

For Lease

Great Lakes Center - Mansfield
Mansfield, Texas





PROPERTY DESCRIPTION

Discover the perfect opportunity for your business at this remarkable property in Mansfield, TX. Boasting modern amenities and flexible floor plans, this prime location offers the ideal setting for your office space needs. With ample parking, easily accessible highways, and a strategic location, this property provides both convenience and visibility for your business. The well-designed interior spaces and professional environment create an inviting atmosphere for employees and clients alike. From the spacious lobby to the state-of-the-art conference facilities, every detail has been carefully crafted to elevate your business operations. Embrace the potential for growth and success at this exceptional property.

PROPERTY HIGHLIGHTS

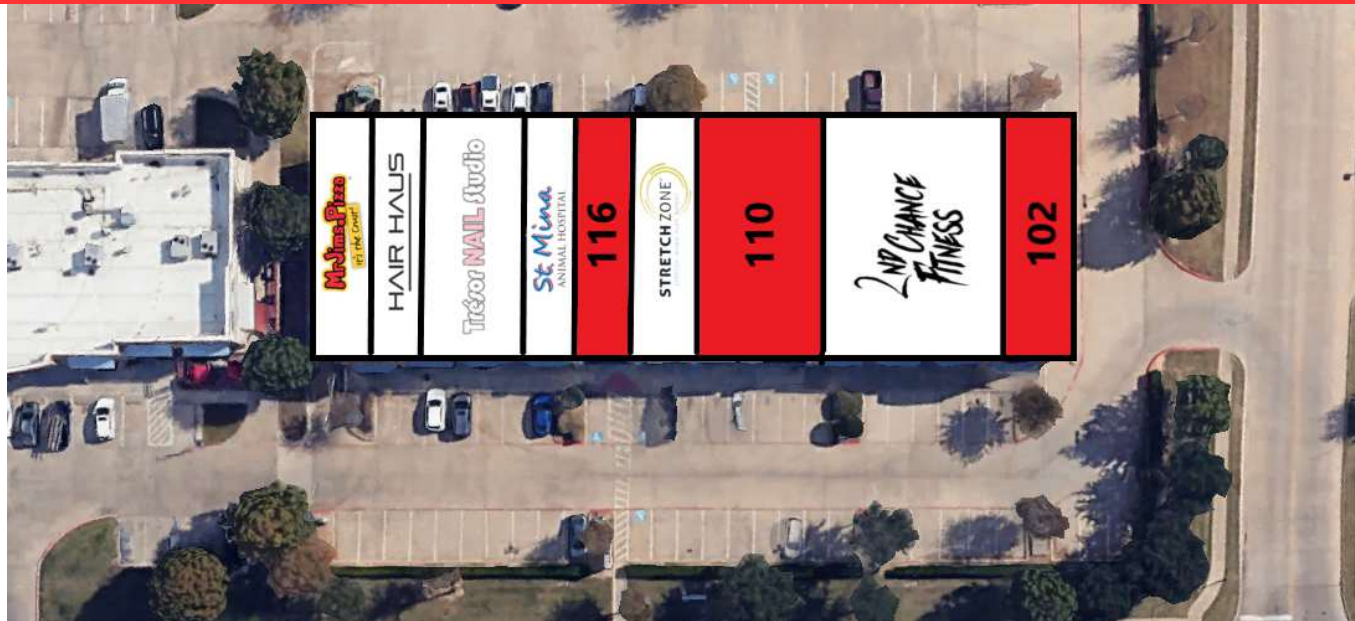
- - Modern amenities and flexible floor plans
- - Ample parking for employees and visitors

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Number of Units:	10
Available SF:	1,419 - 2,456 SF
Building Size:	18,275 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,964	31,100	70,057
Total Population	9,606	95,332	209,517
Average HH Income	\$151,576	\$127,796	\$124,624

