physical Therapy
- Chiropractic
- Professional Office

Suite 200: ±1,216 SF

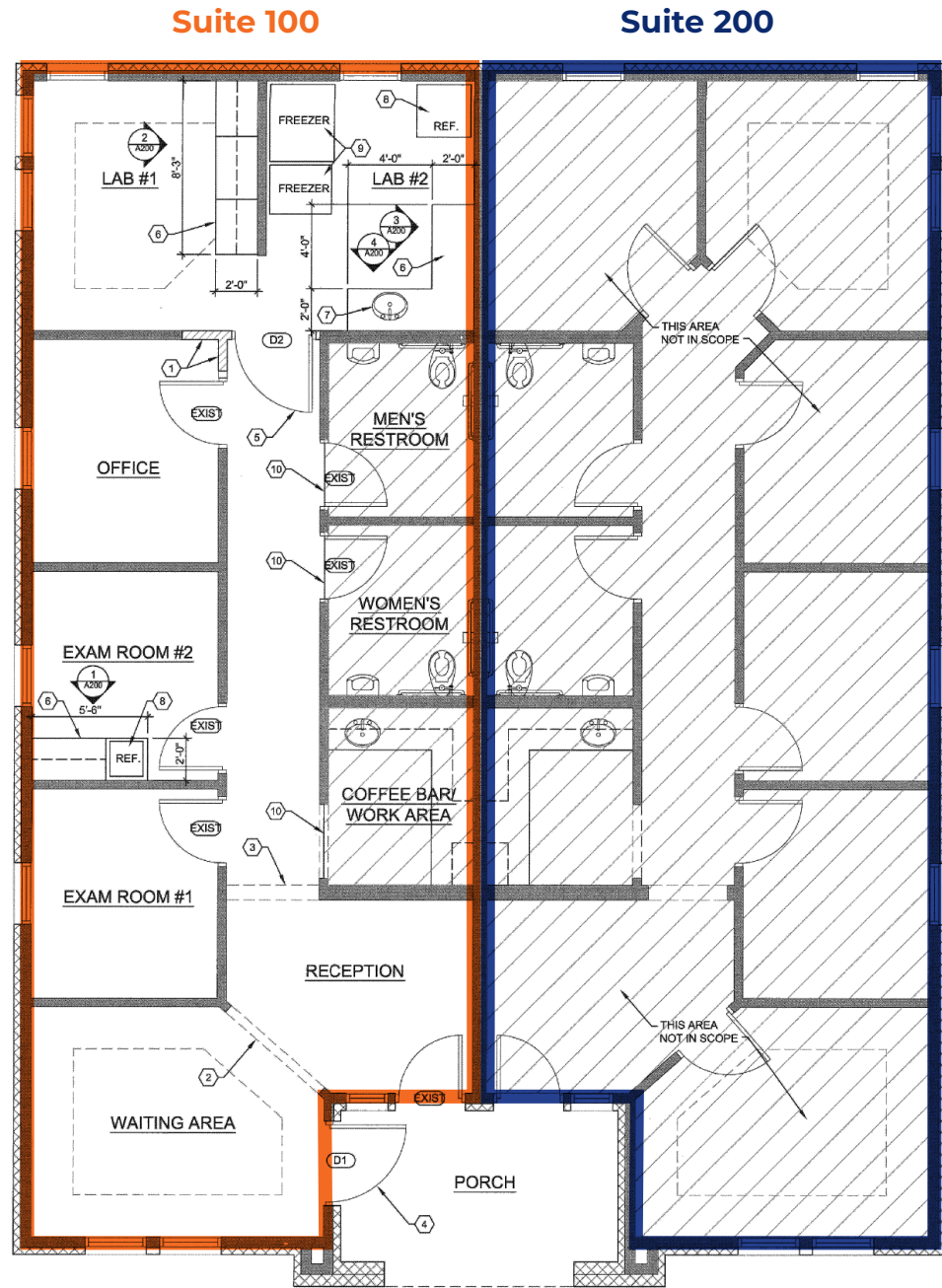
Ideal For:

- Attorney
- CPA
- Insurance Agency
- Wealth Management
- Counseling

Entire Building: ±2,432 SF

Ideal For:

- Multi-provider Medical Practice
- Regional Office
- Owner-User
- Corporate Headquarters

