

820 Business Park

2,000 – 15,000 SF Warehouse/Office Suites

FOR LEASE

2702–3156 SE Loop 820
FORT WORTH TEXAS



FORMATION
REAL ESTATE

EXCLUSIVELY MARKETED BY

GRACE RUBY

Senior Associate

grace.ruby@formationtx.com

M: 817.614.3717

2906 SE Loop 820 | Suite G

Fort Worth, Texas 76140

ROBERT SAWYER

Principal | Broker

rsawyer@formationtx.com

M: 817.368.6050

2906 SE Loop 820 | Suite G

Fort Worth, Texas 76140

DAVID BARBER

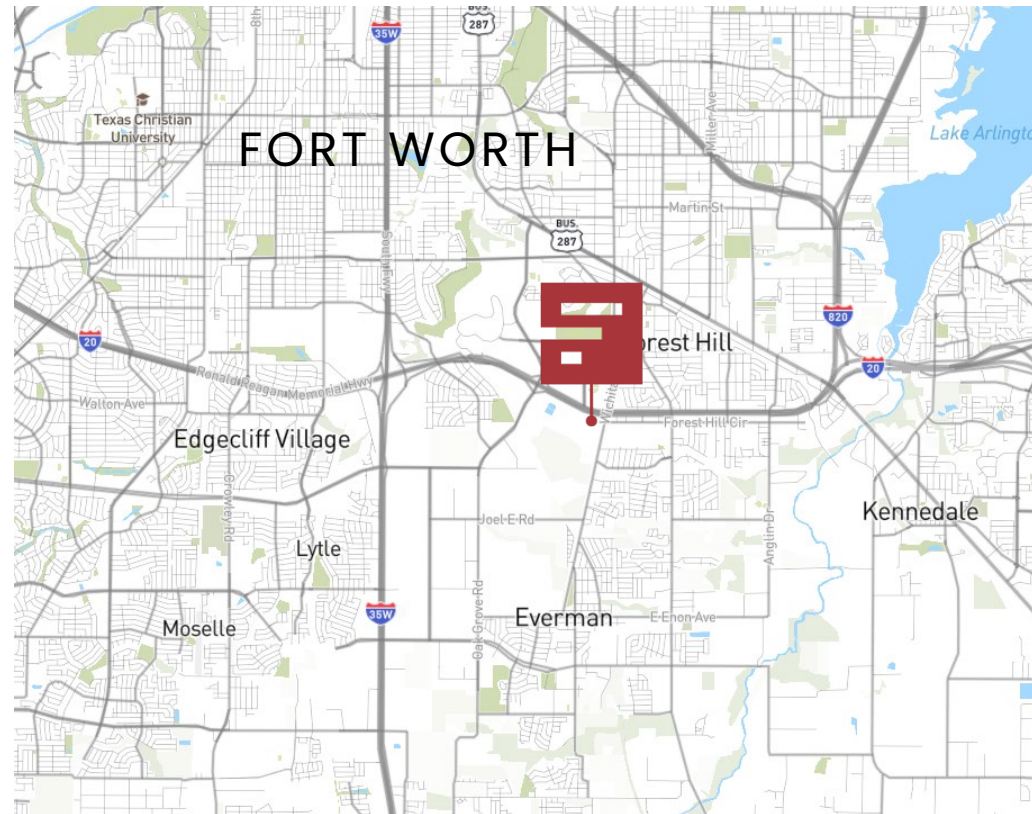
Principal | Partner

dbarber@formationtx.com

M: 817.366.7386

2906 SE Loop 820 | Suite G

Fort Worth, Texas 76140



PROPERTY OVERVIEW



SUITE	TOTAL SF <i>Office SF</i>	NOTES + LOADING
2804	2,000 2,000	100% Office
2728	2,500 200	1 Grade Level 1 Half Dock
3006	2,500 1,000	1 Ramp
3012	2,500 2,500	100% Office 1 Half Dock
2744-2746	5,000 2,000	2 Grade Level
2848-2850	10,000 2,000	2 Grade 1 Dock
2762-2772	15,000 1,500	4 Dock 2 Ramp

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 work 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 other 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.

Formation Real Estate, LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name
Email: rsawyer@formationtx.com

9004385

License#

(817) 368-6050

Phone

Robert Sawyer

Designated Broker of Firm
Email: rsawyer@formationtx.com

578726

License#

(817) 368-6050

Phone

John Jinks

Licensed Supervisor of Sales
Agent/Associate
Email: jjinks@formationtx.com

603059

License#

(512) 791-7329

Phone

David Barber

Sales Agent/Associate's Name
Email: dbarber@formationtx.com

457259

License#

(817) 366-7386

Phone

Grant Huff

Sales Agent/Associate's Name
Email: ghuff@formationtx.com

567097

License#

(817) 457-2343

Phone

Grace Ruby

Sales Agent/Associate's Name
Email: grace.ruby@formationtx.com

754006

License#

(817) 614-3717

Phone

837227

License#

(214) 796-6684

Phone

Buyer/Tenant/Seller/Landlord Initials

Date