

BEDFORD GARDENS

3901 AIRPORT FREEWAY | BEDFORD, TX



ROGERS HEALY
AND ASSOCIATES COMMERCIAL

3001 KNOX STREET #285 | DALLAS, TEXAS 75205 | RHACOMMERCIAL.COM

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PROPERTY SUMMARY

3901 AIRPORT FREEWAY | BEDFORD, TX

PROPERTY OVERVIEW

Welcome to Bedford Gardens, where prime location meets exceptional care and convenience. This versatile office/medical building offers unparalleled visibility and frontage from the bustling 183 Highway, making it an ideal destination for businesses seeking maximum exposure. With spaces available for lease, you have the opportunity to join a community of professionals in a welcoming environment. Experience the benefits of ample natural light streaming into every space of the building, creating an inviting and productive atmosphere for your employees and clients alike! Whether you're in need of office space or specialized medical facilities, we offer a variety of flexible leasing options to accommodate your unique requirements and include janitorial cleaning for your convenience. Bedford Gardens is centrally located just off Airport Freeway with convenient access to 121, 183 and 360 and is within 15 minutes to DFW Airport!

- Property Manager On Site
- Signage

HIGHLIGHTS

- Heavy Highway Traffic Visibility
- Professional Lobby Area to Greet Guests
- Monument Signage Available
- Lots of Natural Light
- Within 15 Minutes to DFW Airport
- Daily Janitorial Included

PROPERTY FACTS

Building Type:	Office
Year Built:	1984
Building Height:	3 Stories
Building Size:	25,130 SF
Building Class:	B
Typical Floor Size:	8,376 SF
Parking:	105 Surface Parking Spaces

TRANSPORTATION

TRANSIT/SUBWAY

Centre Port/DFW Transit Stop	11 min drive	6.2 mi
Hurst/Bell Transit Stop	9 min drive	4.6 mi
West Irving Transit Stop	13 min drive	8.9 mi
Richland Hills Transit Stop	13 min drive	9.1 mi
DFW Airport Transit Stop	16 min drive	10.5 mi

AIRPORT

Dallas/Fort Worth Int'l Airport	17 min drive	10.6 mi
Dallas Love Field Airport	27 min drive	19.3 mi

ALL AVAILABLE SPACES (3)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor, Suite 116	2,338 SF	Negotiable	\$15.00/SF/YR	Office/Retail	-	Now
3rd Floor, Suite 310	2,089 SF	Negotiable	\$15.00/SF/YR	Office/Retail	-	March 1, 2024
1st Floor, Suite 105	1,380 SF	Negotiable	\$15.00/SF/YR	Office/Retail	-	April 1, 2024



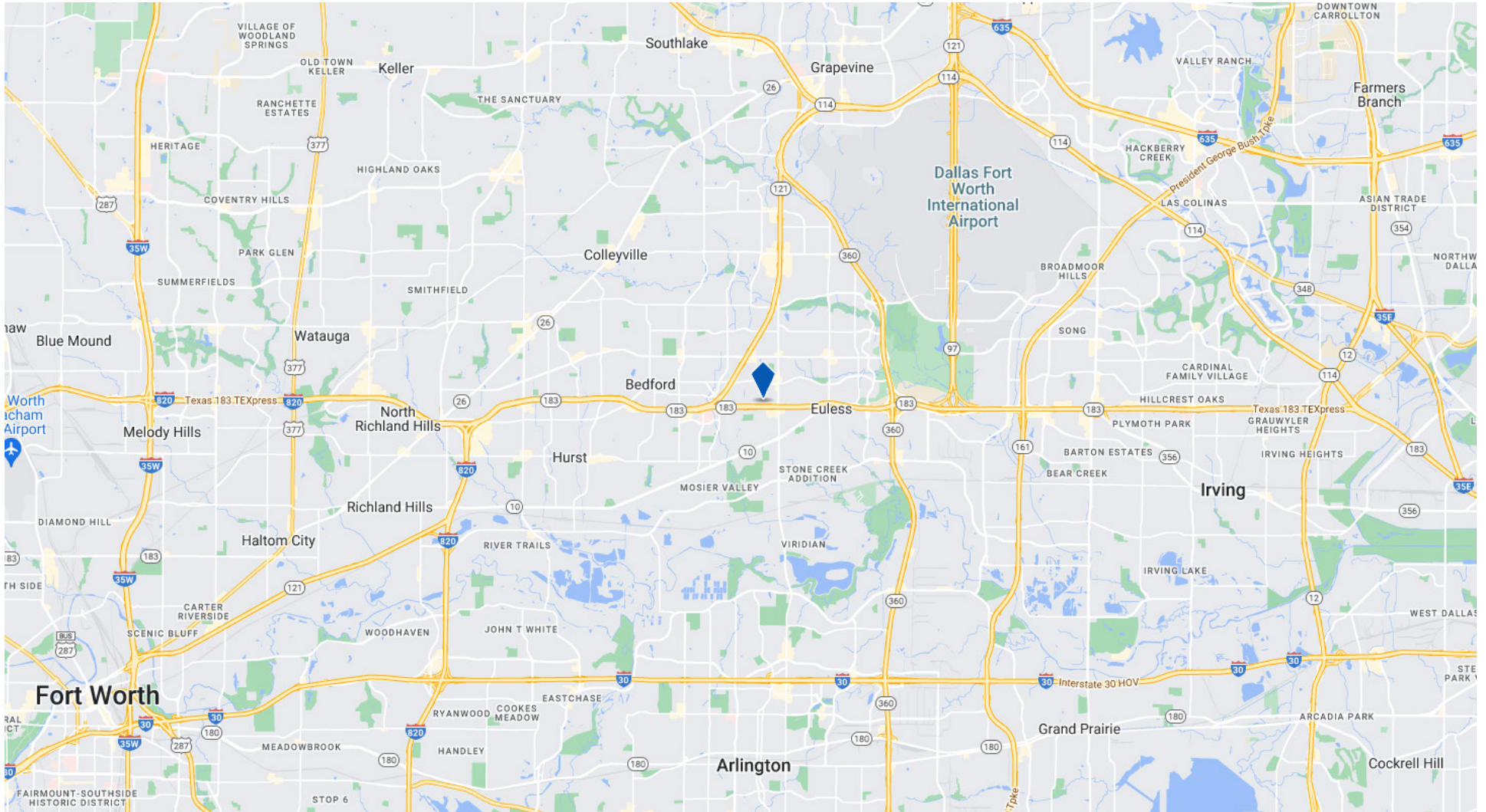
SPA RECEPTION



SUITE 116 ENTRY WITH WINDOWS



SUITE 310 OFFICE ENTRY



11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

Rogers Healy and Associates	0570083	info@RogersHealy.com	(214)368-4663
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rogers Healy	0521610	info@RogersHealy.com	(214)368-4663
Designated Broker of Firm	License No.	Email	Phone
Fran Fischer	0537070	info@RogersHealy.com	(214)368-4663
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Shermin Murphy	0681111	Shermin@RogersHealy.com	(469)831-8324
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

Rogers Healy and Associates, 3001 Knox Street #210 Dallas, TX 75205 Phone: 972297420 Fax: IABS 1-0 Date
 Brian James Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com IABS / BTR

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