

**2,500-58,893 RSF  
AVAILABLE**

# CORPORATE CENTRE AT THE CROSSING

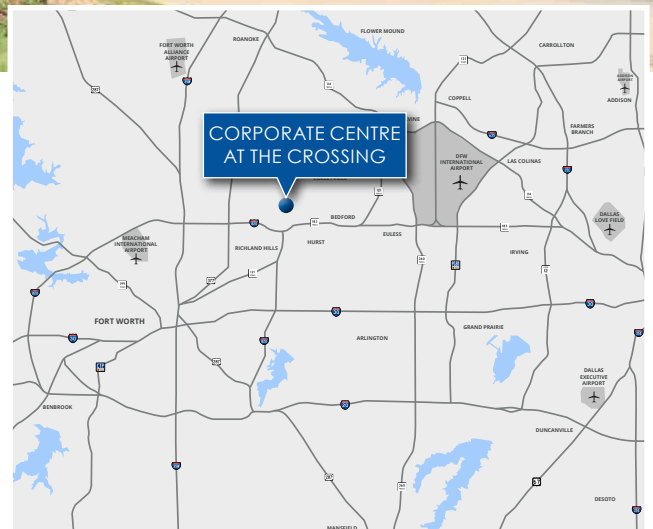
9151 Boulevard 26 & 8851 Bud Jenson Drive, North Richland Hills, Texas

**SPEC SUITES AVAILABLE  
THIS SEPTEMBER**



## PROPERTY HIGHLIGHTS

- 2,500 up to 58,893 RSF Available
- Class A office complex totaling 226,650 RSF
- Constructed in 1991 and 2003
- Exceptional institutional-quality steel-frame Class A Office complex
- Ample surface parking can accommodate a variety of uses ~ 5.25 spaces per 1,000 rentable square feet (expandable parking)



## CONTACT



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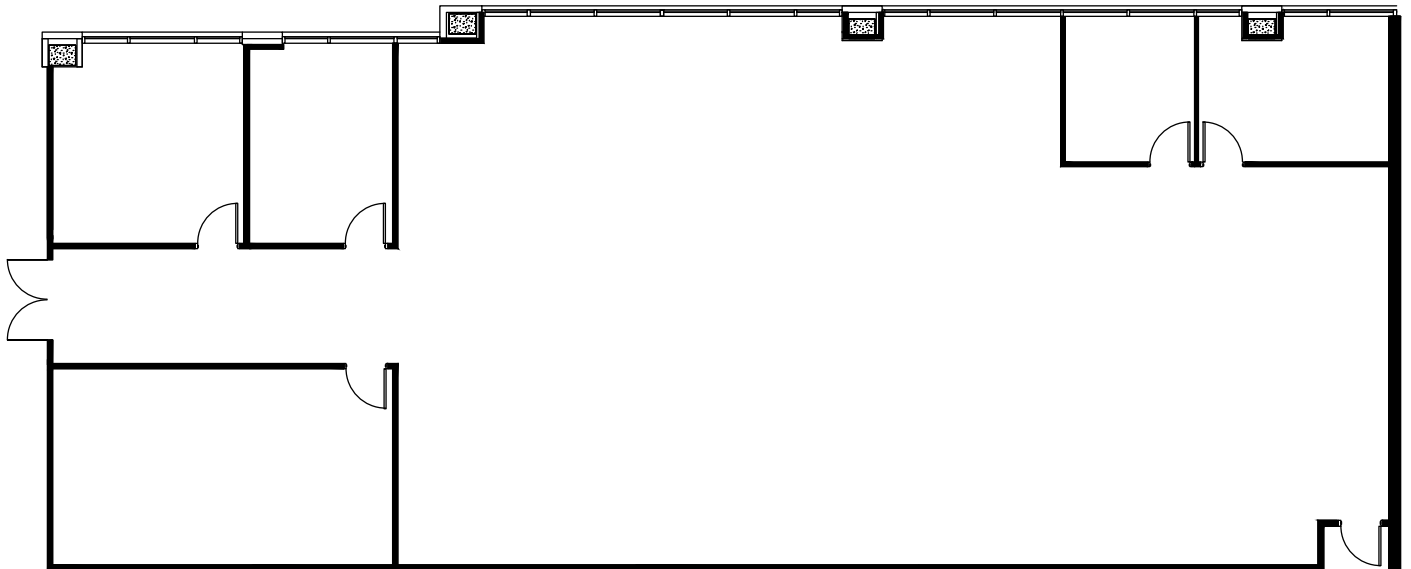
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# CORPORATE CENTRE AT THE CROSSING

