

FOR LEASE

Crosslands Plaza

6310-6420 SW Blvd | Benbrook (Fort Worth), TX 76109



VISION
COMMERCIAL REAL ESTATE



SPACE AVAILABLE

392-11,014 RSF

PRICING INFORMATION

\$18 - \$19 PSF
Base Year, Full Service

LOCATION

Southwest Blvd &
Crosslands Rd

TRAFFIC GENERATORS



- Great Location in Southwest Fort Worth near 183 & I-20 with Easy Access to Chisholm Trail Parkway
- Recent Upgrades to Common Areas
- Multiple Office Configurations Available for Wide Variety of Office Users Including Second Generation Medical Space
- On-Site Maintenance, Free Surface Parking, and 24 Hour Access
- 1 mile from Waterside's Food, Shopping and Entertainment, and Strong Retail Corridor

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	5 MILE
Population	11,318	40,050	102,142	267,152
Employees	9,400	34,650	75,600	168,000
Average HH Income	\$71,214	\$74,988	\$75,928	\$79,605
2025-2030 Annual Rate	3.5%	2.5%	2.8%	3.01%
Traffic Count	42,000 VPD @ Southwest Blvd & Crosslands Rd			

*STDBonline.com 2025



Randy Scott / Jeff Marek

817.803.3287

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AVAILABILITIES			
BLDG - SUITE	DETAILS	RSF	PSF
6310-104	3 Offices, Conference Room, Small Bullpen	1,180	\$18
6310-106	Multiple offices, Breakroom, Conference Room	3,958	\$18
6310-112	Large open area	2,073	\$18
6310-200	Former Medical Office	4,373	\$18
6310-204	Many offices and other amenities	11,014	\$18
6320-101	4 Offices, Conference Room, Breakroom, Reception	1,460	\$18
6320-102	Available January 1st	1,547	\$18
6320-202	Wide Open Space	1,660	\$18
6320-207	4 Offices, Conference Room, Breakroom	1,673	\$18
6410-128	Large Bull Pen, 3 Offices, Storage/IT	1,745	\$18
6410-210	Multiple Offices, Conference Room, Breakroom	2,585	\$18
6410-240	Reception and Private Office	392	\$18



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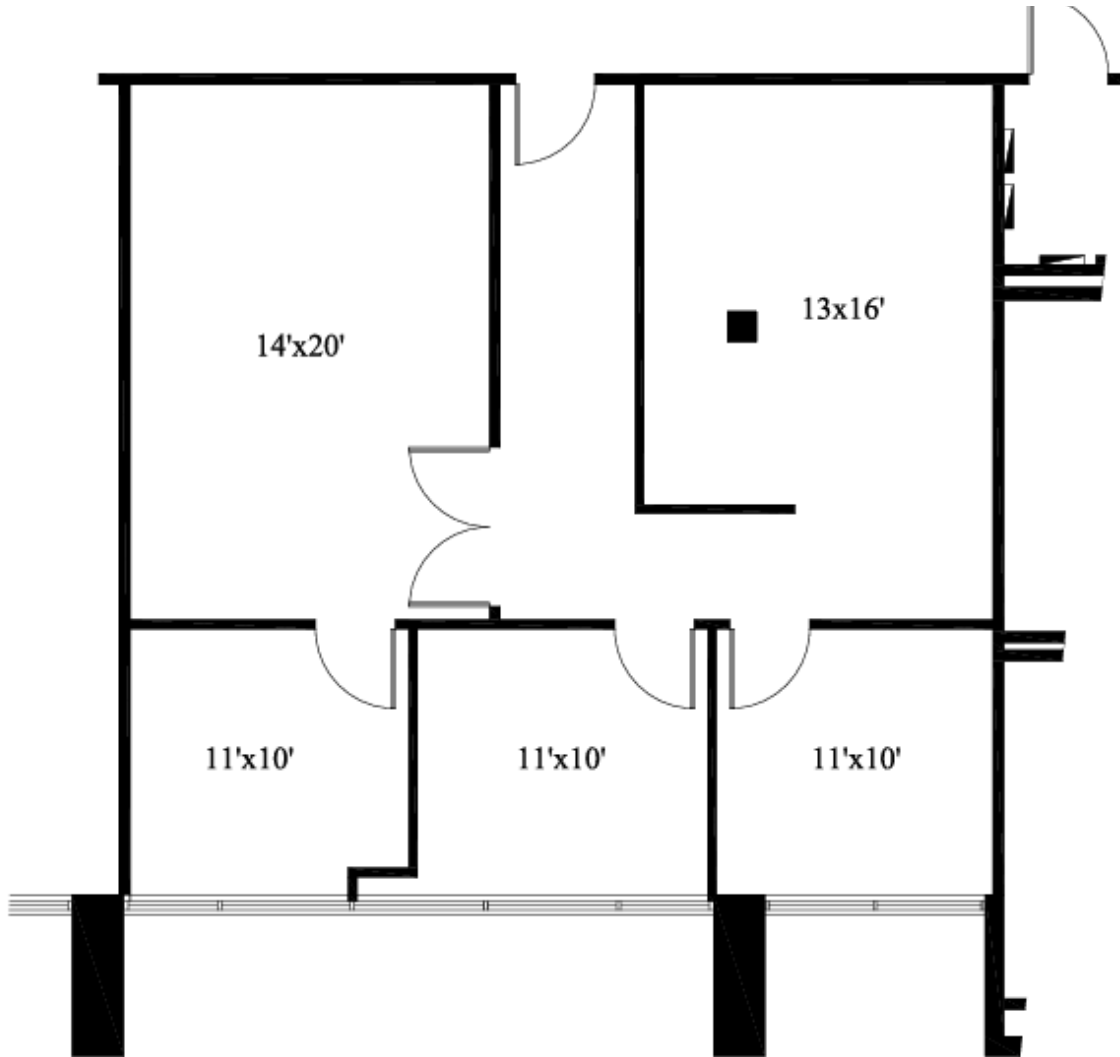
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VISION
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FLOOR PLAN Suite 6310-104 - 1,180 RSF



