

# Studios At TCN I Suites For Lease

## STUDIOS AT TCN

6125 Airport Freeway, Haltom City, TX 76117



### OFFERING SUMMARY

Available SF: 120 - 3,500 SF

Lease Rate: \$300.00 - 3,750.00 per month [Full Service]

Lot Size: 1.38 Acres

Year Built: 1991

Building Size: 42,462 SF

Zoning: M2, Haltom City

Market: Dallas / Forth Worth

### PROPERTY OVERVIEW

2-Story building with a total of 77 spaces.  
Multiple TV/Radio Studios  
22,349 SF of Office Space  
20,113 SF of Studio Space

### PROPERTY HIGHLIGHTS

- Excellent Location
- Located 10 minutes from DFW Airport
- Located 3 minutes from Downtown Fort Worth
- Office Suites Available
- Large Show/Media Room
- Multiple conference rooms are available for the tenants.
- Tenants can host social events.
- Video production room
- Creative Services/warehouse spaces
- All expenses included, plus internet.

#### John Jones

Advisor / Property Manager

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john.jones@svn.com



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|                    |                              |                     |                |
|--------------------|------------------------------|---------------------|----------------|
| <b>LEASE RATE:</b> | \$300.00 - \$3,600 PER MONTH | <b>TOTAL SPACE:</b> | 120 - 3,500 SF |
| <b>LEASE TYPE:</b> | Full Service                 | <b>LEASE TERM:</b>  | Negotiable     |

| SPACE           | LEASE RATE        | LEASE TYPE   | SIZE     | TERM       | COMMENTS      |
|-----------------|-------------------|--------------|----------|------------|---------------|
| Suite 100       | \$3,600 per month | Full Service | 3,500 SF | Negotiable |               |
| Suite 101       | \$2,500 per month | Full Service | 2,445 SF | Negotiable |               |
| Suite 200       | \$750 per month   | Full Service | 216 SF   | Negotiable |               |
| 201 Suite D - E | \$850 per month   | Full Service | 394 SF   | Negotiable |               |
| 201 Suite F     | \$400 per month   | Full Service | 120 SF   | Negotiable | Podcast Setup |
| 201 Suite G     | \$300 per month   | Full Service | 120 SF   | Negotiable | Podcast Setup |
| 201 Suite H     | \$350 per month   | Full Service | 130 SF   | Negotiable | Podcast Setup |
| 201 Suite I     | \$350 per month   | Full Service | 130 SF   | Negotiable | Podcast Setup |
| Suite 202       | \$3,750 per month | Full Service | 3,400 SF | Negotiable |               |