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LEASE INFORMATION

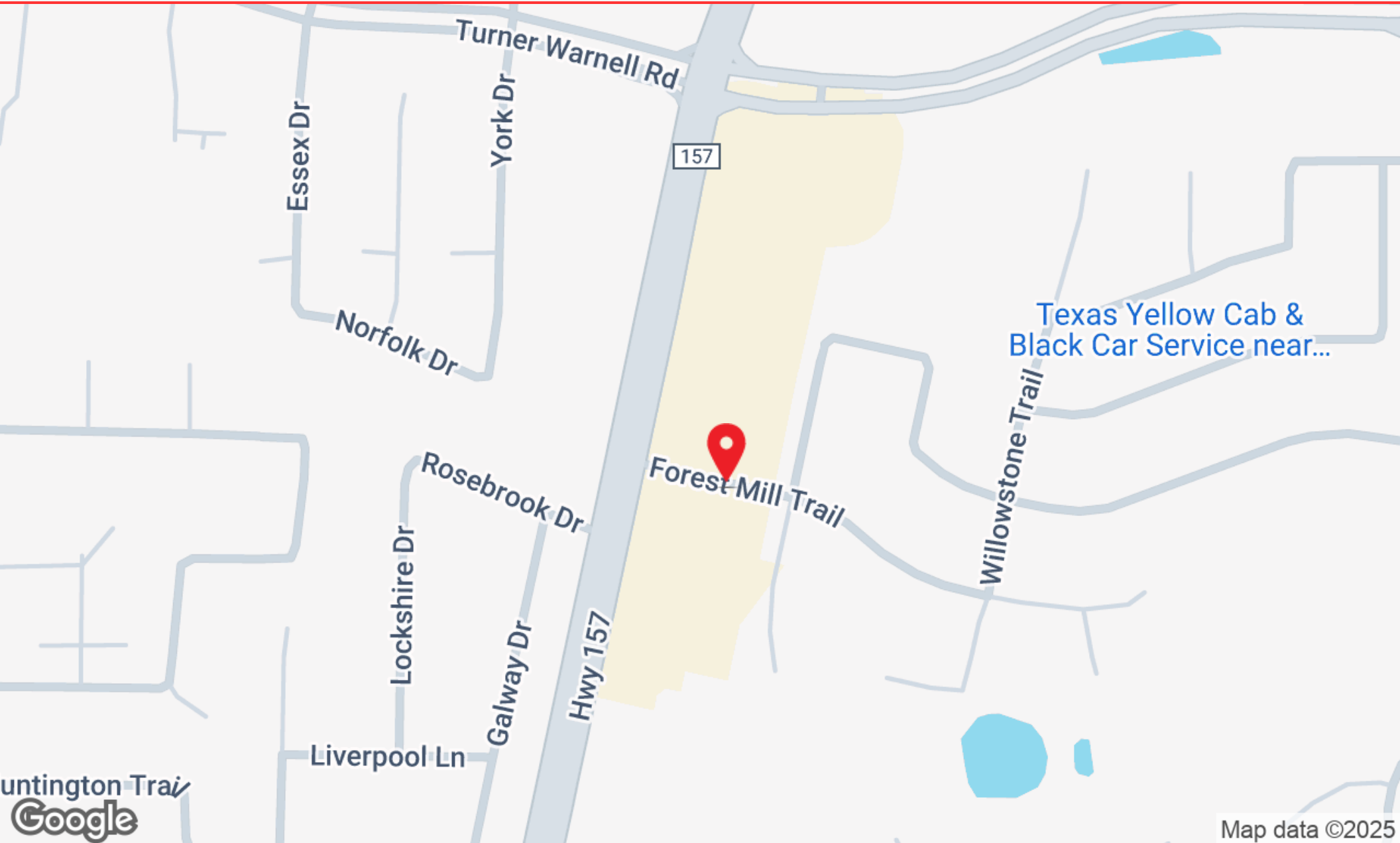
Lease Type:	NNN
Total Space:	1,419 - 2,456 SF

Lease Term:	Negotiable
Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	Available	1,419 SF	NNN	\$22.00 SF/yr	-
Suite 110	Available	2,456 SF	NNN	\$22.00 SF/yr	-
Suite 116	Available	1,529 SF	NNN	\$22.00 SF/yr	-

