

# FOR LEASE FLEX OFFICE SPACE BUILDING



2845 EXCHANGE BLVD, SOUTHLAKE, TX 76092



## PROPERTY HIGHLIGHTS

- ±6,000 SF
- Flex/Office/Showroom
- Clear Height 16' Feet
- Overhead Grade Door (12'x12')
- 2nd Generation Space
- Move-In Ready
- Building Signage
- L-1 Zoning
- Easy access to SH 114 & DFW Int'l Airport
- Located near Exchange Blvd & Commerce Street

LEASE RATE \$15.00 SF/YR + NNN

## CONTACT INFORMATION

### ERIC GOODWIN

Office: 817.488.4333  
Cell: 214.642.8928  
eric@championsdfw.com

### GRANT GOODWIN

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### JIM KELLEY

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### Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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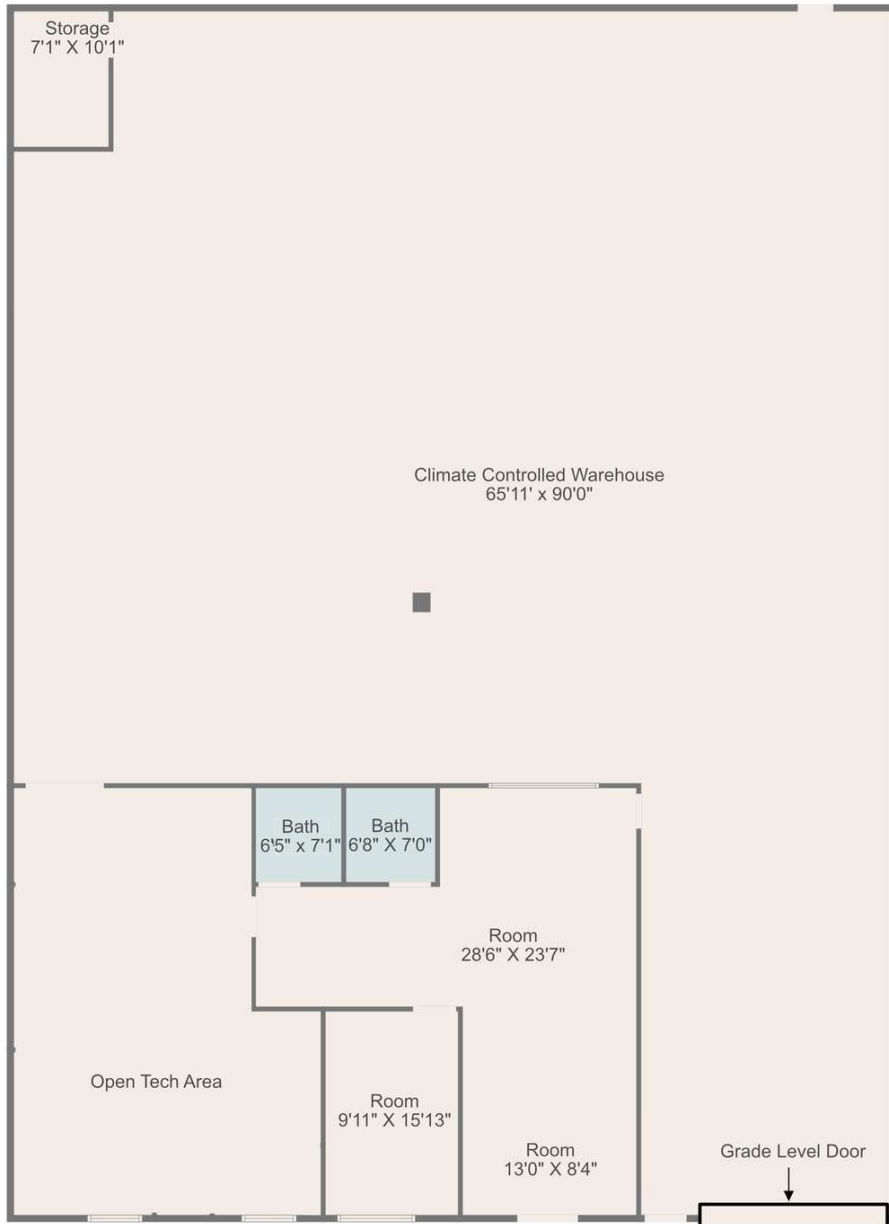
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**FLOOR PLAN SUITE 180**



