

COLLEYVILLE SQUARE

6211/6213/6221/6225 Colleyville Blvd
Colleyville, TX 76034

FOR LEASE



**EXCLUSIVE MARKETING
ADVISORS:**

CODY PAYNE
Senior Vice President
972 345 6500
Cody.Payne@colliers.com

NICK MILLER, CCIM
Senior Associate
214 717 9484
Nick.Miller@colliers.com

MICHAEL TRAN
Associate
817 840 0063
M.Tran@colliers.com

AUSTIN EDELSON
Associate
817 840 0059
Austin.Edelson@colliers.com

NON-ENDORSEMENT AND DISCLAIMER NOTICE

Colliers International Brokerage Company ("Broker") has been retained as the exclusive advisor and broker for 6211/6213/6221/6225 Colleyville Blvd.

This Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections, financial and otherwise, have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Memorandum. Analysis and verification of the information contained in the Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney's fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker's fees or finder's fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller's obligation thereunder have been satisfied or waived.

The Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Memorandum or the associated Argus computer files. .

PROPERTY DESCRIPTION

ASKING RATE	\$15.50 Per Square Foot - NNN
AVAILABLE	1,393 – 3,532 Square Feet
NNN	\$6.50 PSF



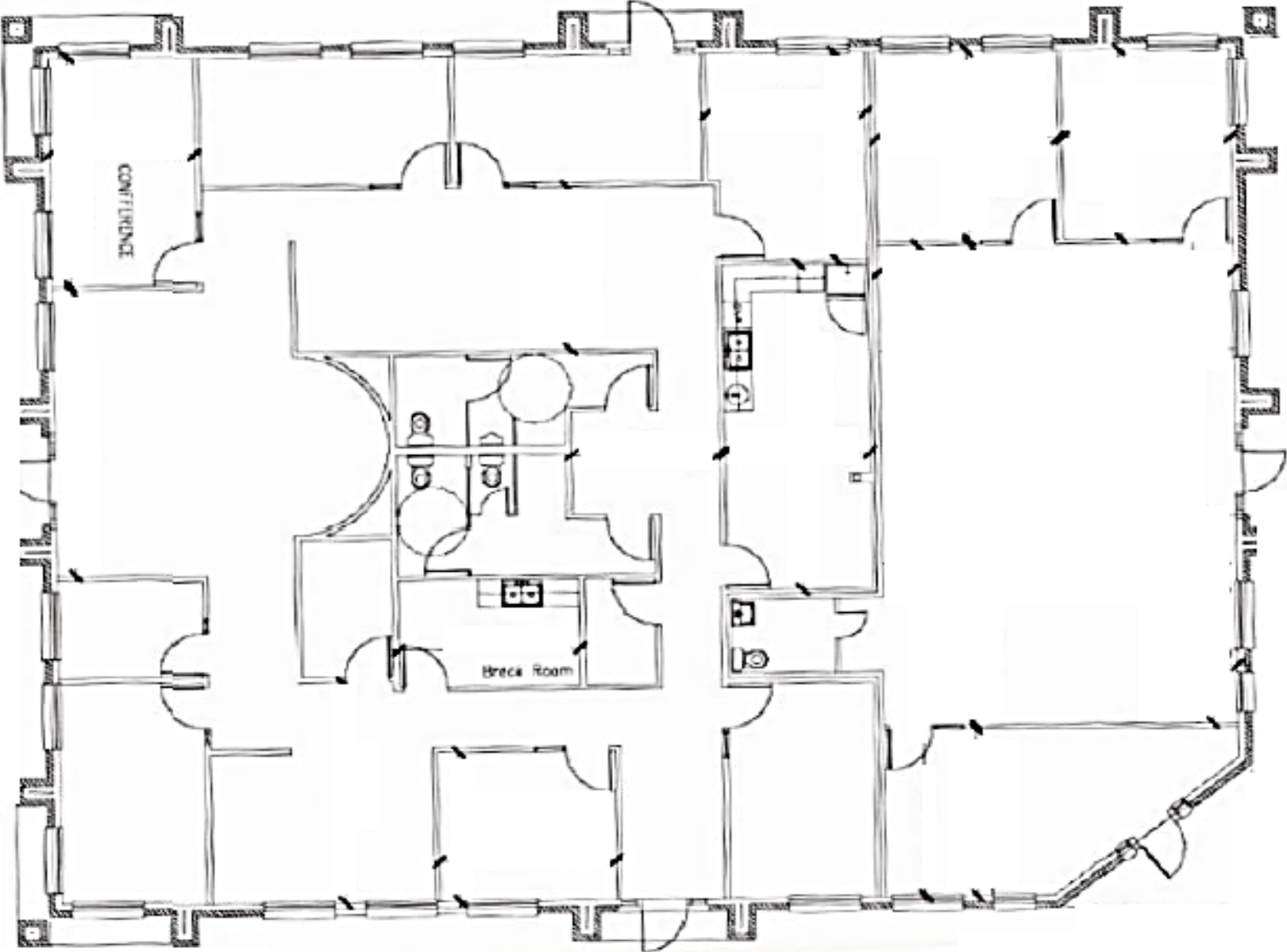
FEATURES:

