

CHAMPIONS BUSINESS PARK

1015 CHAMPIONS DRIVE, ALEDO TX 76008
817.390.0202 | WWW.CHAMPIONSBUSINESSPARK.COM
OWNED & MANAGED BY WESTBROOK COMPANIES



THE COMMUNITY NEWS

ALEDO WORKSPACE

ALEDO WORKSPACE

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100



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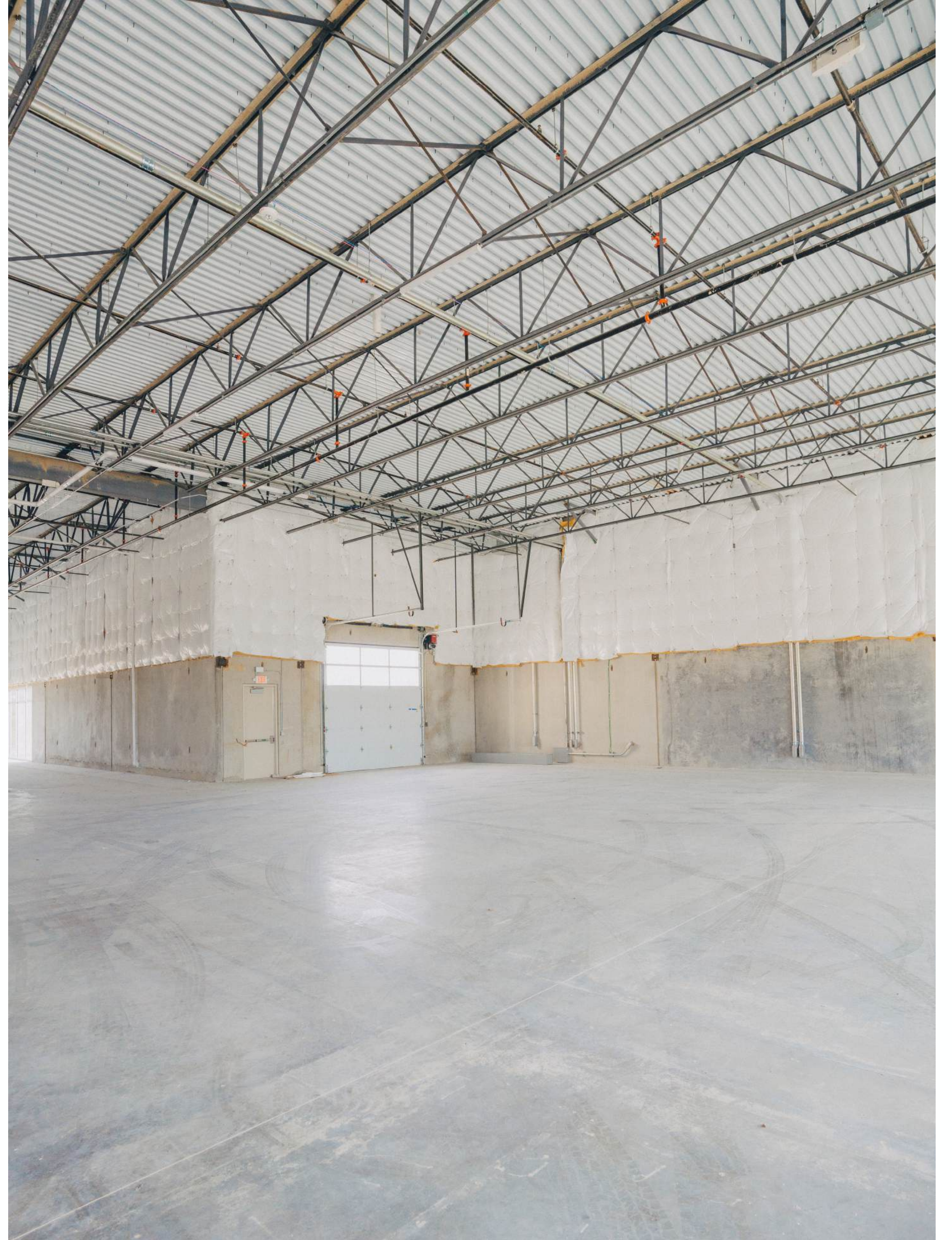
- INDUSTRIAL FLEX**
- BUILDING SIZE: 27,795 SF
 - PARKING RATIO: UP TO 8/1,000 SF
 - 20' - 24' CLEAR HEIGHT
 - GRADE LEVEL AND DOCK HIGH
MOTORIZED DOORS
 - FIRE SPRINKLERS
 - 24HR EXTERIOR VIDEO SECURITY
 - HIGH SPEED FIBER INTERNET
 - THERMAL INSULATION - R25
 - LED WAREHOUSE LIGHTING
 - ZONED: MANUFACTURING/INDUSTRIAL
DISTRICT - LIGHT (M-1).