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**BUILDING B**  
**Suite 150 | 2,500 - 6,672 SF**



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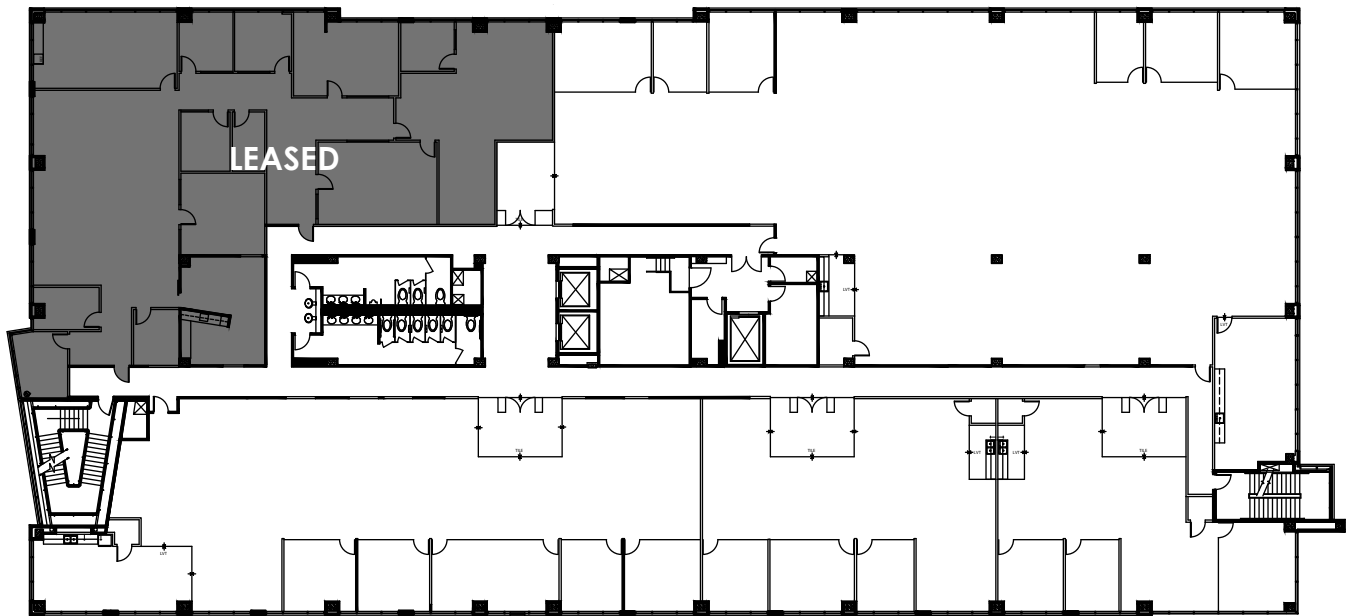
# CORPORATE CENTRE AT THE CROSSING