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## LEASE SPACES

### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	30 to 60 months
Total Space:	±6,000 SF	Lease Rate:	\$15.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 180	Available	6,000 SF	NNN	\$15.00 SF/yr	-

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## EXTERIOR PHOTOS



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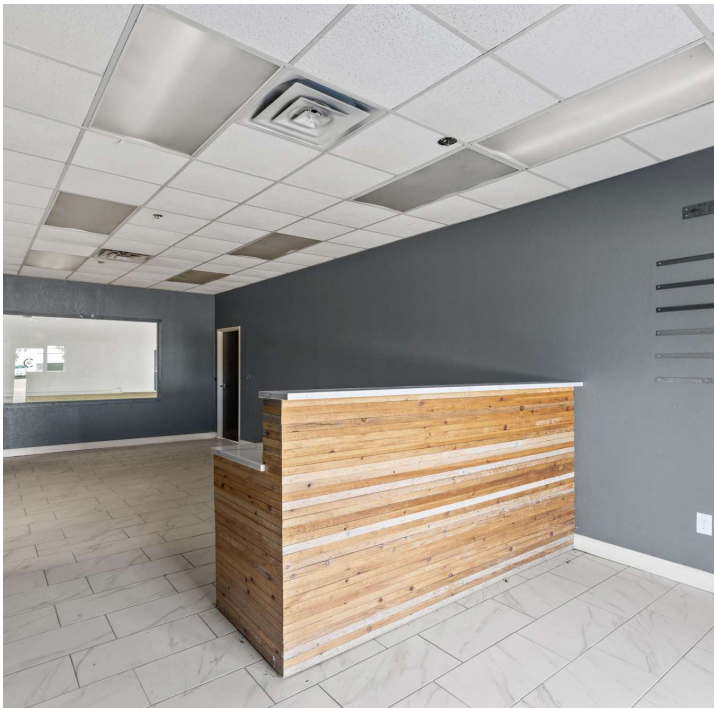
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## INTERIOR PHOTOS



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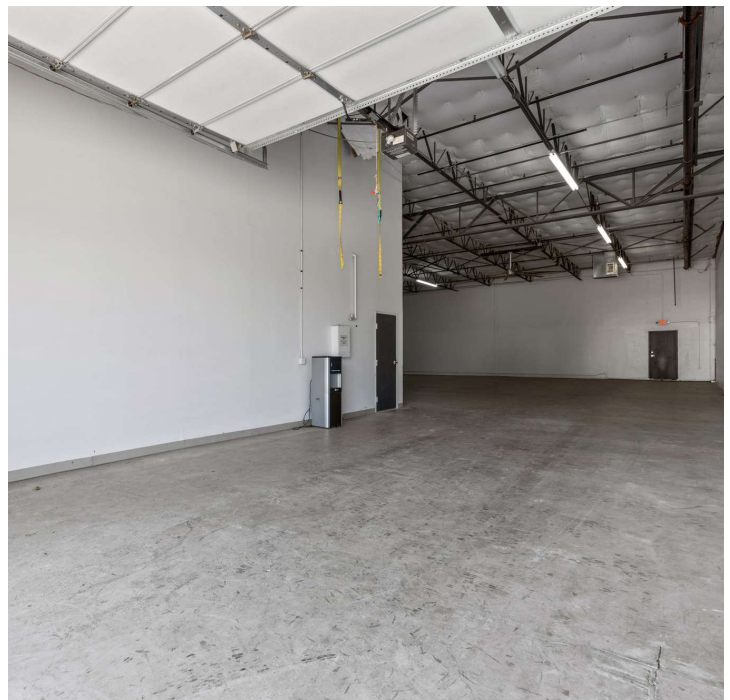
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## RETAILER MAP



