

## Unique Owner / User / Investor Opportunity

## For Sale or For Lease

**100 % Occupied, 20,319 SF, 3.02 AC Parcel, 7.4% CAP**

## Great cash flow on day One

## 689 Airport Freeway, Hurst Texas



*Exclusively Marketed by:*

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**WILLIAM ROTH COMPANY**

# 689 AIRPORT FREEWAY, HURST, TEXAS

## MARKETING SUMMARY

### ADDRESS

689 Airport Fwy  
Hurst, TX 76053

### OCCUPANCY

100% \*  
\*Flexible Tenant/User  
willing to discuss vacating  
unused space of  
10,000 sq.ft.-20,000 sq.ft.  
for additional income

### PROPERTY SPEC

20,319 SF (Building)  
3.02 AC (Land)

Fully outfitted Office Space  
Fully renovated 2019  
170 Parking Spaces  
8.36/1000 Ratio

### INVESTMENT GRADE

Corporate Tenant backed  
by Large Equity Fund

### ASKING PRICE

\$3,850,000.00

### IN PLACE NOI

\$284,500  
Average CAP Rate over  
remaining term \$294,640 is  
7.65%CAP

### REMAINING LEASE TERM

Current Lease ends 6/30/2030  
2 Renewal Options @ Market  
Value



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**GENERAL PROJECT NOTES**

-THESE PLANS AND NOTES ARE INTENDED FOR PRELIMINARY ESTIMATES ONLY AND MUST NOT BE USED FOR COMPETITIVE BIDDING, PERMITTING, OR CONSTRUCTION. THE DETAILED INFORMATION REQUIRED FOR THE PROPER CONSTRUCTION OF THIS PROJECT IS NOT CONTAINED IN THESE DOCUMENTS, AND NO WARRANTY IS PROVIDED FOR PROBLEMS ARISING AS A RESULT OF THE UNAUTHORIZED USE OF THE PLANS AND NOTES FOR ANY PURPOSE OTHER THAN PRELIMINARY ESTIMATING.

-CONTRACTOR SHALL EXAMINE PRICING PACKAGE FULLY UPON RECEIPT AND NOTIFY DESIGNER OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO SUBMITTING A PRELIMINARY BID. IT IS SUGGESTED THAT THE CONTRACTOR FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID SUBMISSION. COORDINATE ACCESS TO SUITE/BUILDING WITH THE ONSITE PROPERTY MANAGER.

**EXISTING CONDITIONS**

-CITY OF: HURST, TEXAS  
-EXISTING SUITE IS OCCUPIED, FINISHED OUT TO BLD STD THROUGHOUT  
-EXISTING SUITE IS IN SHELL CONDITION, (CEILING TILES AND LIGHT FIXTURES ARE NOT STACKED ON THE JOB.)

**FIRE, LIFE, SAFETY**

-THIS FLOOR IS FULLY SPRINKLERED, ALTER AS REQUIRED BASED ON PROPOSED CONSTRUCTION LAYOUT.  
-PROVIDE ADA-COMPATIBLE VISUAL ALARM DEVICES (STROBES) IN ALL COMMON-USE ROOMS.  
-VERIFY THAT BUILDING ELECTRICAL ROOM HAS ADEQUATE SMOKE DETECTORS.

**CODE COMPLIANCE**

-ASBESTOS REMOVAL FOR THIS SUITE WILL BE ORDERED BY THE LANDLORD.  
-CONSTRUCTION DRAWINGS, TO BE ISSUED LATER, WILL BE SUBMITTED BY JCI FOR TAS REVIEW AND INSPECTION. THIS SET IS NOT FOR PERMIT OR CONSTRUCTION.  
-IECC COMPLIANCE DOCUMENTS (COMCHECK) WILL BE PROVIDED BY JCI OR MEP ENGINEER.  
-THE PLUMBING CONTRACTOR MUST FILE THE APPROPRIATE DOCUMENTS FOR LEAD-CONTAINING MATERIALS.