PROPERTY FEATURES

- **Industrial Flex**
- **Building Size: 27,795 SF**
- **Parking ratio: Up to 8/1,000 SF**
- **20' - 24' Clear Height**
- **Grade level and dock high motorized doors**
- **Optional Access and Membership to CoWorking Space inside building**
- **Signage location available**
- **Fire sprinklers**
- **24hr exterior video security**
- **High speed fiber internet**
- **Thermal insulation - R25**
- **LED Warehouse Lighting**
- **Zoned: Manufacturing/Industrial District – Light (M-1).**
- **Just off of FM 1187, and ± 1.6 miles from IH-20 in Aledo, TX, one of the fastest growing areas in the state just minutes west of Fort Worth.**









THE NUMBERS

- \$12.75 sq/ft for warehouse - modified gross
- Approx \$35 sq/ft for office build out - modified gross
- Optional Membership to CoWorking Space inside building with ready-to-move in offices, starting at \$375 per month

ALEDO

WORKSPACE

PRIVATE TURNKEY OFFICES WITH CO-WORKING AMENITIES
INSIDE CHAMPIONS BUSINESS PARK

ALEDO WORKSPACE

1015

CHAMPIONS DRIVE

on the historic **Bankhead Highway**

- Private Offices with CoWorking Amenities
- High Speed Fiber Optic Internet
- Ethernet, Wifi, and VoIP connections
- 24/7 Access
- Mail Service
- Conference Room with Airplay TV
- Community Kitchen, Refrigerator, & Microwave
- Community printer/fax/copy machine
- Keycard Access to Facility & Office - 24 Hour Video Security
- Vibrant Community of Professionals

