

FOR LEASE

Crosslands Plaza

6310-6420 SW Blvd | Benbrook (Fort Worth), TX 76109



SPACE AVAILABLE

545-11,014 RSF

PRICING INFORMATION

\$18 - \$19 PSF
Full Service

LOCATION

NEC Southwest Blvd &
Crosslands Rd

TRAFFIC GENERATORS



- Great Location in Southwest Fort Worth near 183 & I-20 with Easy Access to Chisholm Trail Parkway
- Recent Upgrades to Common Areas
- Several Office Configurations Available for Wide Variety of Office Users Including Second Generation Medical Space
- On-Site Maintenance, Free Surface Parking, and 24 Hour Access
- 1 mile from Waterside's Food, Shopping and Entertainment, and Strong Retail Corridor

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	5 MILE
Population	9,590	36,165	88,437	248,761
Employees	7,175	25,105	47,699	103,995
Average HH Income	\$90,106	\$87,902	\$85,081	\$79,605
2018-2023 Annual Rate	2.60%	2.26%	2.30%	2.38%
Traffic Count	41,000 VPD @ Southwest Blvd & Crosslands Rd			

*STDBonline.com 2019



Randy Scott / Jeff Marek

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AVAILABILITIES			
BLDG - SUITE	DETAILS	RSF	PSF
6310-100	Multiple offices, Breakroom, Conference Room	2,282	\$18
6310-106	Multiple offices, Breakroom, Conference Room	3,958	\$18
6310-200	Former Medical Office	4,373	\$18
6310-204	Many offices and other amenities (Availability Pending)	11,014	\$18
6320-201	6 Offices, Bullpen, Breakroom, Conference Room	5,822	\$18
6320-204	Reception Area, Office, Storage	545	\$18
6410-104	Reception Area, 9 Offices, Conference Room, Break Room	2,263	\$18
6410-128	Large Bull Pen, 3 Offices, Storage/IT	1,745	\$18
6410-206	One Large Open Area and One Private Office	853	\$18



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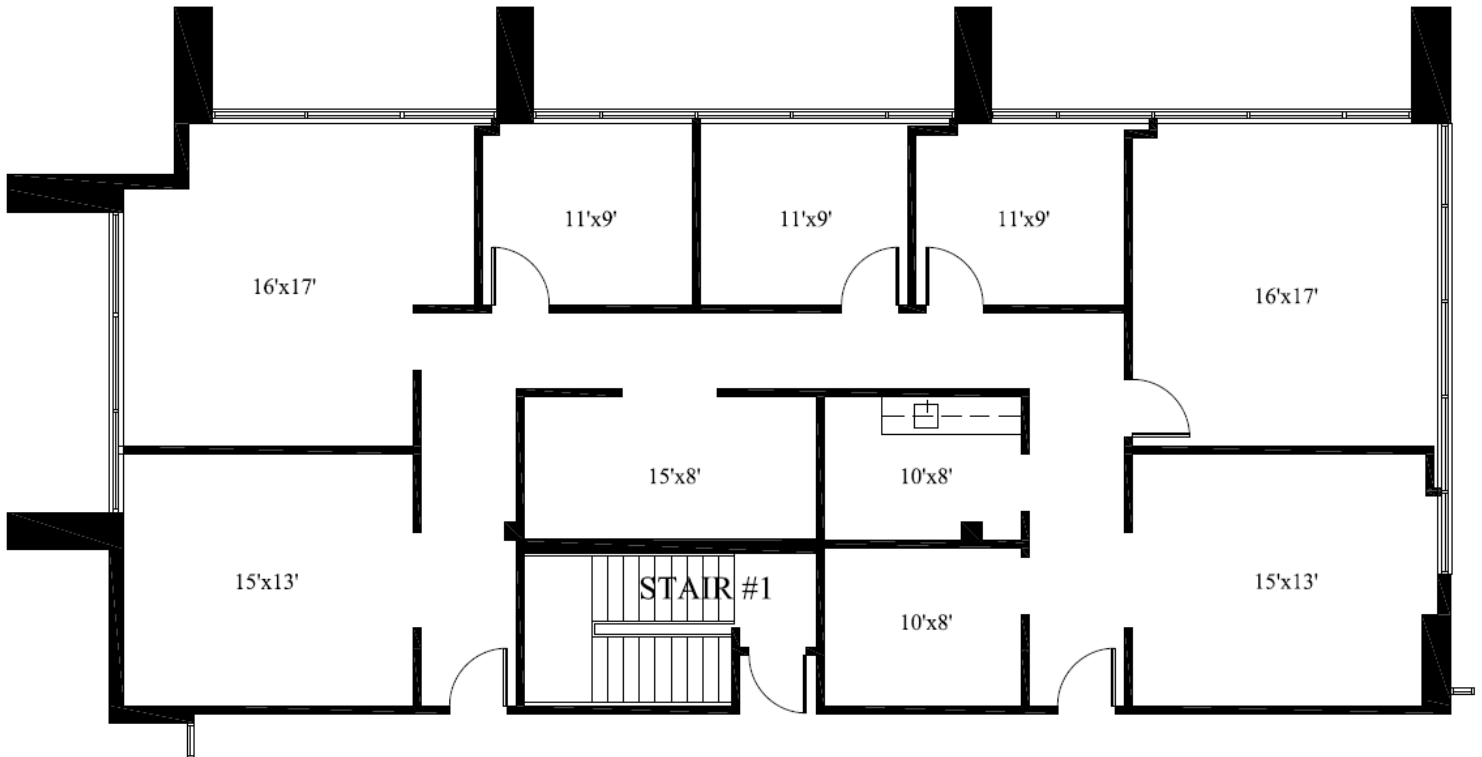
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VISION
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FLOOR PLAN