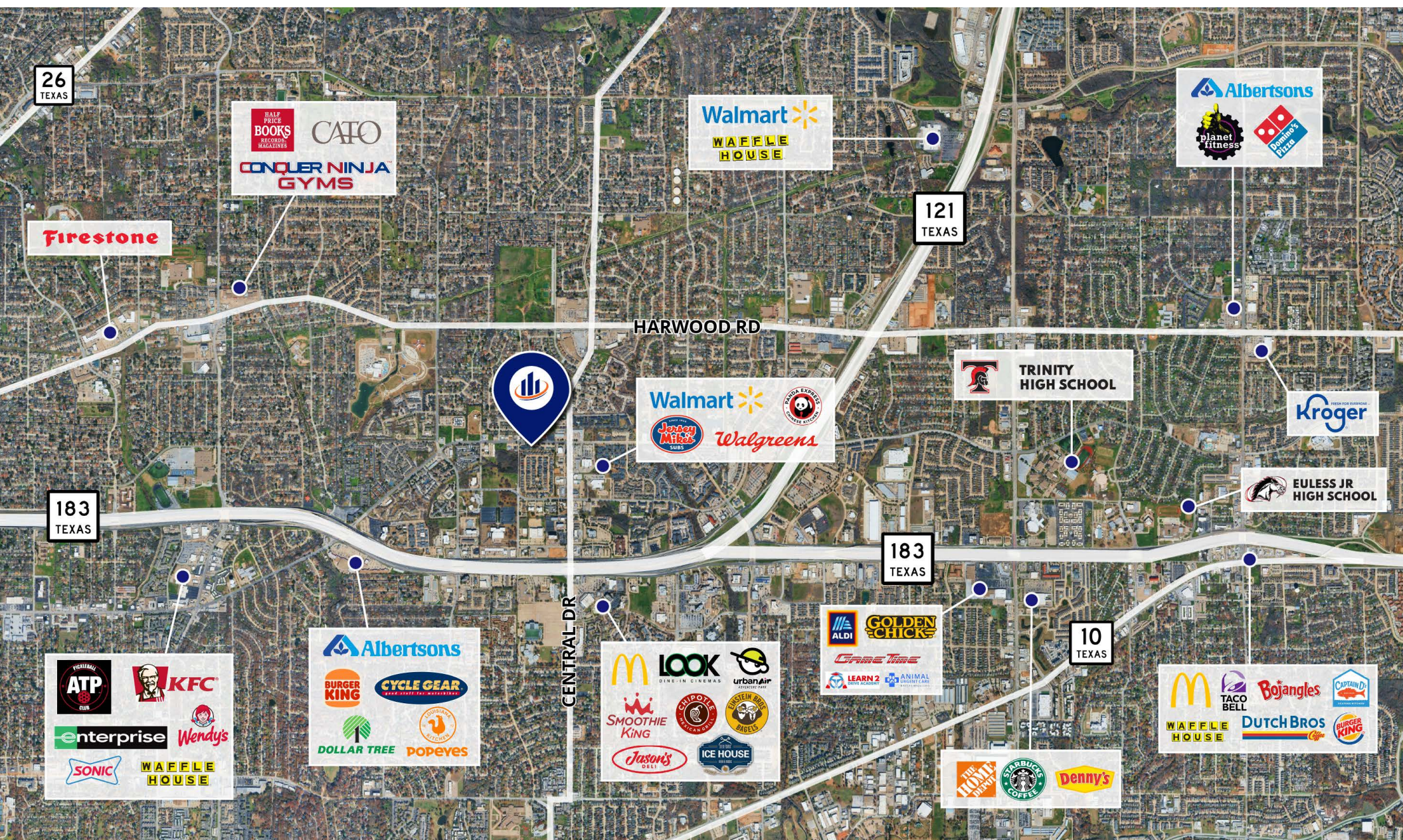




03

LOCATION OVERVIEW

AREA OVERVIEW



PROXIMITY MAP



14 Miles | Fort Worth

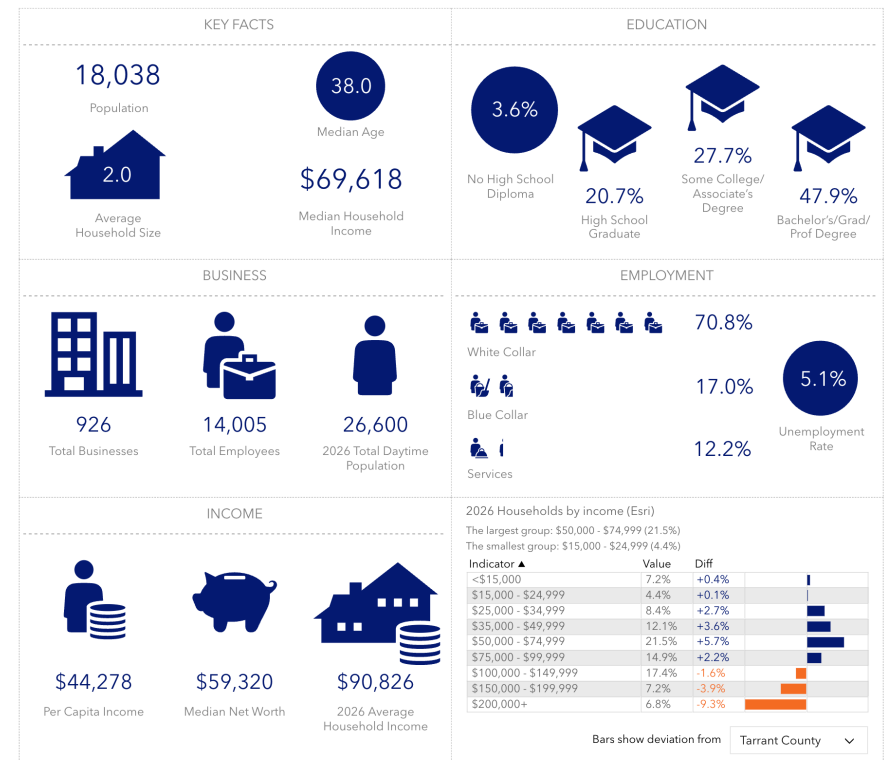
23 Miles | Dallas

Situated in the heart of the Mid-Cities, 2004 Bedford Road offers a premier business address within one of the Dallas-Fort Worth Metroplex's most established professional and healthcare corridors. The property's central location provides outstanding connectivity via SH-121, SH-183, and nearby SH-114, with DFW International Airport just minutes away, allowing convenient access for clients, patients, and employees from across the region. Surrounded by a strong concentration of medical providers, professional offices, retail amenities, and affluent residential neighborhoods, this location offers an exceptional environment for medical, dental, wellness, legal, financial, and other professional practices seeking a polished, highly accessible setting with long-term appeal.

DEMOGRAPHIC DATA

2026 Summary	1 MILE	3 MILE	5 MILE
Population	18,038	113,198	269,984
Households	8,841	46,181	110,701
Families	4,348	29,295	70,824
Average HH Size	2.02	2.44	2.43
Owner Occupied Housing Units	2,887	26,022	62,118
Renter Occupied Housing Units	5,954	20,159	48,583
Median Age	38.0	39.9	39.4
Median HH Income	\$69,618	\$91,130	\$98,118
Average HH Income	\$90,826	\$124,915	\$142,247
2031 Summary	1 MILE	3 MILE	5 MILE
Population	17,859	113,841	275,618
Households	8,870	47,099	114,606
Families	4,293	29,508	72,558
Average HH Size	1.99	2.40	2.39
Owner Occupied Housing Units	2,948	26,794	64,552
Renter Occupied Housing Units	5,922	20,304	50,053
Median Age	39.3	41.0	40.4
Median HH Income	\$76,088	\$101,847	\$109,865
Average HH Income	\$100,121	\$138,596	\$158,940

5 MILE KEY FACTS



Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026), © 2026 Esri



BEDFORD TEXAS

Bedford, Texas, is a well-established suburban community located within the highly desirable Mid-Cities region of the Dallas-Fort Worth Metroplex, strategically positioned between Dallas and Fort Worth. The city benefits from exceptional regional connectivity via major thoroughfares including State Highway 121, State Highway 183, and Loop 820, providing direct access to key employment centers, retail corridors, and Dallas/Fort Worth International Airport, which is situated less than 10 miles away. This central location enhances Bedford's appeal for businesses seeking efficient access to the broader North Texas region.