9151 Boulevard 26 & 8851 Bud Jenson Drive, North Richland Hills, Texas

**BUILDING B**  
**3RD FLOOR | 33,121 SF**  
25,742 SF AVAILABLE

**SPEC SUITE FLOOR**

SUITE 310  
12,760 SF



SUITE 340  
6,984 SF

SUITE 350  
3,336 SF

SUITE 375  
2,662 SF



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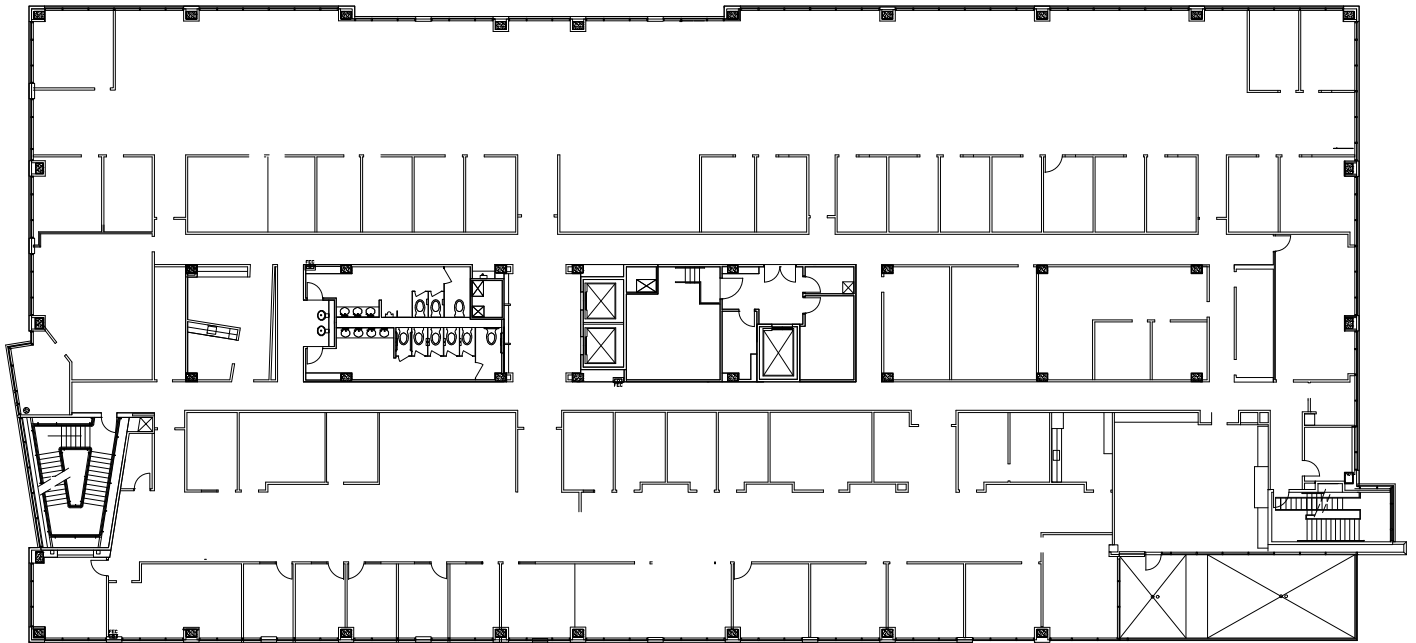
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# CORPORATE CENTRE AT THE CROSSING