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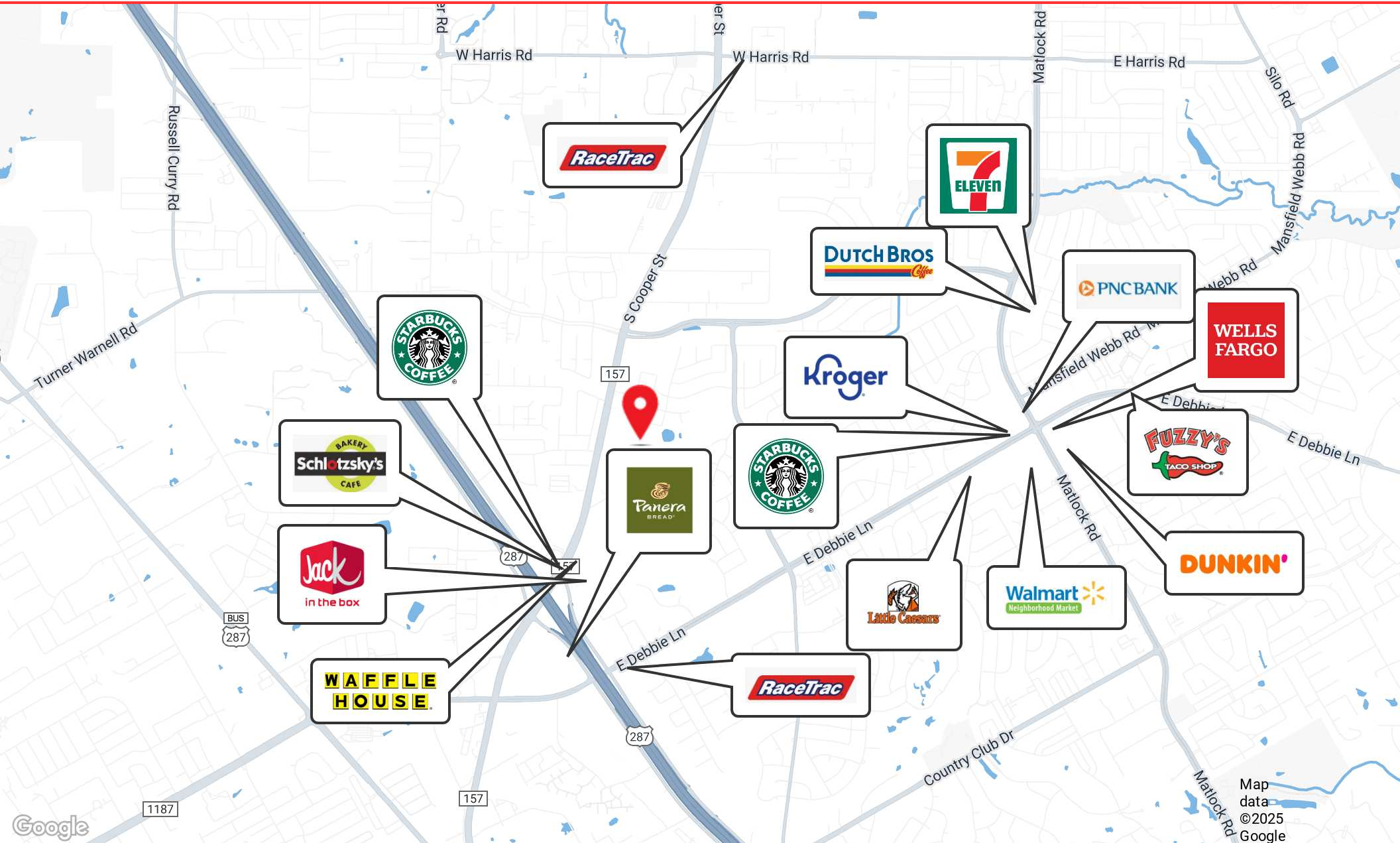
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RETAILER MAP