**ITEMS TO SAVE FOR RE-USE**

-SAVE DOORS, FRAMES, HARDWARE, CEILING TILES AND LIGHT FIXTURES FOR RE-USE WITHIN THE SUITE, U.N.O.  
-SURPLUS ITEMS NOT NEEDED IN SUITE U.N.O. SHALL BE PROTECTED AND RETURNED TO BUILDING STOCK.

**WALL NOTES**

-ALL NEW WALLS TO BE CONSTRUCTED OF STEEL STUDS PER BLD STD WALL THICKNESS. GC TO PROVIDE GYP, TAPE, BED, AND TEXTURE TO MATCH EXISTING U.N.O. FINISH AS SPECIFIED.  
-ALL NEW/EXISTING DEMISING/CORRIDOR WALLS TO HAVE BATT INSULATION. VERIFY BUILDING REQUIREMENTS WITH PROPERTY MANAGER.  
SHELL SUITES: FURROUT COLUMNS AND EXTERIOR WALL MINIMAL DISTANCE U.N.O. PROVIDE NEW INSULATION AND VAPOR BARRIER AS REQUIRED AT EXTERIOR. FINISH TO MATCH NEW BLD STD SILL CONDITION AT WINDOWS AS REQUIRED TO MATCH EXISTING AT BUILDING.

**DESIGN NOTES**

-PRICE TO REPAIR/REPLACE ANY APPLIANCES AS APPLICABLE. GC TO PROTECT DURING CONSTRUCTION AND CLEAN UPON COMPLETION.  
-GC TO FURNISH SHUT OFF VALVES FOR SINK(S) AND WATERLINES(S) SO THESE ITEMS MAY BE SERVICED WITHOUT INTERRUPTION OF WATER SUPPLY TO OTHER AREAS IN SUITE, FLOOR, OR BUILDING.  
-GC TO COORDINATE ALL WATERLINE/DRAINAGE REQUIREMENTS WITH EQUIPMENT AS SPECIFIED.  
-ALL NEW FRAMED GLASS TO MATCH BLD STD DOOR FRAMES U.N.O.

**DOOR NOTES**

-GC TO ENSURE THAT ALL DOORS, FRAMES, AND HARDWARE MEET ALL 2012 TAS REQUIREMENTS. ALTER AS REQUIRED. USE BLD STD DOORS, FRAMES, AND LEVER HARDWARE THROUGHOUT U.N.O.  
-DOORS AND FRAMES TO BE 3'-0" X BLD STD DOOR HEIGHT U.N.O.  
RELOCATE AND RE-USE EXISTING DOORS, FRAMES, AND HARDWARE WHERE POSSIBLE. DOORS TO BE RE-USED SHALL BE PROTECTED, THEN CLEANED AND TOUCHED UP UPON COMPLETION.

**ELECTRICAL NOTES**

-REMOVE ALL UNUSED WIRING AND CABLING THROUGHOUT THE CEILING. ELECTRICAL CONTRACTOR TO REDESIGN AND RECONFIGURE EXISTING ELECTRICAL SYSTEM TO ACCOMMODATE NEW FLOOR PLAN. SUBMIT ELECTRICAL SHOP DRAWINGS TO PROPERTY MGR FOR APPROVAL AND SUBMIT ELECTRICAL AS-BUILTS UPON COMPLETION. AS-BUILT DRAWINGS SHALL INCLUDE ALL CHANGES THAT WERE FOUND DURING THE CONSTRUCTION PROCESS. THESE CHANGES SHALL BE MADE IN RED ON THE ELECTRICAL SHOP DRAWINGS.  
-ALL SWITCH PLATES, OUTLET COVERS, ETC. TO MATCH IN STYLE AND COLOR U.N.O.  
-CONVERT ALL ELECTRICAL WITHIN 36" OF WATERSOURCE TO GFI.