- High visibility and Great Access to Major Freeways
- Upscale Office and Medical Office Space Available
- Building and Monument Signage Available
- 24/7 Tenant Access

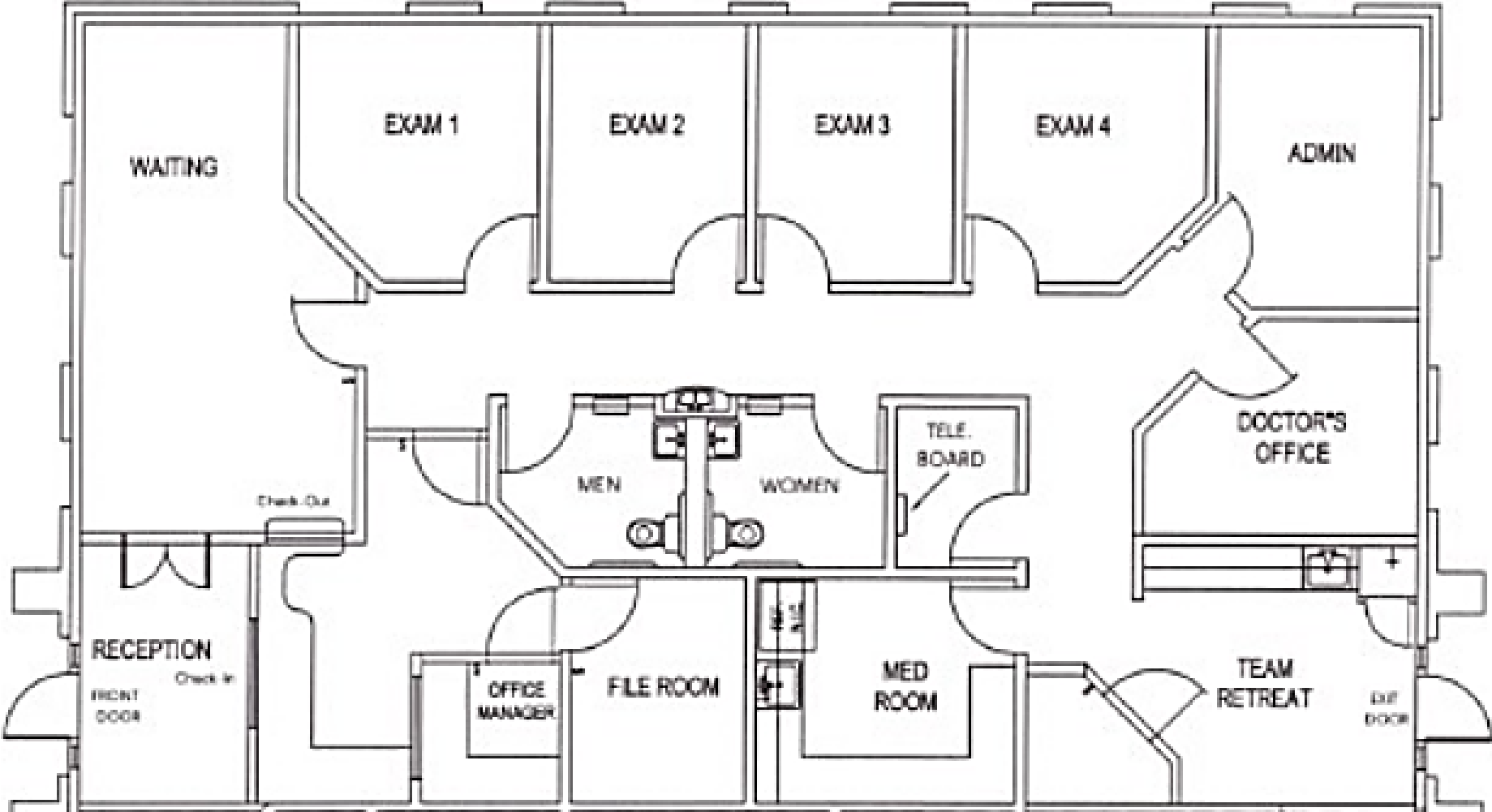
AVAILABLE SPACES