Great Lakes Center - Mansfield

2840 Farm to Market Road 157, Mansfield, Texas 76063



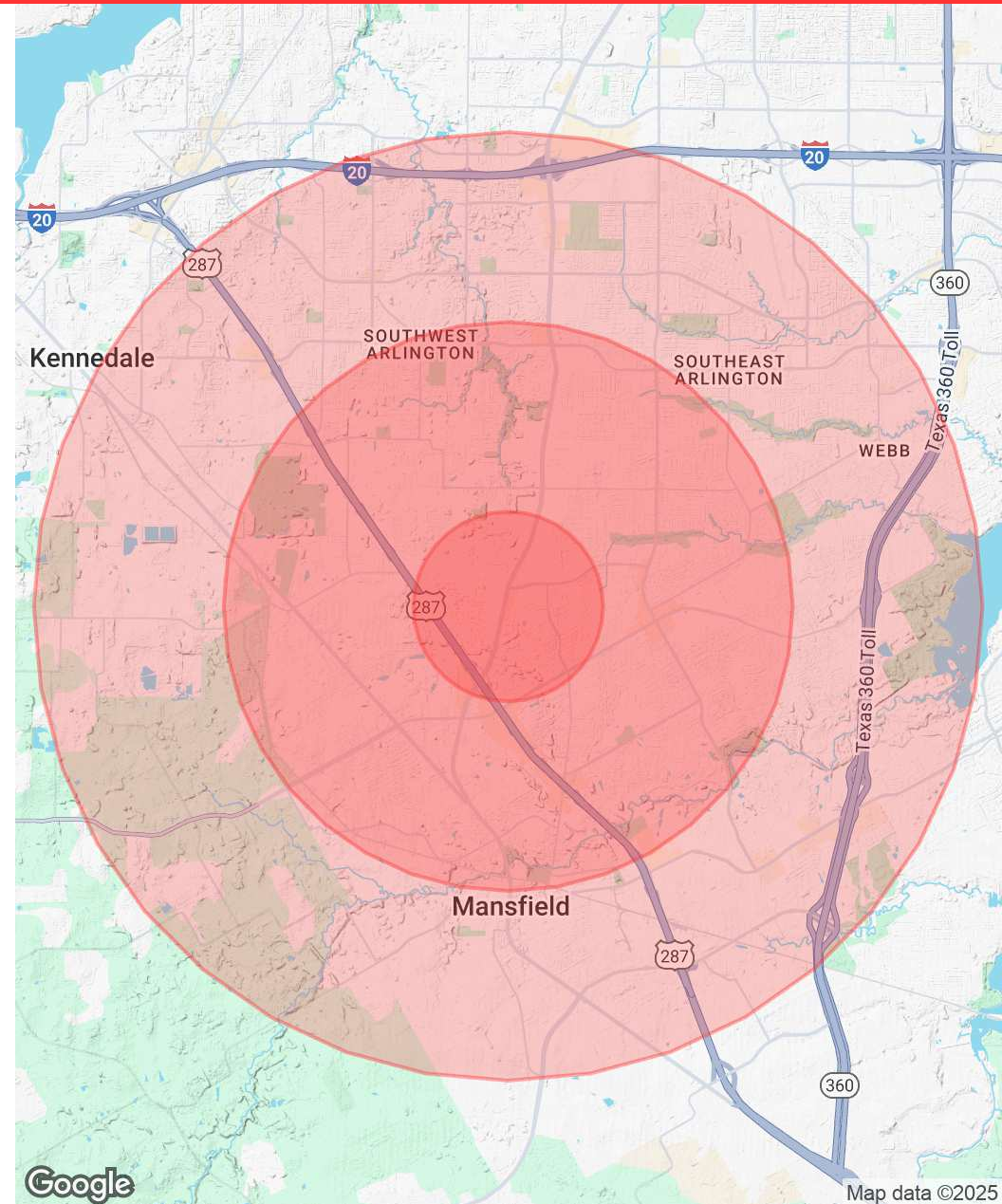
Map data ©2025 Google

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,606	95,332	209,517
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	40	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,964	31,100	70,057
# of Persons per HH	3.2	3.1	3
Average HH Income	\$151,576	\$127,796	\$124,624
Average House Value	\$378,667	\$366,010	\$362,834

Demographics data derived from AlphaMap



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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date