**RCP/ MECHANICAL NOTES**

-MECHANICAL CONTRACTOR TO REDESIGN AND RECONFIGURE EXISTING HVAC SYSTEM TO ACCOMMODATE NEW FLOOR PLAN. SUBMIT MECHANICAL SHOP DRAWINGS TO PROPERTY MGR OR BUILDING REPRESENTATIVE FOR APPROVAL, AND SUBMIT MECHANICAL AS-BUILTS UPON COMPLETION. GC AND MEP ENGINEER TO VERIFY ALL BUILDING REQUIREMENTS, REGULATIONS, AND POLICIES WITH PROPERTY MGR OR BUILDING ENGINEER/REPRESENTATIVE PRIOR TO CONSTRUCTION. AS-BUILT DRAWING SHALL INCLUDE ALL CHANGES THAT WERE FOUND OR MADE DURING THE CONSTRUCTION PROCESS. THESE CHANGES SHALL BE MADE IN RED ON THE CONSTRUCTION DOCUMENTS. COMPLETE AIR BALANCE (OR COMFORT BALANCE) TO BE PERFORMED UPON COMPLETION OF FUTURE CONSTRUCTION.  
-PROVIDE EXIT SIGNS, EMERGENCY EXIT ILLUMINATION & FIRE EXTINGUISHERS AS REQUIRED BY LOCAL CODES. EXACT LOCATION TO BE DETERMINED BY GC'S FIRE & LIFE SAFETY SUB.

-PROVIDE BLOCKING IN CEILING FOR ALL CEILING MOUNTED EQUIPMENT/FIXTURES AS SPECIFIED.  
-CLEAN, REPAIR, AND RELAMP ALL EXISTING/RELOCATED FIXTURES AS REQUIRED.  
-PROVIDE NEW EMERGENCY LIGHTING IN CORRIDORS AND MAJOR PATHS OF EGRESS AS REQUIRED PER LOCAL CODES.  
-ALLOW FOR EXISTING FIXTURES TO BE RETRO-FITTED (IF REQUIRED) TO COMPLY WITH IECC REQUIREMENTS.  
-PROVIDE NEW OCCUPANCY SENSORS, AUTOMATIC DIMMERS AND/OR SEPARATE SWITCHING, AND PHOTOCELL SENSORS AS REQUIRED PER IECC CODE REQUIREMENTS.

**FINISH NOTES**

-PROVIDE NEW LOW PROFILE TRANSITIONS AT ALL FLOORING CHANGES. "SCHLUTER" OR EQUAL. EXACT SPECIFICATIONS: TBD. ALL FINISHES THAT ARE EXISTING TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION AND CLEANED UPON COMPLETION.  
-ALL WINDOW TREATMENTS (MINI-BLINDS, VERTICAL BLINDS, TINT) TO BE IN GOOD WORKING ORDER & APPEARANCE. PRICE FOR NEW AS REQUIRED.

-ALL EXISTING INTERIOR WALLS TO BE REPAIRED AND RE-PAINTED U.N.O. ALL NEW INTERIOR PARTITIONS TO BE TAPE, BED, TEXTURE AND PAINTED. TEXTURE TO BE CONSISTENT THROUGHOUT. PROVIDE (1) GALLON TOUCH-UP PAINT PER COLOR AT COMPLETION OF JOB.

**ALTERNATES** BY SYMBOL

THROUGHOUT U.N.O.: ALTERNATES SHALL BE PRICED AS A NET ADD, THE DIFFERENCE BETWEEN THE ALTERNATE ITEM AND THE BASE BID ITEM.  
① RECEP- PROVIDE SEPARATE PRICING TO PROVIDE AND INSTALL FILM APP. FOR WHOLE WALL. SIZE: 3'-0" X 10'-0".  
② BREAK- PROVIDE SEPARATE DEDUCT PRICING FOR EXTG MILLWORK TO REMAIN. PROVIDE AND INSTALL NEW UPPER AND LOWER CABINETS ON EITHER SIDE OF EXTG MILLWORK WHERE NOTED. ALLOW FOR APPROXIMATELY (2) OPENINGS FOR TENANT'S MICROWAVES AT EACH SIDE. "FORMICA" OR EQUAL. COLOR: TO MATCH EXTG.  
③ BREAK- PROVIDE SEPARATE DEDUCT PRICING TO INSTALL RELOCATED FRAMELESS GLASS DOOR, HARDWARE, AND TOP AND BOTTOM RAILS FROM BUILDING STOCK. GC TO VERIFY EXTG DOOR MEETS TAS REQUIREMENTS.