9151 Boulevard 26 & 8851 Bud Jenson Drive, North Richland Hills, Texas

**BUILDING B  
Suite 400 | 33,121 SF**



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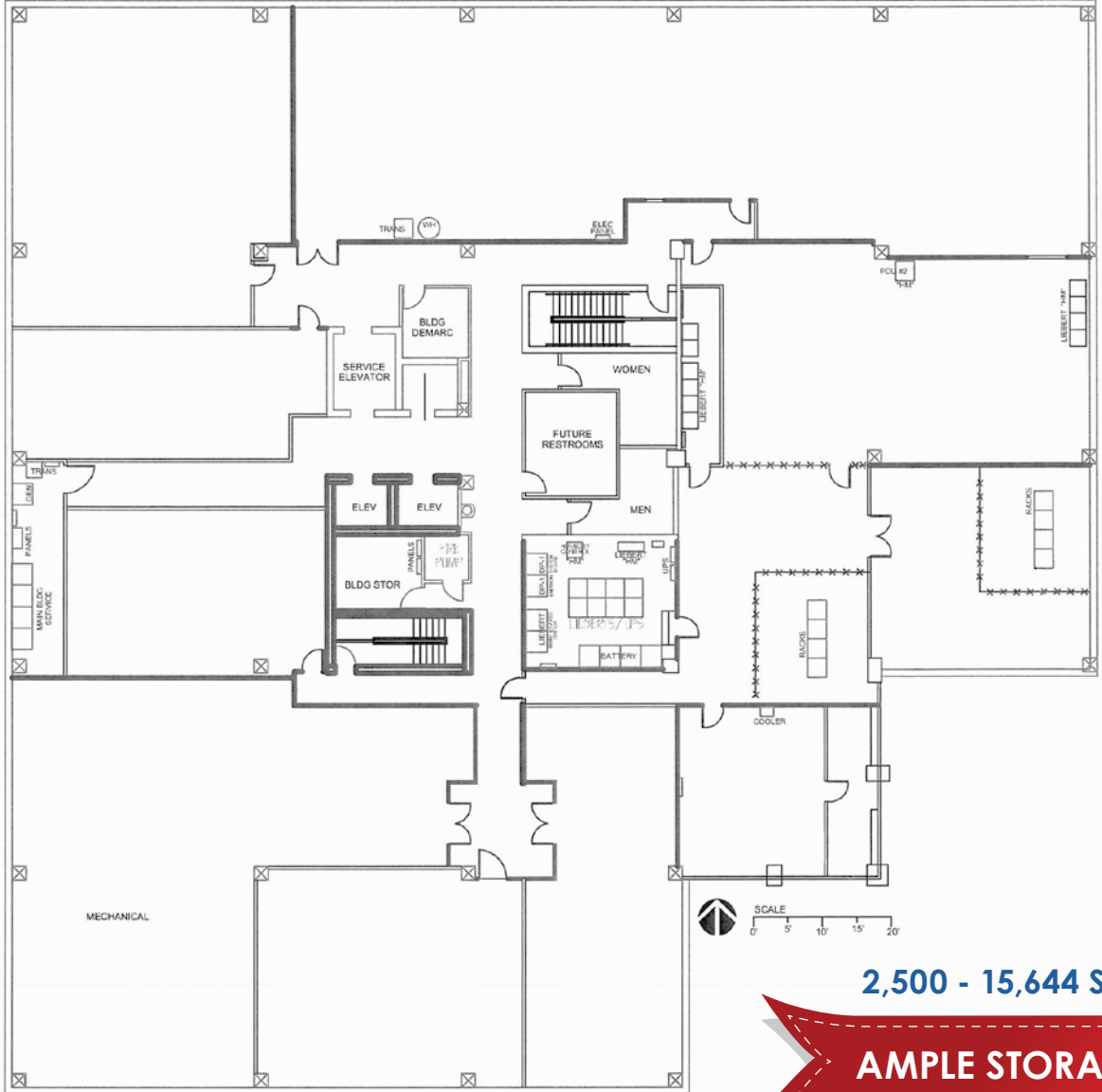
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## BUILDING A Basement Level - Storage