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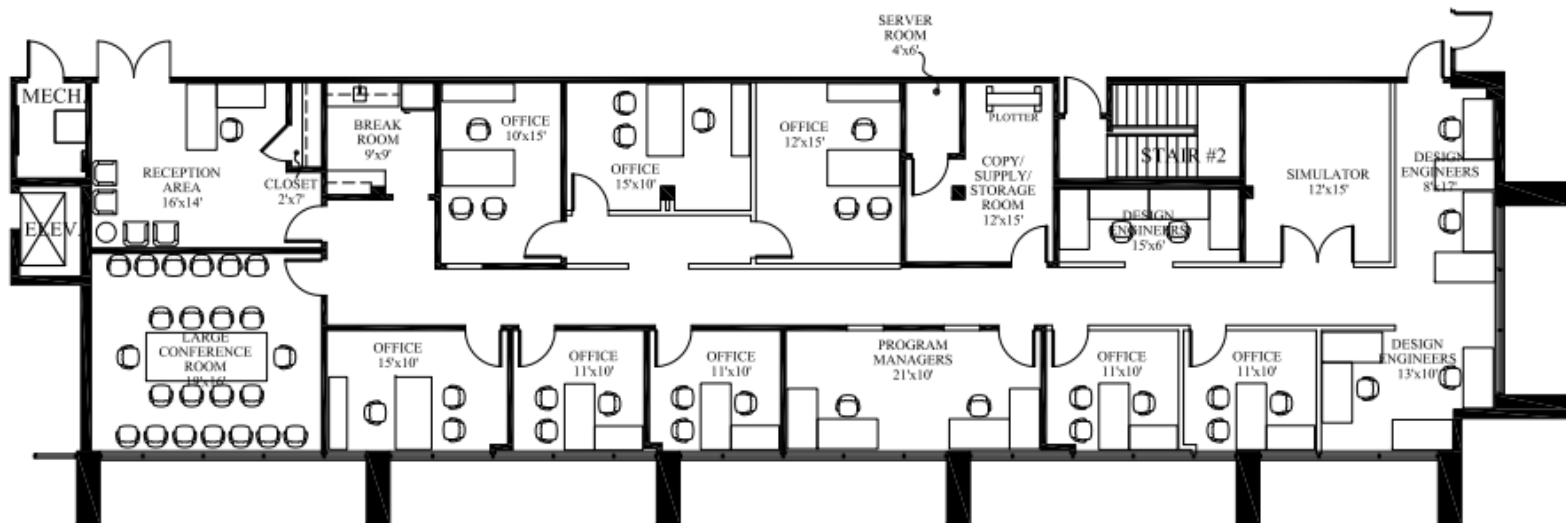
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VISION
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FLOOR PLAN

Suite 6310-106 - 3,958 RSF



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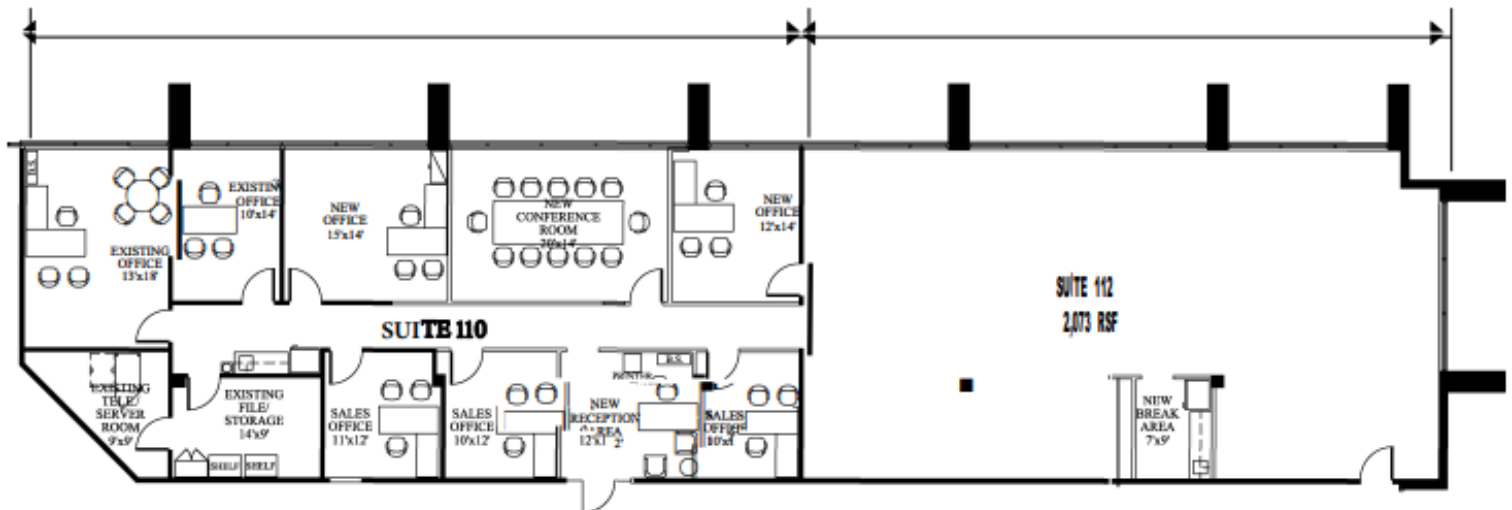
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VISION
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FLOOR PLAN Suite 6310-112 - 2,073 RSF