**WALL NOTES**

BY SYMBOL EXISTING BLD STD INTERIOR PARTITION TO REMAIN.

BY SYMBOL NEW BLD STD INTERIOR PARTITION.

BY SYMBOL NEW BLD STD INTERIOR PARTITION WITH BATT INSULATION. PROVIDE 3'-0" SOUND BLANKETS ABOVE CEILING AND ON EITHER SIDE OF WALL FOR SOUND ATTENUATION.

BY SYMBOL EXTG BLD STD INTERIOR PARTITION TO REMAIN. PROVIDE NEW BATT INSULATION. PROVIDE 3'-0" SOUND BLANKETS ABOVE CEILING AND ON EITHER SIDE OF WALL FOR SOUND ATTENUATION.

BY SYMBOL NEW BLD STD EXTERIOR WALL CONDITION TO MATCH EXISTING.

**DESIGN NOTES**

BREAK/COFFEE- PROVIDE NEW COPPER COLD WATERLINES FOR NEW REF. WITH ICE AND COFFEE LOCATIONS. REFER TO PLAN FOR APPROXIMATE QUANTITY.

THROUGHOUT U.N.O.: ALL FIXTURES AND HARDWARE TO MEET 2012 TAS COMPLIANCE AS REQUIRED. REFER TO PLAN FOR QUANTITIES.

WOMEN/MEN RR: PROVIDE NEW OVERMOUNT LAVATORIES AND SINGLE LEVER FAUCETS. "KOHLER" OR EQ. EXACT SPECIFICATIONS TBD.

BREAK- PROVIDE NEW OVERMOUNT SINGLE SINK. "ELKAY" OR EQ. FINISH: STAINLESS STEEL. PROVIDE NEW GOOSENECK FAUCET WITH SINGLE LEVER HANDLE. "MOEN" OR EQ. FINISH: STAINLESS.

BREAK- PROVIDE NEW ACCESS PANEL ON NEW FURR-OUT WALL AT EXISTING DRAIN/PIPE AS REQUIRED. PAINT TO MATCH ADJACENT WALL WITH EPOXY PAINT. EXACT SPECIFICATIONS: TBD.

THROUGHOUT U.N.O.: PROVIDE AND INSTALL NEW MINI BLINDS TO MATCH EXISTING. PROVIDE CUT SHEET TO TENANT FOR REVIEW AND APPROVAL PRIOR TO ORDER AND INSTALL.

**DOOR NOTES**

LS = BLD STD LOCKSET

DB = BLD STD DEADBOLT LOCKSET

OCC = OCCUPANCY LOCKSET

CL = CLOSER

CA = CARD ACCESS SYSTEM BY OTHERS

THROUGHOUT U.N.O.: ALLOW FOR ELECTRICAL TO ACCOMMODATE SECURITY SYSTEM WHERE APPLICABLE.

THROUGHOUT- PROVIDE NEW BLD STD DOORS, FRAMES, AND HARDWARE WHERE NOTED ON PLAN.

BREAK/SVR- PROVIDE NEW BLD STD DOOR, FRAME, AND HARDWARE AS NOTED. DOOR TO HAVE NEW GLASS

VIEWING PANEL PER 2012 TAS REQUIREMENTS.

RECEP- PROVIDE NEW BLD STD LOWER CABINETS WHERE NOTED.

CABINETS: "FORMICA" OR EQUAL U.N.O.

COUNTERTOPS: "FORMICA" OR EQUAL U.N.O.

COFFEE- PROVIDE NEW BLD STD LOWER CABINETS WHERE NOTED.