\*AS-BUILT INCLUDES PROPOSED AREAS OF NEW CONSTRUCTION



TENANT STORAGE NOT TO SCALE

2,500 - 15,644 SF AVAILABLE

**AMPLE STORAGE SPACE**



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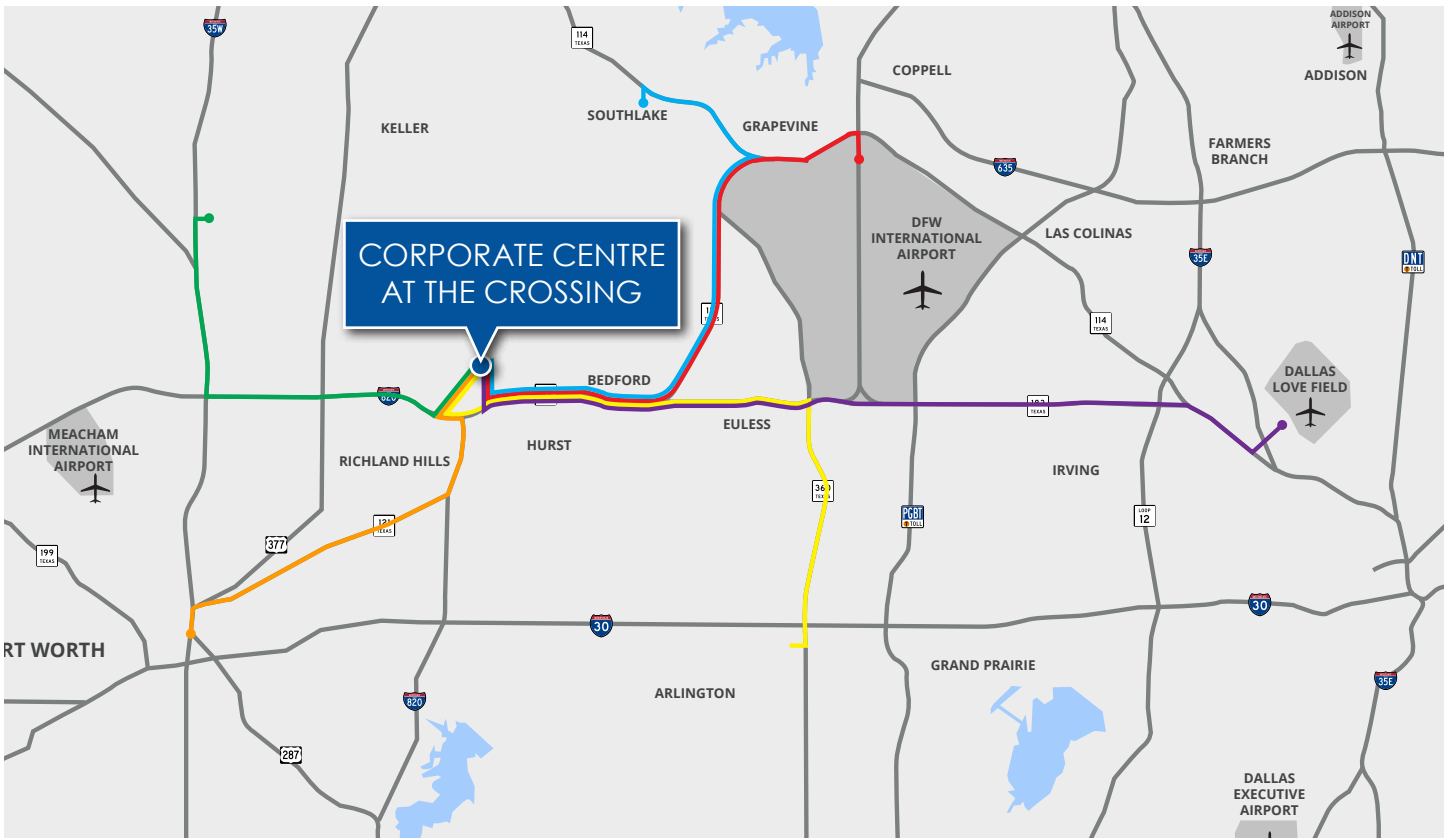
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## DRIVE TIME MAP