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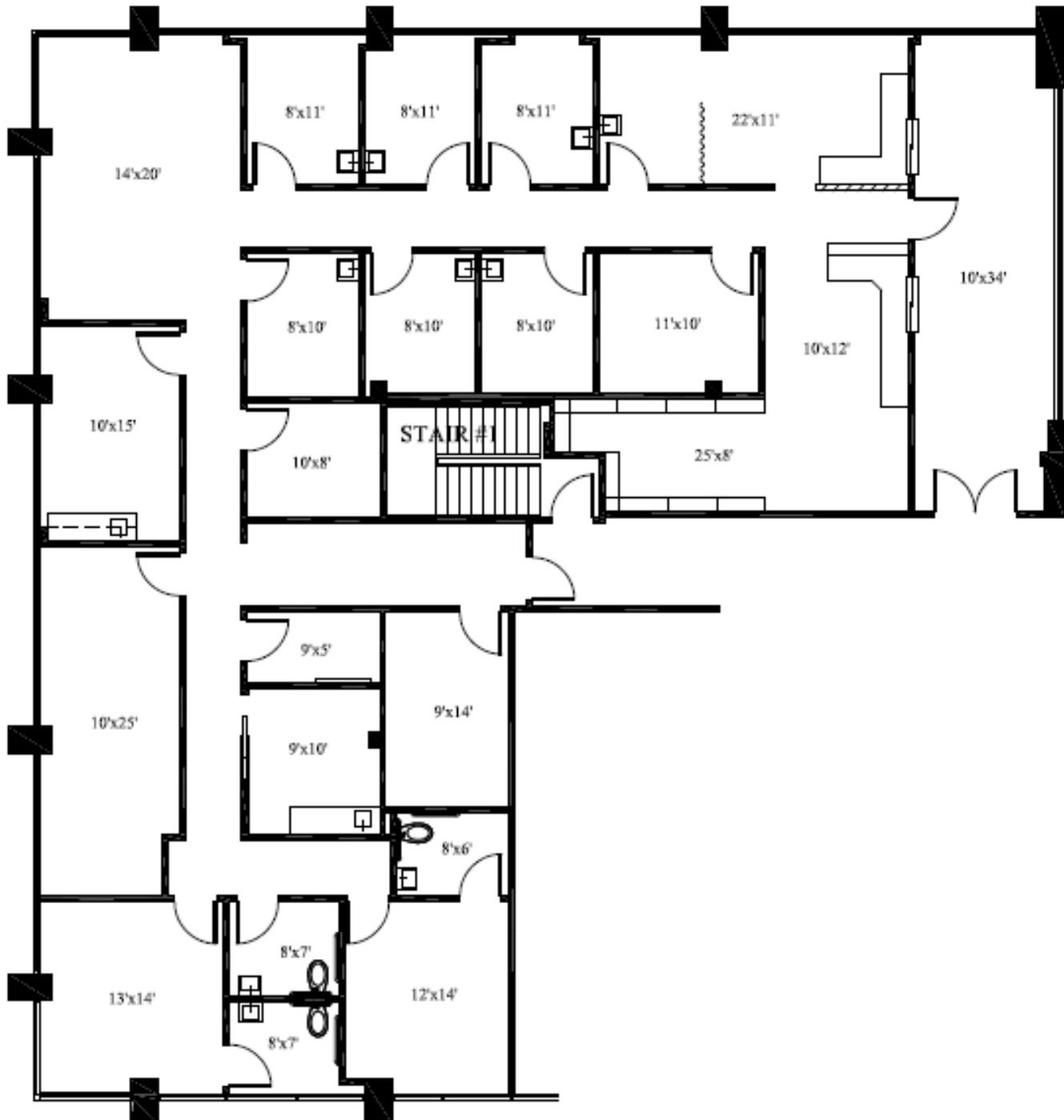
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VISION
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FLOOR PLAN Suite 6310-200 - 4,373 RSF