BREAK- PROVIDE NEW BLD STD UPPER AND LOWER CABINETS AND APPROXIMATELY (2) MICROWAVE TOWERS WHERE NOTED. ALLOW FOR APPROXIMATELY (2) OPENINGS AT EACH MICROWAVE TOWER FOR TENANT'S

MICROWAVES. ALLOW FOR 36" SLANT SINK LOCATION. ALLOW FOR NEW COUNTERTOP, STRAIGHT EDGE WITH 1X4 BACKSPLASH. EXACT SPECIFICATIONS: TBD.

MEN'S/WOMEN'S (RR)- PROVIDE NEW COUNTERTOP, STRAIGHT EDGE WITH 1X4 BACKSPLASH. ALLOW FOR NEW ADA SLANT PANEL FOR NEW SINKS AS REQUIRED.

ON PLAN BY NOTATION

CL = CLOSER

CA = CARD ACCESS SYSTEM BY OTHERS

THROUGHOUT U.N.O.: ALLOW APPROXIMATELY (16) NEW 110V DUPLEX OUTLETS.

ALLOW APPROXIMATELY (10) NEW 110V DEDICATED CIRCUIT OUTLETS FOR EQUIPMENT.

OPEN- PROVIDE APPROXIMATELY (2) NEW VERTICALLY MOUNTED J-BOX TO PROVIDE POWER, VOICE AND

DATA TO SYSTEMS FURNITURE PROVIDED AND INSTALLED BY OTHERS AS REQUIRED.

OPEN- PROVIDE APPROXIMATELY (3) NEW CEILING MOUNTED J-BOX TO PROVIDE POWER, VOICE AND

DATA TO SYSTEMS FURNITURE PROVIDED AND INSTALLED BY OTHERS AS REQUIRED.

BREAK- PROVIDE APPROXIMATELY (6) NEW 110V DUPLEX OUTLETS FOR TENANT'S MICROWAVES. EXACT

LOCATIONS: TBD.

IT/SVR- RELOCATE EXISTING 208V OUTLETS TO CEILING AS REQUIRED TO ACCOMMODATE TENANT'S

EQUIPMENT. VERIFY EXACT REQUIREMENTS WITH TENANT.

IT/LAB- RELOCATE EXISTING 208V OUTLETS TO RACKS AS REQUIRED. PROVIDE APPROXIMATELY (1) NEW

208V. VERIFY EXACT REQUIREMENTS WITH TENANT.

ELECTRICAL NOTES

THROUGHOUT U.N.O.: THROUGHOUT U.N.O.

PROVIDE AND INSTALL APPROXIMATELY (122) NEW LED FIXTURES WITH DIRECT/INDIRECT LENS. "LITHONIA" OR EQUAL.

THROUGHOUT- EXISTING BLD STD CEILING GRID TO REMAIN THROUGHOUT, U.N.O. REPAIR/TOUCH UP GRID AS REQUIRED. PROVIDE NEW BLD STD CEILING TILES. "ARMSTRONG" OR EQUAL. COLOR: WHITE.

RECEP- MODIFY EXISTING CEILING CONDITION TO ACCOMMODATE NEW LAYOUT AS REQUIRED.

WORK- PROVIDE NEW BLD STD CEILING GRID AND TILES TO ALIGN WITH TOP OF OVERHEAD DOOR

FRAMES. "ARMSTRONG" OR EQUAL. COLOR: WHITE.

FINISH NOTES

THROUGHOUT- PROVIDE NEW PAINT THROUGHOUT ALLOW FOR (3) ACCENT COLOR.

LOCATIONS: TBD. "SHERWIN WILLIAMS" OR EQUAL. COLOR: TBD.

OPEN- PROVIDE NEW CARPET TILE FLOORING WHERE SHOWN. "SHAW CONTRACT" OR EQUAL.

ALLOW \$24 SF INSTALLED. PROVIDE NEW RUBBER BASE TO MATCH EXISTING. "ROPPE" OR

EQUAL. BY COLOR: ■■■■■

WORK- EXISTING FLOORING TO REMAIN WHERE SHOWN. BY COLOR: ■■■■■

WORK- PROVIDE NEW STAINED CONCRETE TO MATCH EXISTING WHERE SHOWN. "BOMANITE" OR EQUAL. COLOR: TBD. BY COLOR: ■■■■■

PRELIMINARY PLAN

NOT FOR REGULATORY

APPROVAL,

PERMITTING, OR

CONSTRUCTION

\*SUITE HAS NOT BEEN FULLY PLACED.