BLDG 6211 / Suite 100	3,532 Square Feet
BLDG 6213 / Suite 100	2,393 Square Feet
BLDG 6221 / Suite 100	2,437 Square Feet
BLDG 6225 / Suite 125	1,393 Square Feet

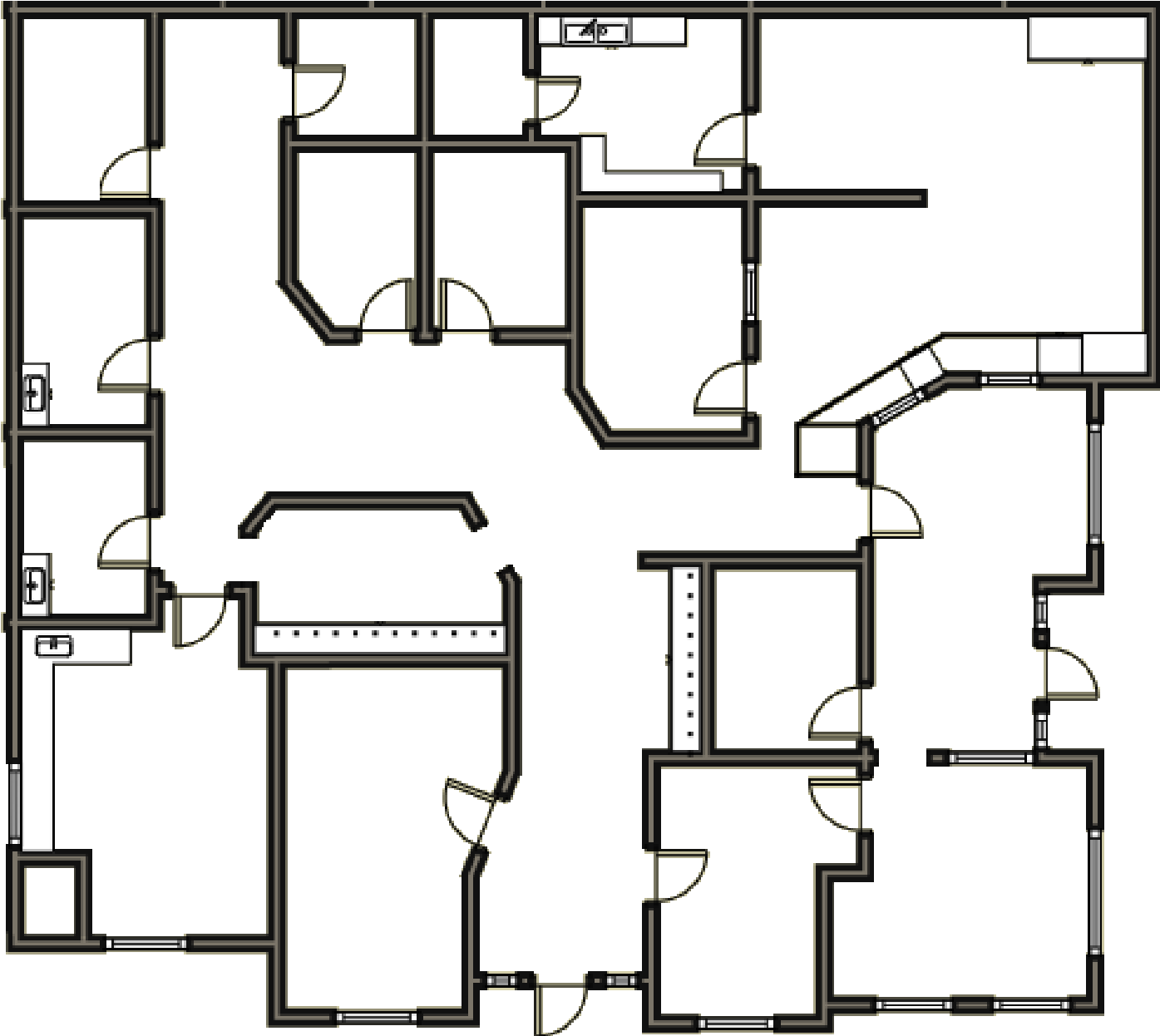
6211 Colleyville Blvd
Suite 100 – 3,532 Square Feet



