

TRANSWESTERN FORT WORTH

# MEDICAL / OFFICE SPACE FOR LEASE

1201 SUMMIT AVE, FORT WORTH, TEXAS

Entire 3rd and 5th Floors - Up to 7,474 Square Feet (divisible)



TRANSWESTERN

REAL ESTATE  
SERVICES

PRESENTED BY:

**Bill Behr**

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# 1201 SUMMIT AVENUE

FORT WORTH, TEXAS 76102



Third floor reception area



Third floor

## PREMISES INFORMATION:

- Two full floors of available space, each consisting of 3,737 square feet for a total available area of 7,474 square feet.
- Each floor can be leased together or individually.
- Third floor was recently remodeled and upgraded for a former physical rehab clinic with the following configuration:
  - Large, elevator exposure reception area; three private offices; two exam rooms; lab, breakroom; large open work area; storage/IT and two restrooms.
- Fifth floor was also recently renovated for a chiropractic clinic with the following configuration:
  - Large, elevator exposure reception area; large business office; four exam rooms; two consult rooms; two-person private office; one-person private office; X-Ray room; large open rehab/work area; break area and two restrooms.

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# 1201 SUMMIT AVENUE

FORT WORTH, TEXAS 76102



Fifth floor reception area



Fifth floor

## BUILDING/LOCATION INFORMATION:

- Financially strong Fort Worth-based ownership and professionally managed.
- Adjacent to Fort Worth medical district for convenient access to area hospitals, clinics and other medical practices.
- Free surface parking avoids hassle of multi-level parking garages.
- Easy access to major thoroughfares.

## OTHER AMENITIES :

- On-call maintenance personnel to rapidly respond to tenant service requests.
- Common area vending area.

## QUOTED RENTAL RATE:

- \$22.00/SF + NNN (NNN - \$10.84/SF)

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**CHRYSLER FINANCIAL SERVICES**

DO NOT ENTER

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# 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 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.

<b>Transwestern Commercial Services Fort Worth LLC</b>	<b>9000246</b>	License No.	<b>(817)877-4433</b>	Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name				
<b>Paul Wittorf</b>	<b>479373</b>	License No.	<b>paul.wittorf@transwestern.com</b>	Phone
Designated Broker of Firm				
<b>Leland Alvinus Prowse IV</b>	<b>450719</b>	License No.	<b>leland.prowse@transwestern.com</b>	Phone
Licensed Supervisor of Sales Agent/ Associate				
<b>William Guy Behr</b>	<b>351049</b>	License No.	<b>bill.behr@transwestern.com</b>	Phone
Sales Agent/Associate's Name				
	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)  
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