**DOWNTOWN FORT WORTH** 15 MINUTES | 12.9 MILES

**DFW AIRPORT** 18 MINUTES | 12.3 MILES

**SOUTHLAKE TOWN SQUARE** 19 MINUTES | 8.1 MILES

**ALLIANCE** 21 MINUTES | 14.1 MILES

**TEXAS LIVE!** 24 MINUTES | 16.6 MILES

**LOVE FIELD AIRPORT** 28 MINUTES | 22.2 MILES



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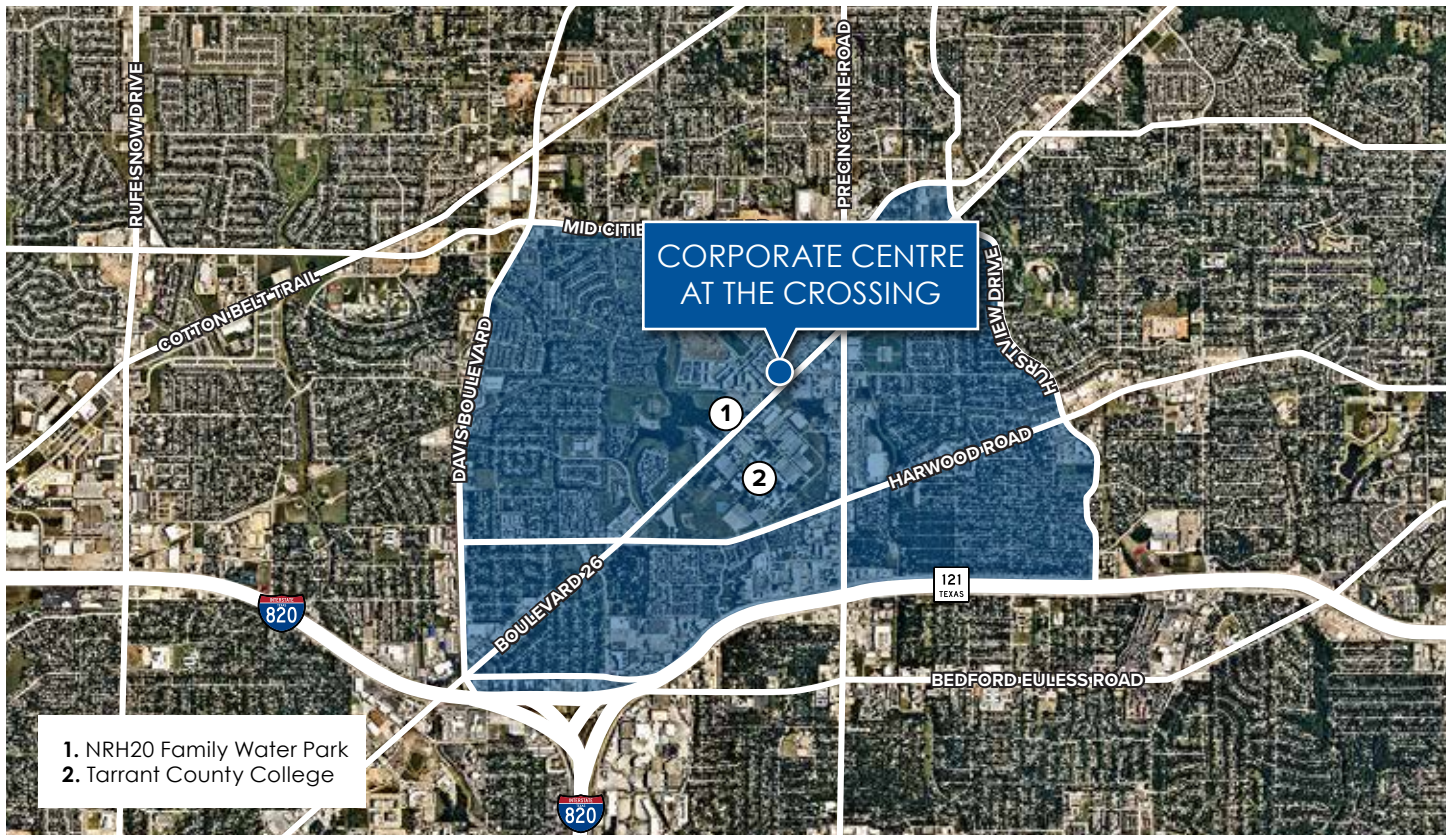


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# CORPORATE CENTRE AT THE CROSSING

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## AMENITY MAP



## DIRECT AMENITIES

### Restaurants

Starbucks  
First Watch  
McAllisters Deli  
Paul's Kitchen  
Red Hot & Blue  
Sweet Frog Frozen Yogurt  
Jimmy Johns  
Chipotle  
Mama's Pizza

Chapps Burgers  
Chick-Fil-A  
Rusty Taco  
Raising Canes  
Rosa's Café & Tortilla Factory  
Honey Baked Ham  
Chicken Salad Chick  
Boston Market  
Panera

### Banks

American National Bank of Texas  
The National Bank of Texas  
Chase  
Bank of America

### Gas Stations

QuikTrip  
Race Track  
Kroger Fuel



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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.

01-08-2024



### 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:
  - 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.

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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