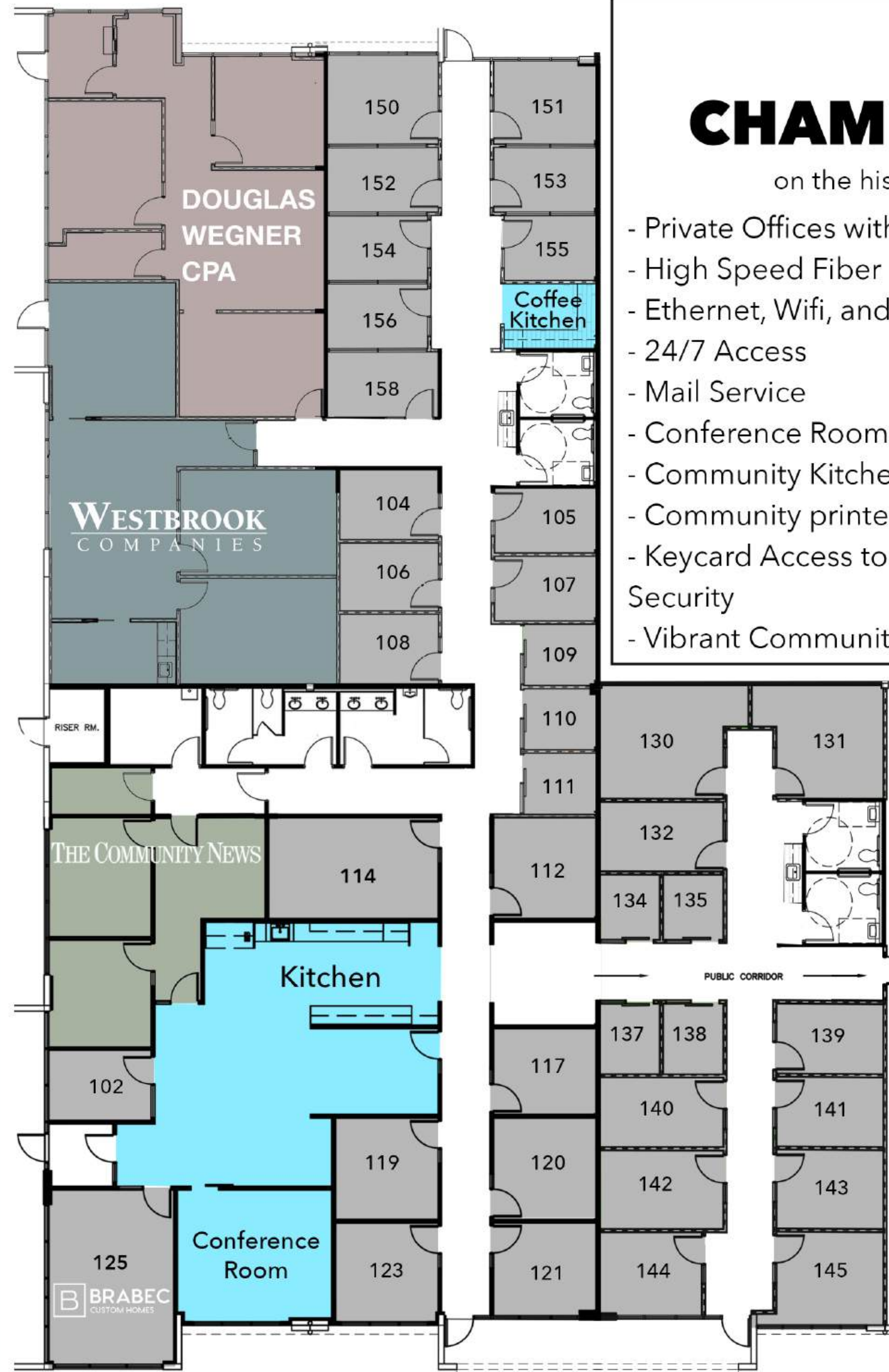
**Fully Furnished!
READY TO MOVE-IN**

Available

Occupied

Text 817-458-8254 to join
waitlist

**Quit the commute.
Get out of the house.
Discover your perfect office.**



Come Tour! | 817-458-8254 | Visit www.aledoworkspace.com



NEW EXPANSION

- Coming in Q1 of 2024, we will be adding ten (10) more co-working offices at Aledo Workspace
- These new offices will start at \$600 a month
- Every offices comes furnished with an Uplift Desk and chair
- Access to our complimentary coffee bar
- Access to Conference Room equipped with Apple AirPlay
- Included AT&T hi-speed fiber optic internet with both WiFi, Ethernet and VoIP connections
- Included Janitorial Service
- 24/7 Access to the building and your office with key fobs
- 24 Hour Video Security





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.

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.