ROOM SIZES ARE APPROXIMATE.

FINAL DETERMINATION OF FURNITURE SIZES OR PLACEMENT.

VERIFIED FOR EXISTING CONDITIONS.

APPROVAL, AND

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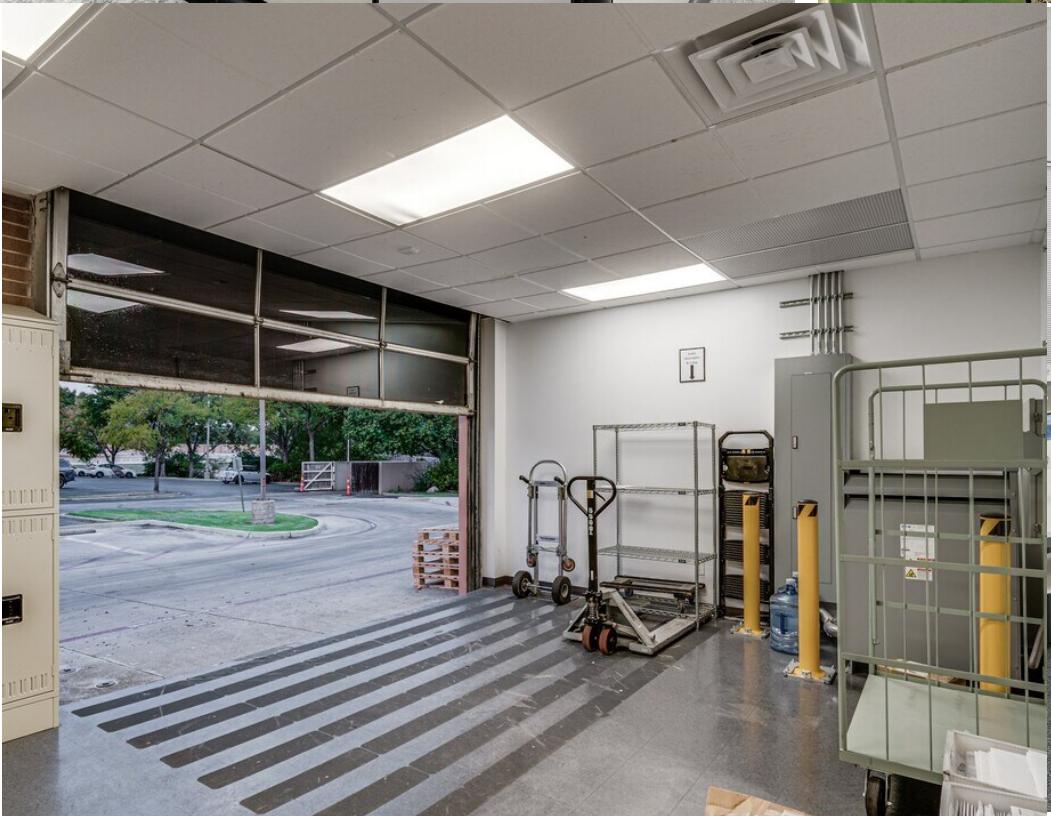
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FINAL DETERMINATION OF FURNITURE SIZES OR PLACEMENT.

VERIFIED FOR EXISTING CONDITIONS.





Property Images | Unique Owner User Investor Opportunity



## 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:
  - 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 coincidental 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>William N. Roth</b>	<b>279620</b>	<b>wmroth@aol.com</b>	<b>(972)231-2424</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Maxx Lovern</b>	<b>624179</b>	<b>Maxx.Lovern@gmail.com</b>	<b>(972)231-2424</b>
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](http://www.trec.texas.gov)  
IABS 1-0