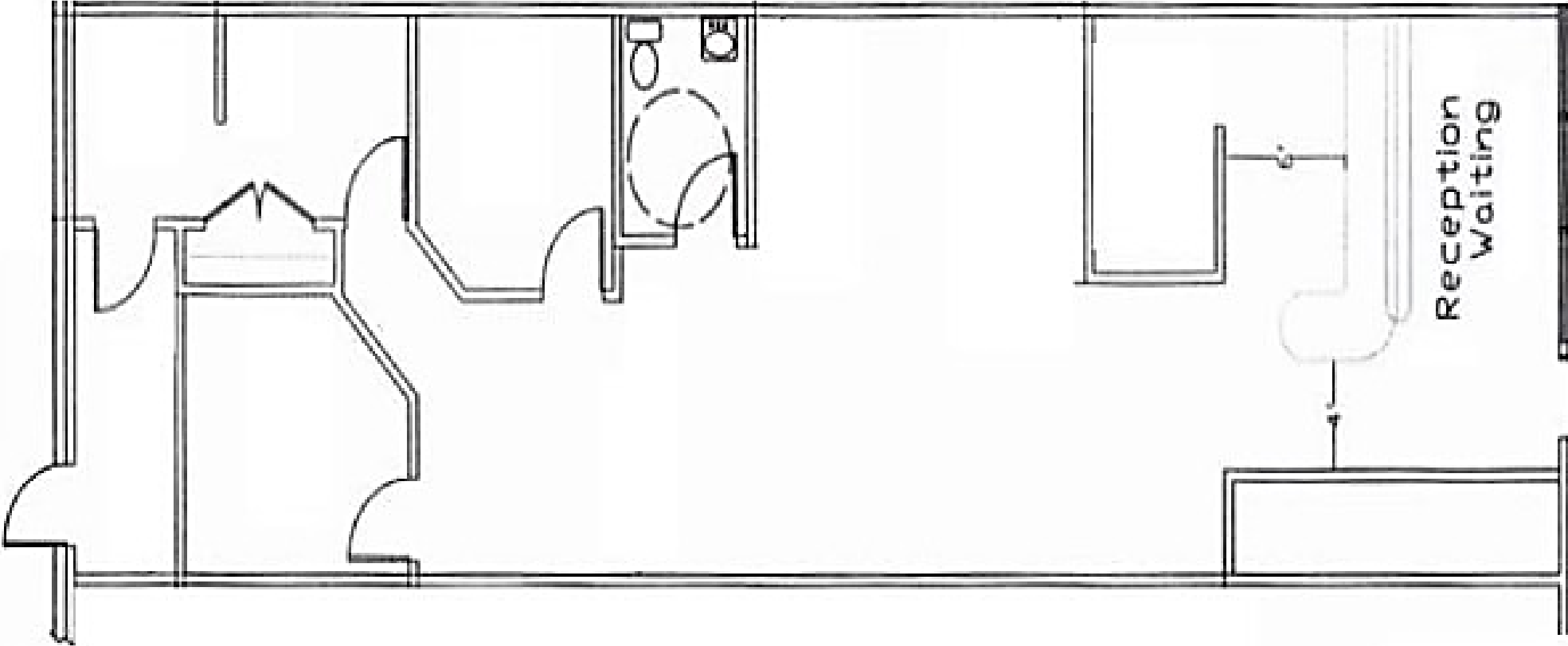
6213 Colleyville Blvd
Suite 100 – 2,393 Square Feet



