

GLENVIEW PROFESSIONAL I - 7505 GLENVIEW DRIVE



GLENVIEW PROFESSIONAL II - 7560 GLENVIEW DRIVE



GLENVIEW PROFESSIONAL III - 4105 CITY POINT DRIVE



OFFICE/MEDICAL FOR LEASE

North Richland Hills, TX 76180

Highlights

- Three (3) buildings ideal for medical or general office use
- Extensive exterior/interior remodel to Glenview Professional I & II recently completed
- Renovations include modern façade and common area finishes, LED lighting, parking area repairs, new monument signs, and upgraded security system.
- Surface and covered reserved parking
- Monument and Building Signage available
- Adjacent to Medical City North Hills, Calloway Creek Surgery Center, NRH City Hall, and the new City Point Development, a multi-phase project consisting of 70,000 square feet of commercial space, a high-end hotel, 370 single-family homes, and approximately 400 multi-family residences
- Convenient access to NE Loop 820, Hwy. 26, and S.H. 183/121
- Responsive, on-site ownership and management

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City Point North Richland Hills is a new development consisting of

60,000	364
sf in commercial space	single family homes
30,000	400-600
sf of restaurant space	multi-family homes
30,000	4
sf retail & office space	acres of parks & trails

Property	Glenview Professional I 7505 Glenview Drive North Richland Hills, TX 76180	Glenview Professional II 7560 Glenview Drive North Richland Hills, TX 76180	Glenview Professional III 4105 City Point Drive North Richland Hills, TX 76180
Total RBA	12,700 SF	10,294 SF	15,341 SF
SF Available	975 SF	1,083 - 2,025 SF	2,290 - 6,569 SF
Quoted Rate	\$16.00 PSF+NNN	\$16.00 PSF+NNN	\$17.00 PSF+NNN
2024 Est NNN's	\$3.75 PSF	\$4.00 PSF	\$5.15 PSF



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Glenview Professional I - 7505 Glenview Drive

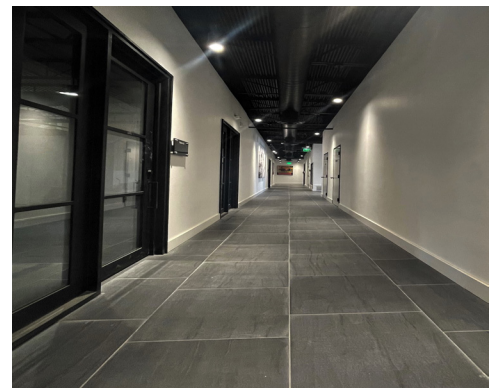
Suite	RSF	Max Contiguous	Notes
153	975	975 SF	Open work area

Glenview Professional II - 7560 Glenview Drive

Suite	RSF	Max Contiguous	Notes
100	1,083	1,083 SF	Large private office, open work area, break area with sink, restroom.
102	2,025	2,025 SF	Reception with built-in countertops, 2 private offices on glass, large open work area, break room/storage, IT closet, en suite restroom.

Glenview Professional III - 4105 City Point Drive

Suite	RSF	Max Contiguous	Notes
A	2,290	6,569 SF	Shell condition - ready for tenant finishes.
B	4,279	6,569 SF	Shell condition - ready for tenant finishes.





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.

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 Buyer/Tenant/Seller/Landlord Initials Date