Bedford is characterized by stable population levels, established residential neighborhoods, and a strong base of middle- to upper-income households that support consistent demand for retail, medical, and service-oriented uses. The community's mature infrastructure and proximity to major job hubs contribute to reliable consumer activity and long-term occupancy stability for commercial assets.

As part of the Mid-Cities submarket, Bedford benefits from ongoing economic growth across the DFW Metroplex while maintaining a more accessible and cost-effective alternative to neighboring cities. The area continues to attract businesses and residents seeking convenience, connectivity, and a central location, positioning Bedford as a dependable and resilient market for commercial real estate investment.



LOCKHEED MARTIN CORP.
18,700 EMPLOYEES



DALLAS FORT WORTH
INTERNATIONAL
AIRPORT
14,000 EMPLOYEES



GENERAL MOTORS
ARLINGTON ASSEMBLY
PLANT
10,512 EMPLOYEES



NAVAL AIR STATION
JOINT RESERVE
10,500 EMPLOYEES

TARRANT COUNTY TOP EMPLOYERS



SCHEDULE YOUR PRIVATE TOUR TODAY

Suites Available from ±1,216 SF to ±2,432 SF

Move-In Ready Medical & Professional Office Space

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www.svntrinity.com | 3000 Race Street, Suite 100 | Ft. Worth, TX 76111

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All SVN offices are independently owned and operated.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>DFW Trinity Advisors, LLC</u>	<u>9004520</u>	<u>sfithian@visionsrealty.com</u>	<u>(817)288-5525</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Stephen H. Fithian</u>	<u>407418</u>	<u>sfithian@visionsrealty.com</u>	<u>(817)288-5524</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Stephen H. Fithian</u>	<u>407418</u>	<u>sfithian@visionsrealty.com</u>	<u>(817)288-5524</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Ivan M. del-Aguila</u>	<u>0704342</u>	<u>ivan.delaguila@svn.com</u>	<u>(469)815-4154</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

SVN Trinity Advisors, 3000 Race Street, Ste. 100 Fort Worth TX 76111

Phone: 469.815.4154

Fax:

Ivan del-Aguila

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