



8408 Davis Blvd Suite 240 – 3,193 SF Available For Sublease



Forward thinking  
commercial real estate.

[streetrealty.com](http://streetrealty.com)

OFFERED BY

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**Street Realty, LLC**  
3909 Hulen St.  
Fort Worth, TX 76107







# 3,193 RSF AVAILABLE FOR SUBLEASE

8408 Davis Blvd., Suite 240 North Richland Hills, TX 76182



## PROPERTY DESCRIPTION

Modern office space at 8408 David Blvd. This property offers a range of enticing features, including open floor plans, state-of-the-art facilities, and ample parking for tenants and guests. The property boasts a prime location, ensuring excellent visibility and accessibility. Elevate your business operations in a premier location designed to exceed expectations.

## PROPERTY HIGHLIGHTS

- Attractive Plug & Play Sublease Option
- Sublease Term Thru 5/27/2028
- Professional office space
- High visibility location
- Ample parking for visitors
- Modern interior finishes

## LOCATION DESCRIPTION

Discover the thriving community surrounding the property, located in the heart of North Richland Hills, TX. Embrace the convenience of a well-connected location, with easy access to major highways and public transportation. Enjoy a diverse selection of dining options, retail centers, and recreational attractions such as NRH2O Family Water Park and NRH Centre. The vibrant area offers a perfect balance of work and leisure, providing employees with an array of amenities and entertainment options to enjoy during and after office hours. With a rich cultural scene and nearby green spaces, the location presents an ideal setting for a productive and fulfilling work environment.

## SPACES

## LEASE RATE

## SPACE SIZE

8408 Davis Boulevard

\$20.00 SF/yr

3,193 SF

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## OFFICE FOR LEASE

North Richland Hills, TX 76182

### 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.

Street Realty	9010542	alex@streetrealty.com	817.469.4868
Licensed Broker / Broker Firm Name	License Number	Email	Phone
Alex S. Bryant	568528	alex@streetrealty.com	713.992.2548
Designated Broker of Firm	License Number	Email	Phone

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



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