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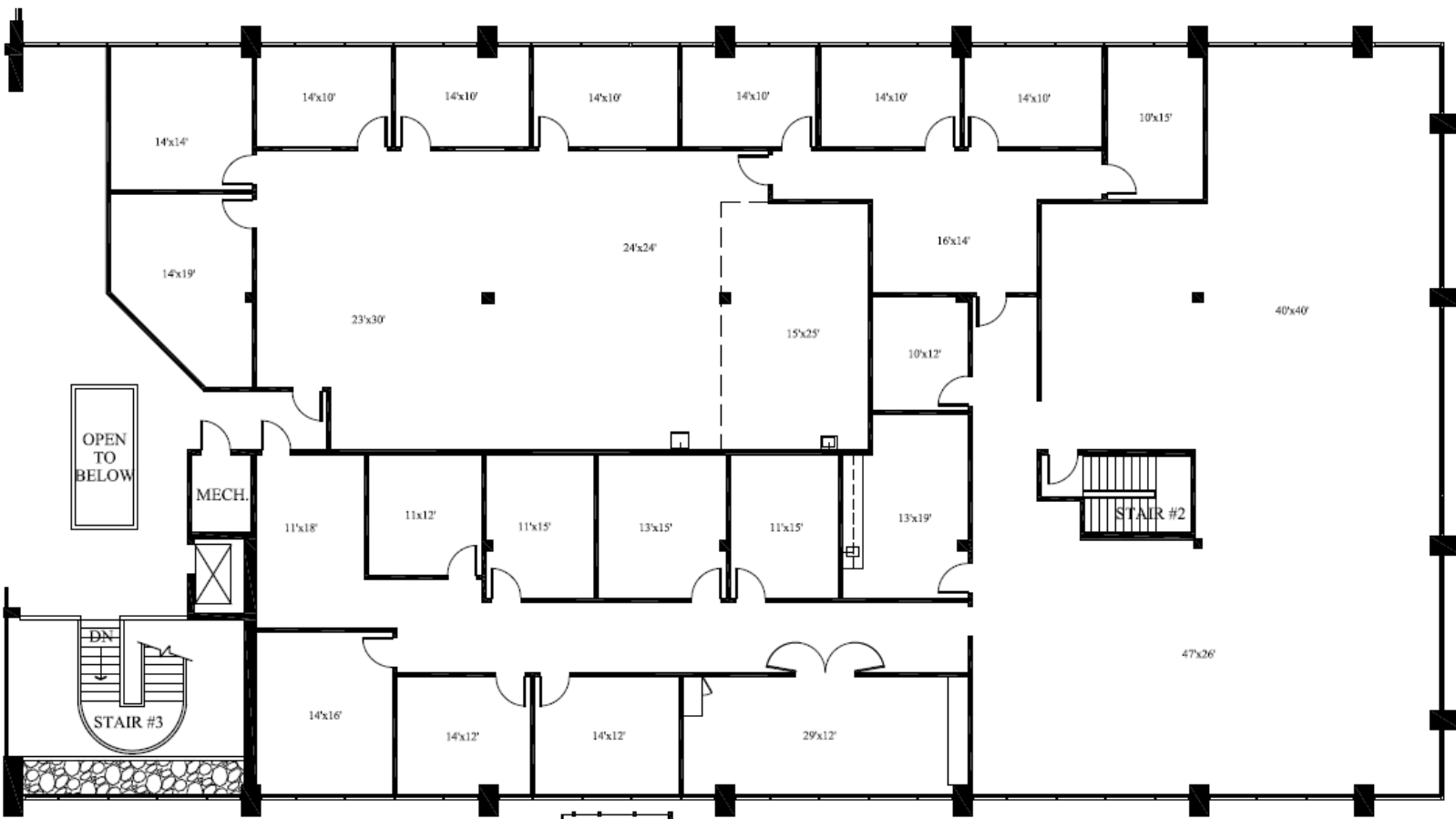
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VISION
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FLOOR PLAN

Suite 6310-204 - 11,014 RSF



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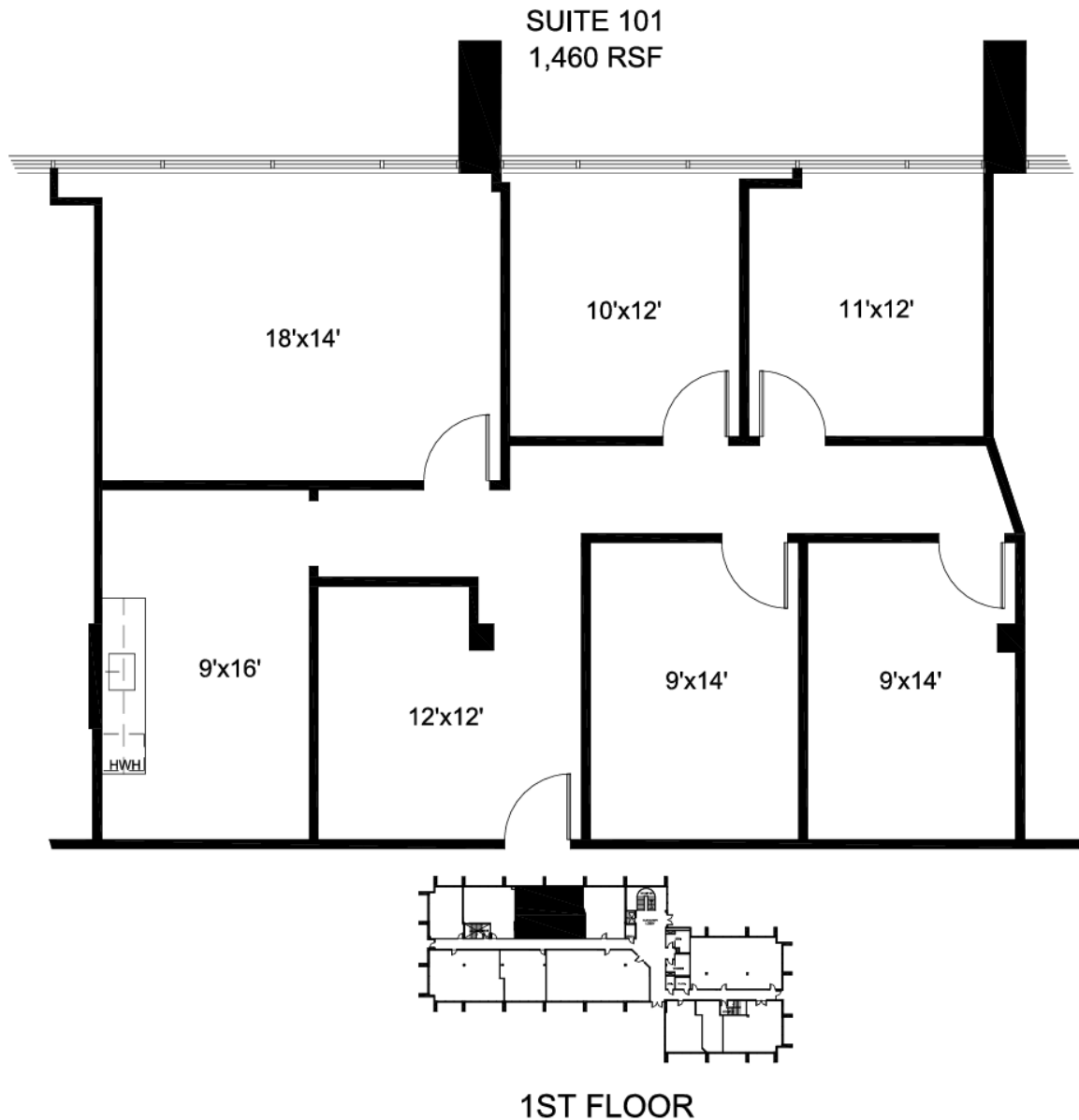
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VISION
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FLOOR PLAN Suite 6320-101 1,460 RSF