Westbrook Project Management, LLC dba Westbrook Real Estate Company	9006496		817-386-1500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
J. Michael Fisher	172413	mfisher@westbrookcompanies.com	817-386-1500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate Fred Disney	License No. 158523	Email fdisney@westbrookcompanies.com	Phone 817-300-0262
George Montague	709816	gmontague@westbrookcompanies.com	817-713-5189
Andrew Disney	797708	adisney@westbrookcompanies.com	817-946-1287
Sales Agent/Associate’s Name	License No.	Email	Phone

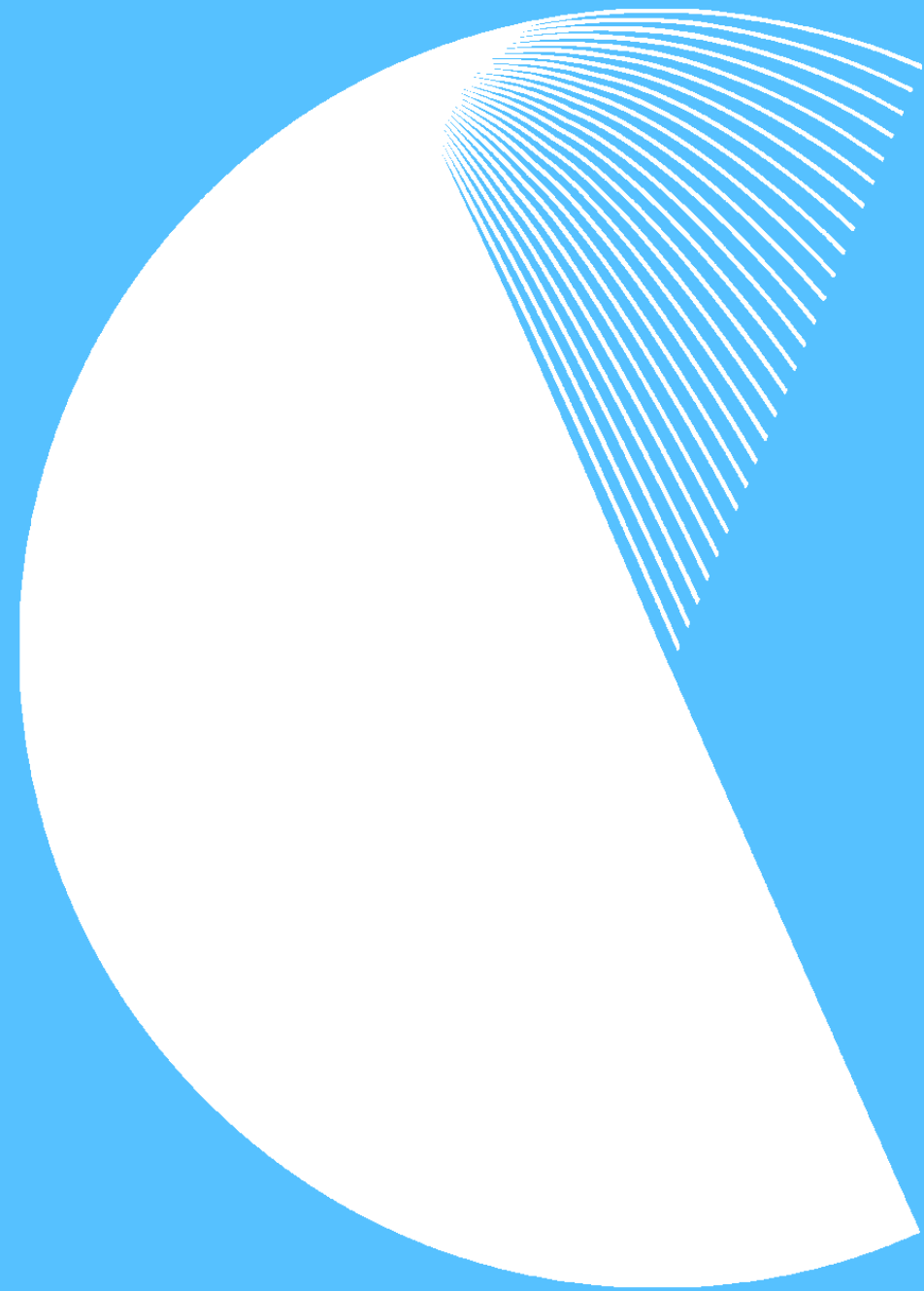
Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0
TXR 2501



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