6221 Colleyville Blvd
Suite 100 – 2,437 Square Feet



6225 Colleyville Blvd
Suite 125 – 1,393 Square Feet





LOCATION OVERVIEW

DFW MARKET OVERVIEW

 <p>EASY TRAVEL TO ALL PARTS OF THE US</p>	 <p>COMPETITIVE HOUSING PRICES</p>	 <p>NO STATE INCOME TAX</p>
 <p>TOP-TIER RESEARCH UNIVERSITIES</p>	 <p>DIVERSITY OF CULTURAL EXPERIENCES</p>	 <p>COST OF DOING BUSINESS LOWER THAN NATIONAL AVERAGE</p>

EMPLOYMENT HIGHLIGHTS

127,600

ANNUAL
NEW JOBS
(#1 in the nation)

3.2%

ANNUAL
GROWTH RATE
(#3 in the nation)

3.4%

DFW
UNEMPLOYMENT
RATE

4.0%

U.S.
UNEMPLOYMENT
RATE

POPULATION HIGHLIGHTS

7.7M

CURRENT DFW
RESIDENTS

1ST

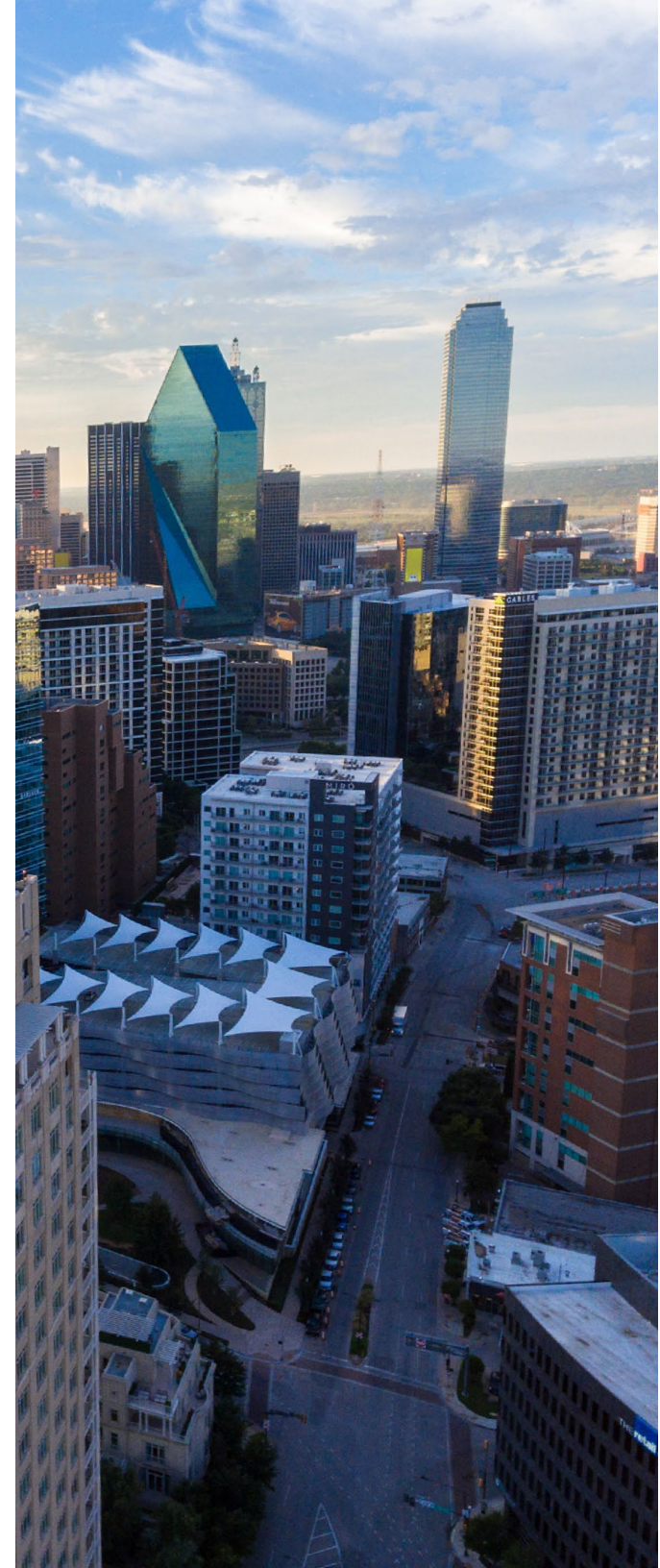
LARGEST METRO
(in the southern U.S.)

4th

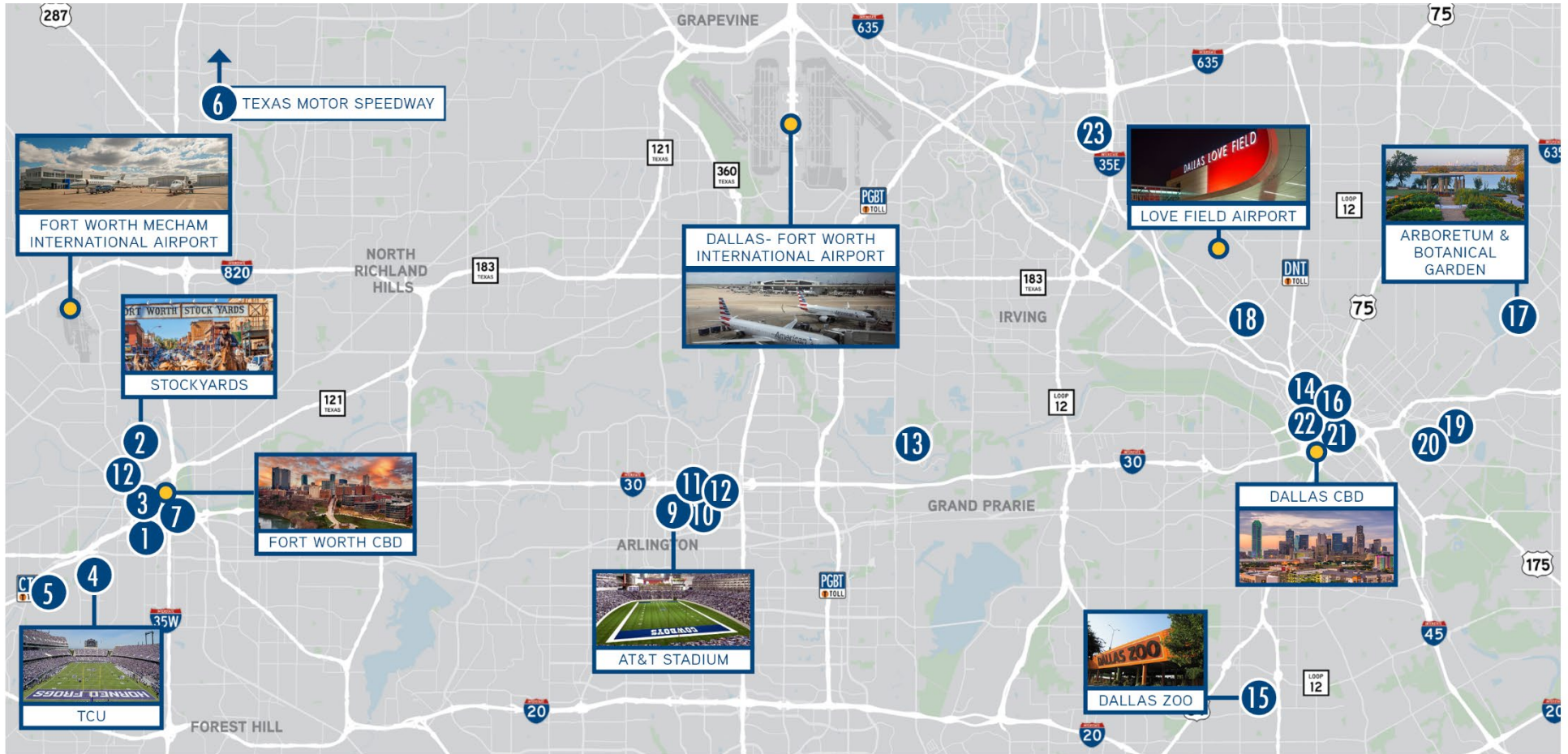
LARGEST METRO
(in the Nation)