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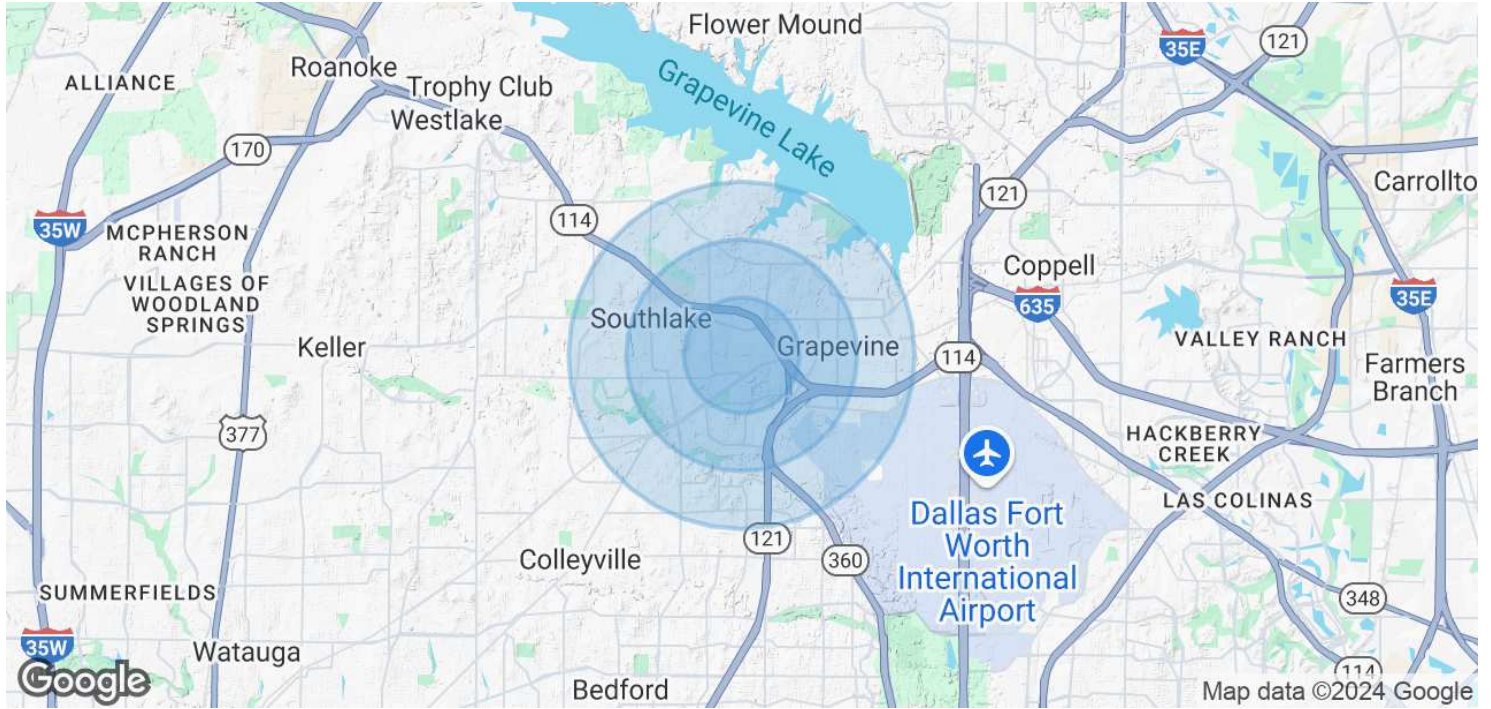
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	5,272	29,138	58,417
Average Age	34.6	39.5	41.2
Average Age (Male)	31.2	38.4	39.8
Average Age (Female)	37.4	39.7	41.3

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,024	11,343	22,478
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$109,305	\$125,852	\$149,889
Average House Value	\$347,137	\$369,466	\$403,686

2020 American Community Survey (ACS)

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**BROKER CONTACTS**



**ERIC GOODWIN**

Vice President

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**GRANT GOODWIN**

Sales Associate

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**BROKER CONTACTS**



**JIM KELLEY**

Principal/Broker

**Direct:** 817.488.4333 **Cell:** 817.909.7875  
jim@championsdfw.com

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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.*

### 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.

Champions DFW Commercial Realty, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	584733 License No.	jim@championsdfw.com Email	(817) 488-4333 Phone
Jim Kelley Designated Broker of Firm	545842 License No.	jim@championsdfw.com Email	(817) 488-4333 Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

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