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# TCN Lease Spaces



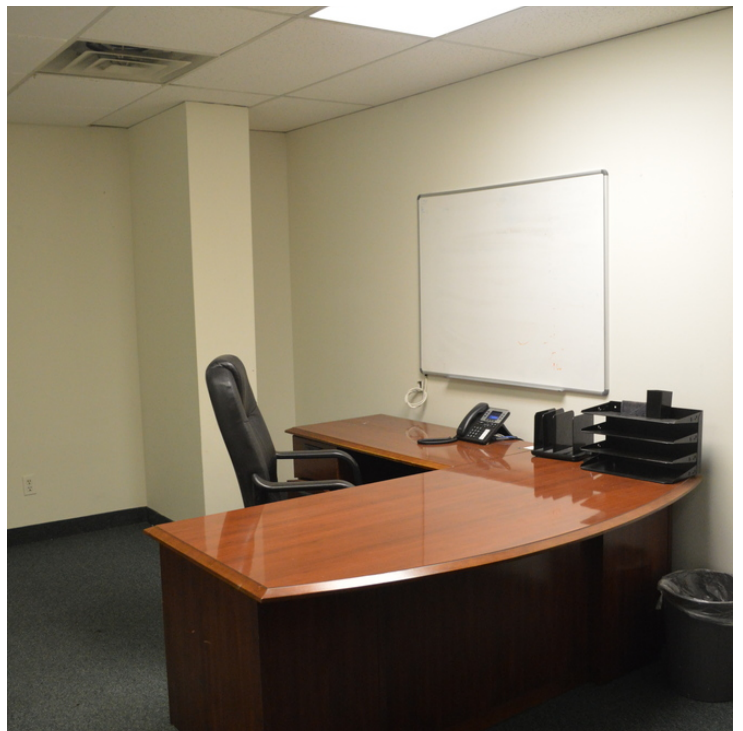
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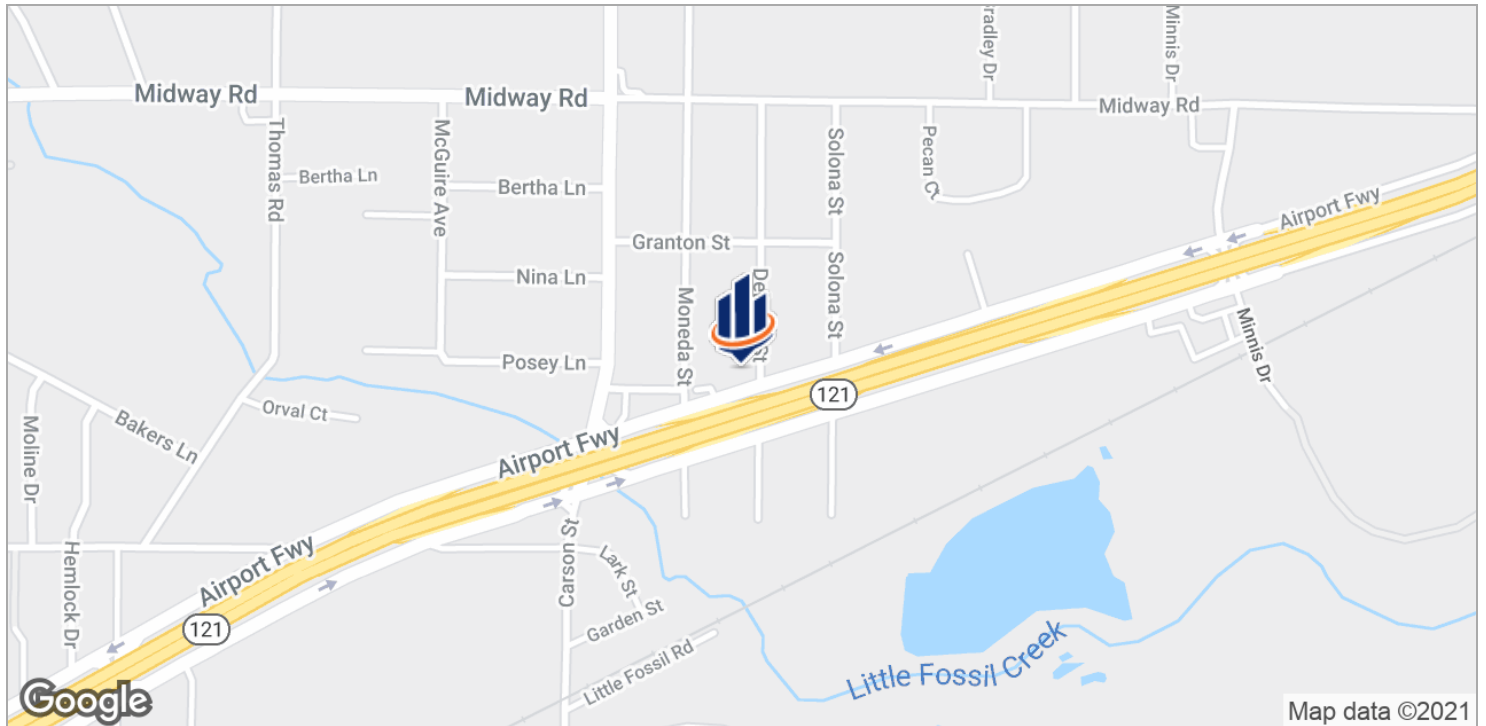


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# TCN Lease Spaces

|                      | 1 MILE   | 3 MILES   | 5 MILES   |
|----------------------|----------|-----------|-----------|
| Total population     | 3,275    | 69,254    | 216,443   |
| Median age           | 34.1     | 34.5      | 33.8      |
| Median age (male)    | 31.7     | 33.3      | 32.8      |
| Median age (female)  | 39.3     | 36.0      | 34.9      |
|                      | 1 MILE   | 3 MILES   | 5 MILES   |
| Total households     | 1,254    | 26,560    | 79,474    |
| Total persons per HH | 2.6      | 2.6       | 2.7       |
| Average HH income    | \$41,577 | \$54,868  | \$54,960  |
| Average house value  | \$78,637 | \$122,847 | \$118,090 |

\* Demographic data derived from 2010 US Census

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# TCN Lease Spaces

## JOHN JONES

Advisor / Property Manager



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## PROFESSIONAL BACKGROUND

John Jones serves as an Advisor for SVN | Trinity Advisors. He specializes in Landlord representation of freestanding single tenant retail buildings, multi-tenant retail shopping centers and industrial properties. He also provides Tenant representation. John began his commercial real estate career in 2008 after a 20 year career in corporate food service. John's expertise includes restaurant property and land acquisition. He is a member of the Society of Commercial Realtors, Greater Fort Worth Association of Realtors, Texas Association of Realtors and National Association of Realtors. John holds a bachelor's degree in finance from Texas Tech University in Lubbock, Texas.

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## Information About Brokerage Services

11-2-2015

*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.

|   |                        |                                     |                       |
|---|------------------------|-------------------------------------|-----------------------|
| DFW Trinity Advisors, LLC<br>Licensed Broker/Broker Firm Name or<br>Primary Assumed Business Name | 9004520<br>License No. | sfithian@visionsrealty.com<br>Email | 817-288-5525<br>Phone |
| Stephen H. Fithian<br>Designated Broker of Firm   | 0407418<br>License No. | sfithian@visionsrealty.com<br>Email | 817-288-5524<br>Phone |
| James Blake<br>Licensed Supervisor of Sales Agent/<br>Associate                                   | 340987<br>License No.  | james.blake@svn.com<br>Email        | 817-288-5508<br>Phone |
| John Jones<br>Sales Agent/Associate's Name  | 0582079<br>License No. | john.jones@svn.com<br>Email         | 817-288-5552<br>Phone |

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

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

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Information About

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