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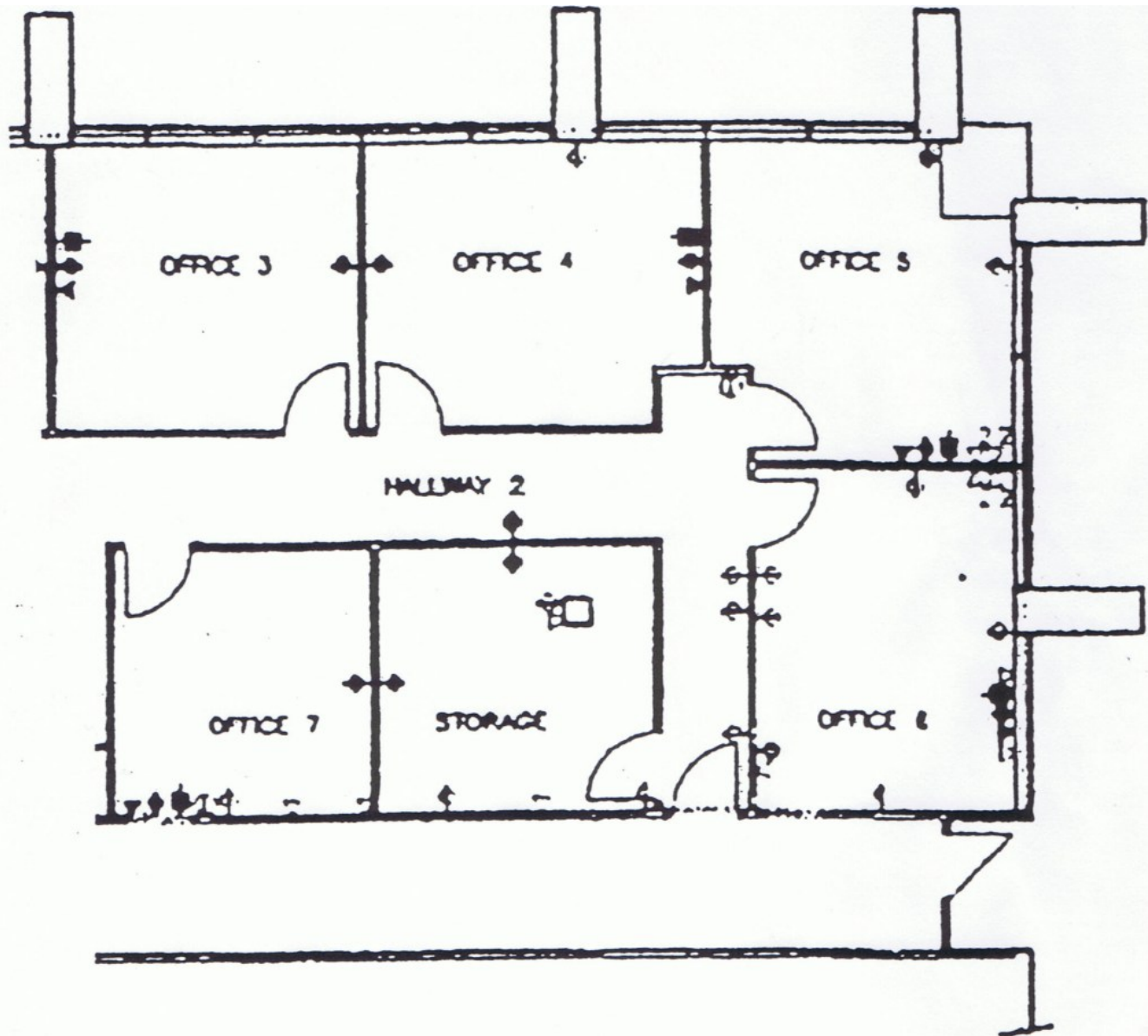
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VISION
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FLOOR PLAN Suite 6320—102 1,547 RSF