132,000

ANNUAL POPULATION
GROWTH IN DFW
(#1 in the nation)



DALLAS-FORT WORTH: POINTS OF INTEREST



- 1 Sundance Square
- 2 Fort Worth Stockyards
- 3 Cultural District
- 4 Texas Christian University (TCU)
- 5 Fort Worth Zoo
- 6 Texas Motor Speedway
- 7 Ball Hall
- 8 Panther Island
- 9 AT&T Stadium/Dallas Cowboys
- 10 Globe Life Stadium/Texas Rangers
- 11 Six Flags Over Texas
- 12 Six Flags Hurricane Harbor
- 13 Lone Star Park
- 14 American Airlines Center
- 15 Dallas Zoo
- 16 The Dallas World Aquarium
- 17 Dallas Arboretum & Botanical Garden
- 18 UT Southwestern Medical Center
- 19 State Fair of Texas
- 20 Cotton Bowl Stadium
- 21 Sixth Floor Museum at Dealey Plaza
- 22 Dallas Museum of Art
- 23 Zero Gravity Thrill Park



TEXAS OFFICE & INDUSTRIAL INVESTMENTS TEAM

www.colliers.com

www.TexasOfficeInvestments.com

For Office and Industrial investments, give us a call!

CODY PAYNE

Senior Vice President
817 840 0055
Cody.Payne@colliers.com

MICHAEL TRAN

Associate
817 840 0063
M.Tran@colliers.com

AUSTIN EDELMON

Associate
817 840 0059
Austin.Edelmon@colliers.com

NICK MILLER, CCIM

Senior Associate
214 717 9484
Nick.Miller@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2020. All rights reserved.

1200 Summit Ave, Suite 750
Fort Worth, TX 76102
www.colliers.com

Colliers
INTERNATIONAL



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.

Colliers International North Texas, LLC	522575	DallasMarketing@colliers.com	214-692-1100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Taylor	474735	daniel.d.taylor@colliers.com	214-217-1254
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Cody Payne	551177	Cody.payne@colliers.com	972-345-6500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date