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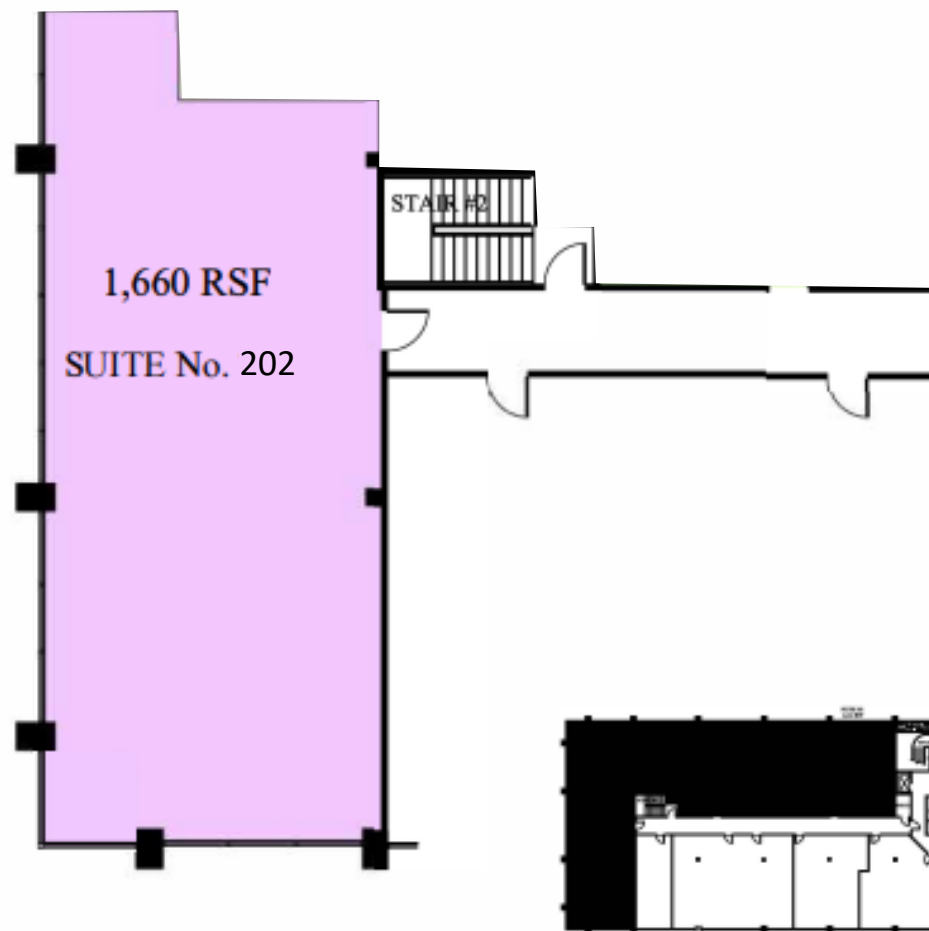
FLOOR PLAN Suite 6320-202 - 1,660 RSF

CROSSLANDS PLAZA

6320 Southwest Blvd., Benbrook, Texas

SUITE 202

1,660 RSF



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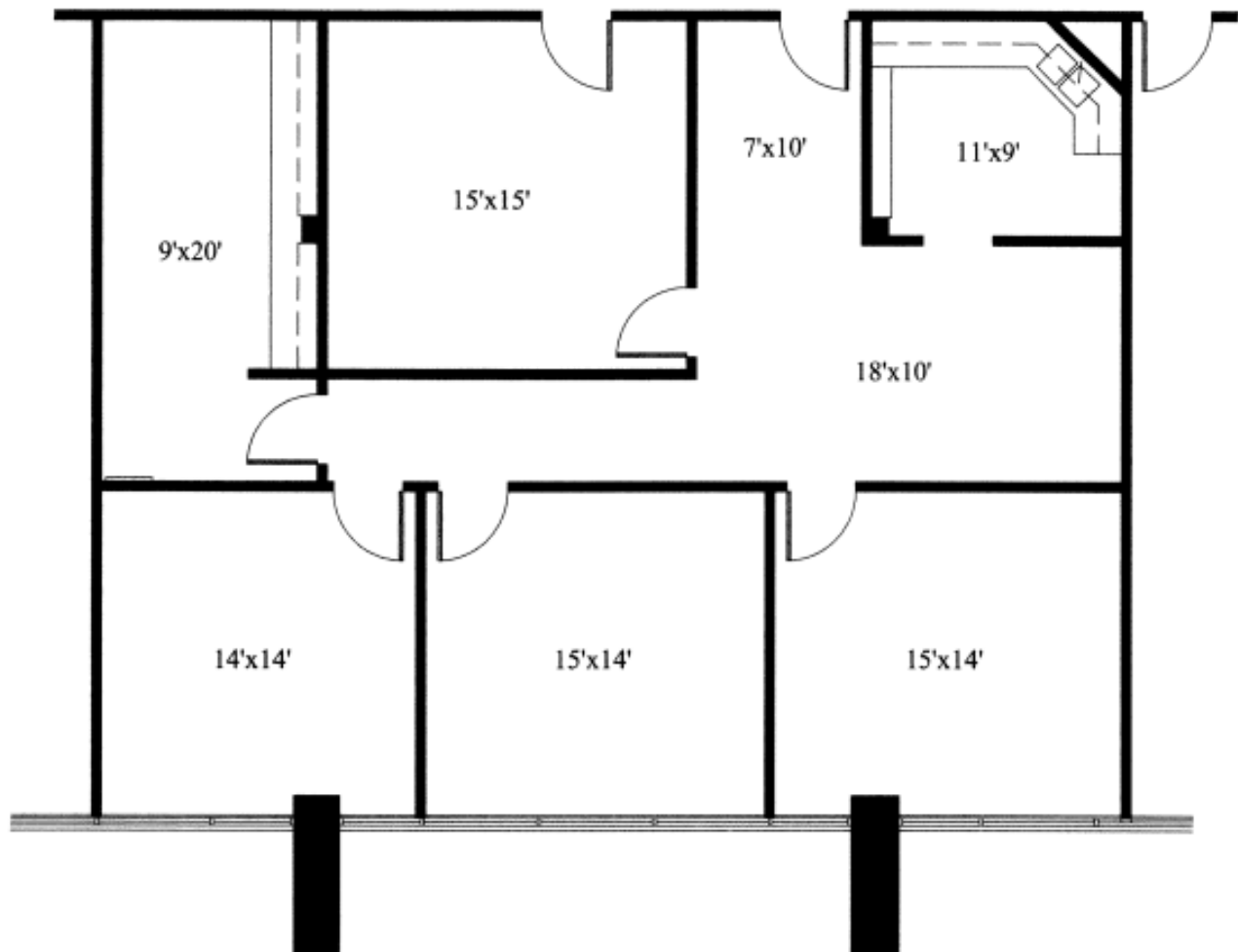
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VISION
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FLOOR PLAN Suite 6320-207 - 1,673 RSF



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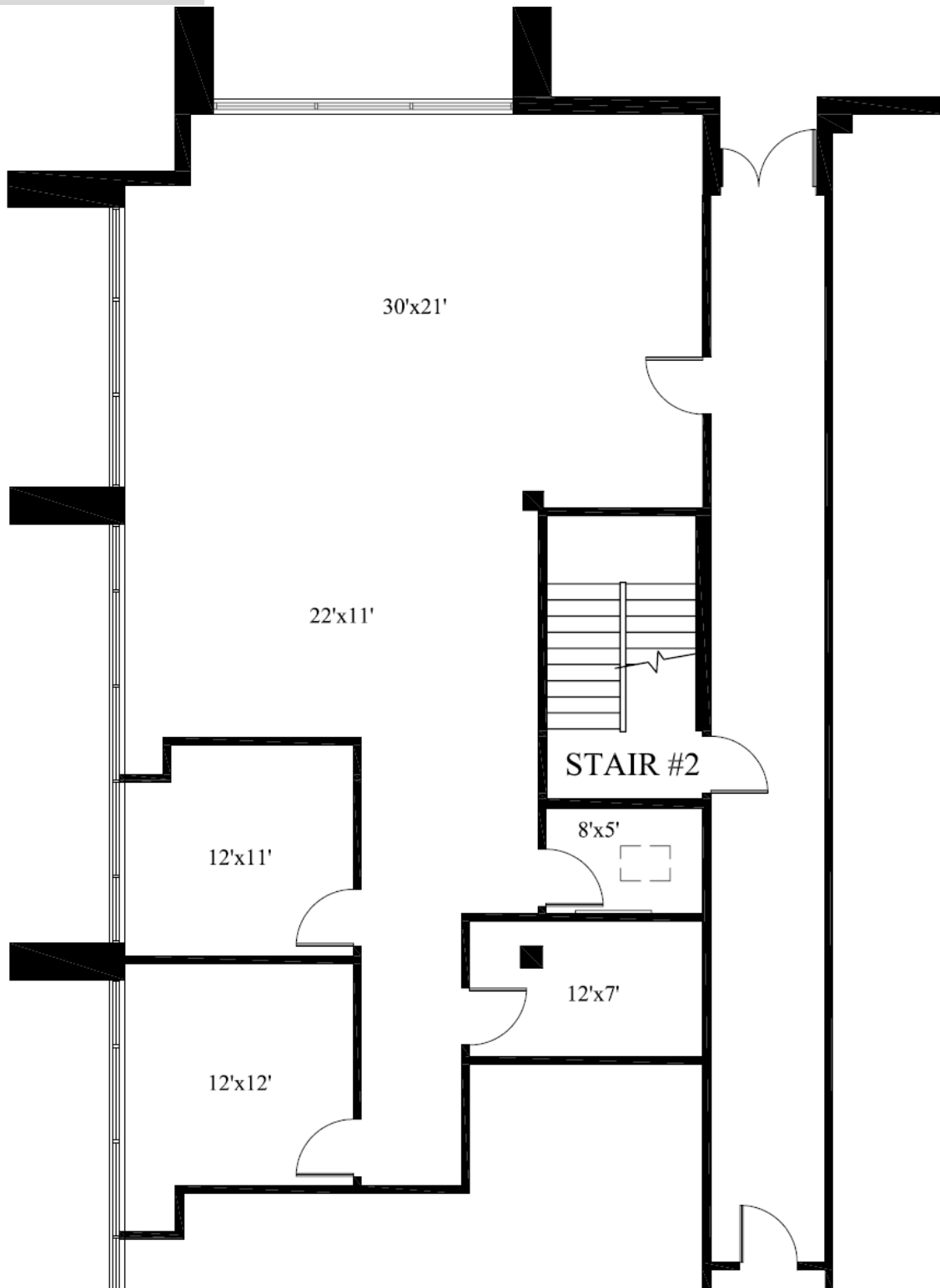
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VISION
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FLOOR PLAN Suite 6410-128 - 1,745 RSF



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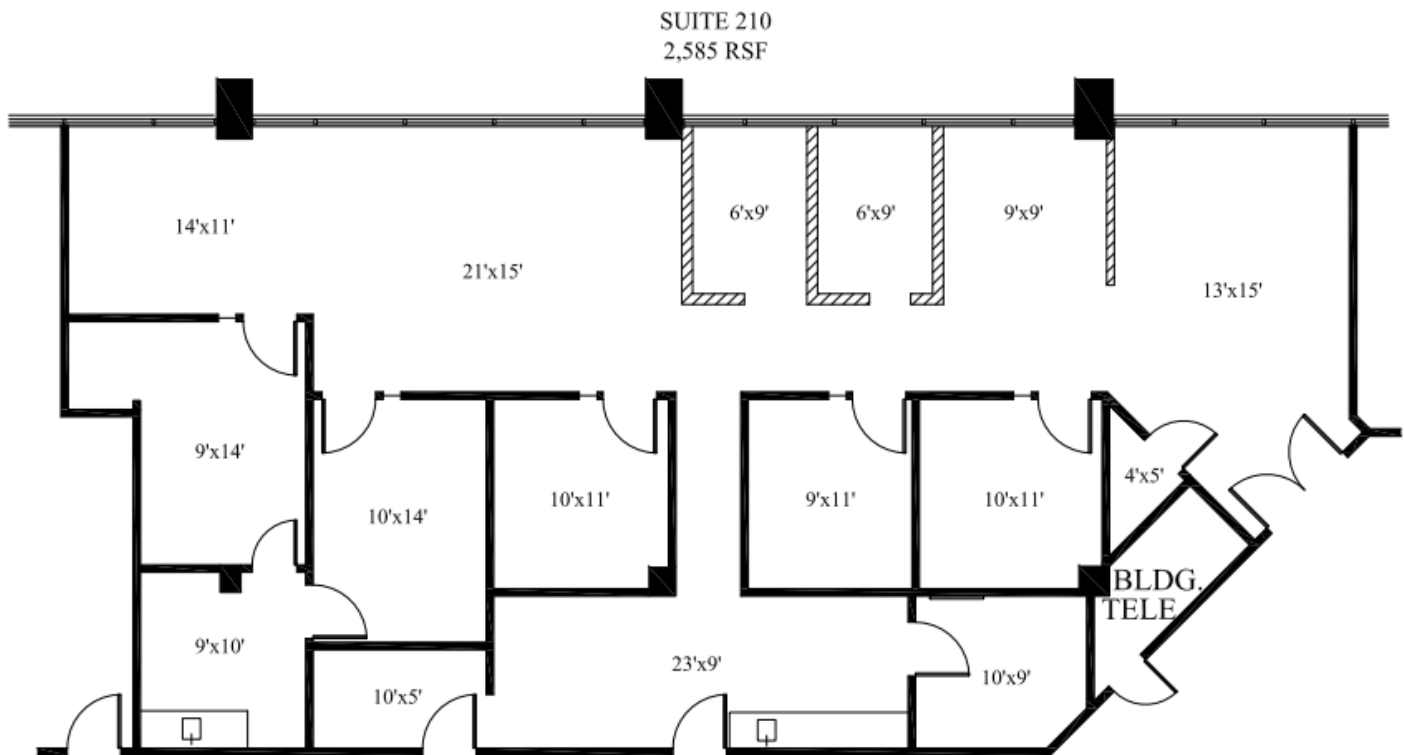
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VISION
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FLOOR PLAN Suite 6410-210 - 2,585 RSF



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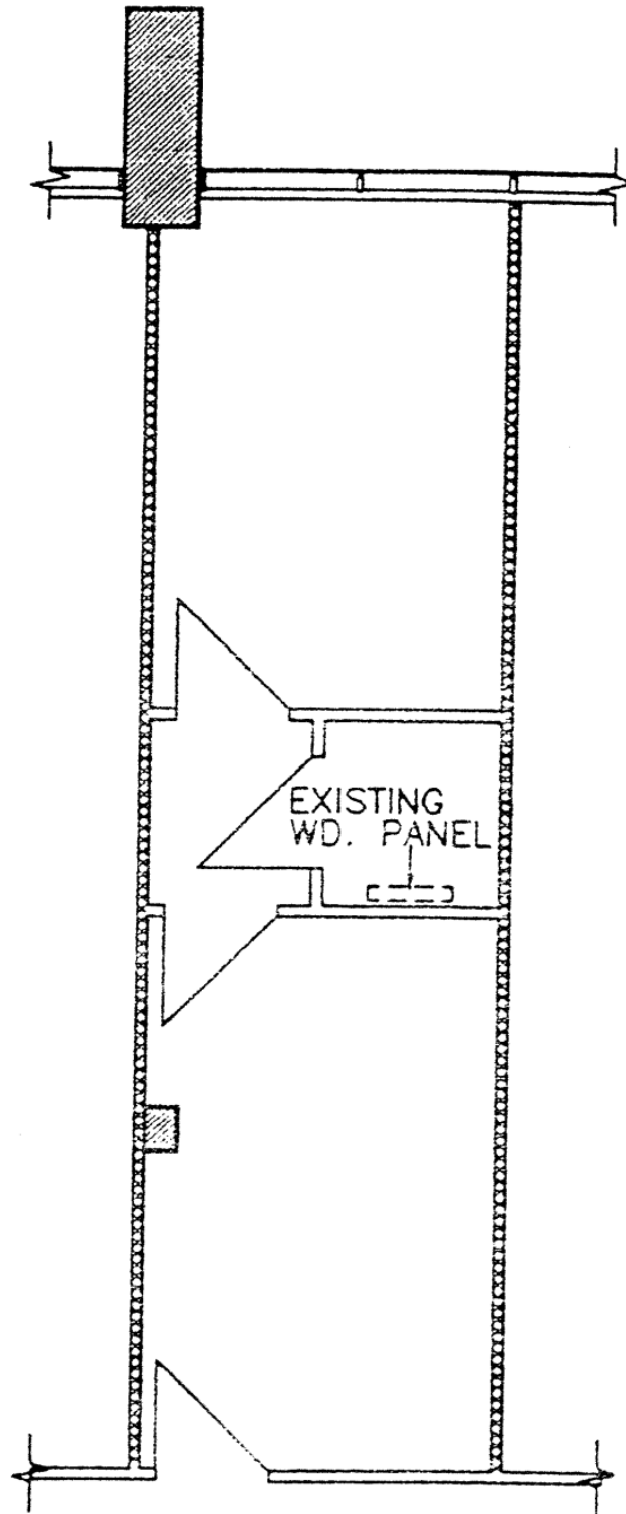
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VISION
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FLOOR PLAN Suite 6410-240 - 392 RSF



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Information On Brokerage Services



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.

2-10-2025



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.

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. **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.

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.

Vision Commercial RE DFW LLC	9006752	info@visioncommercial.com	817-803-3287
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817-803-3287
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	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 1-1



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