Suite 6310-100 - 2,282 RSF



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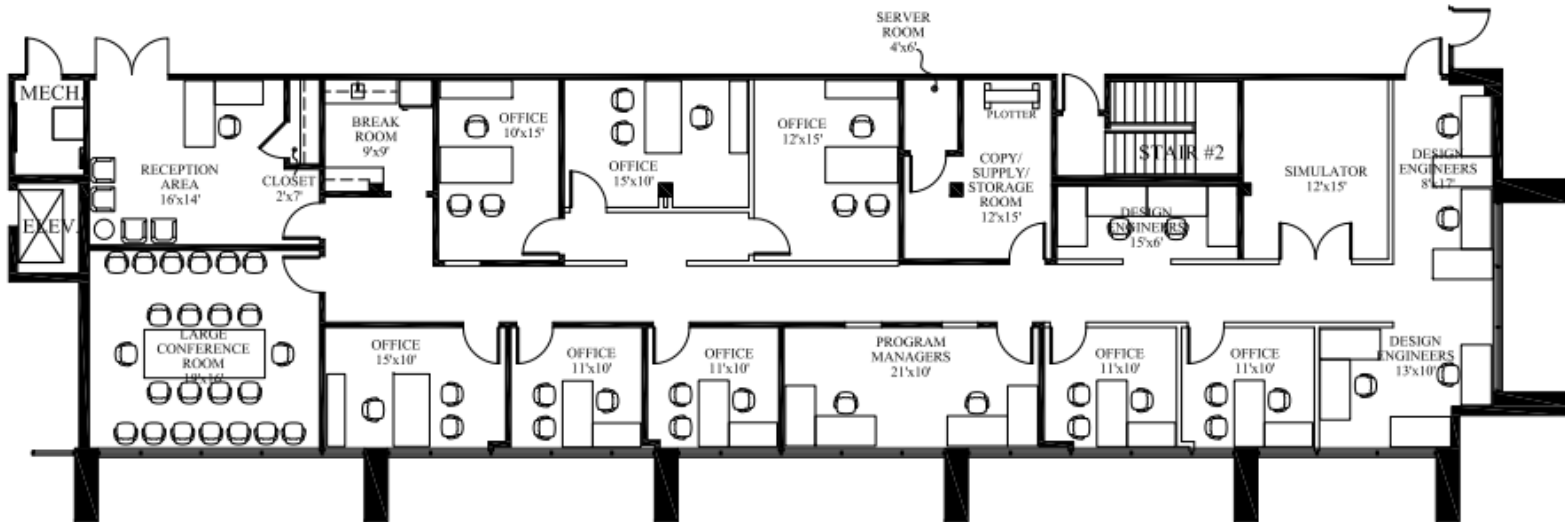
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VISION
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FLOOR PLAN

Suite 6310-106 - 3,958 RSF



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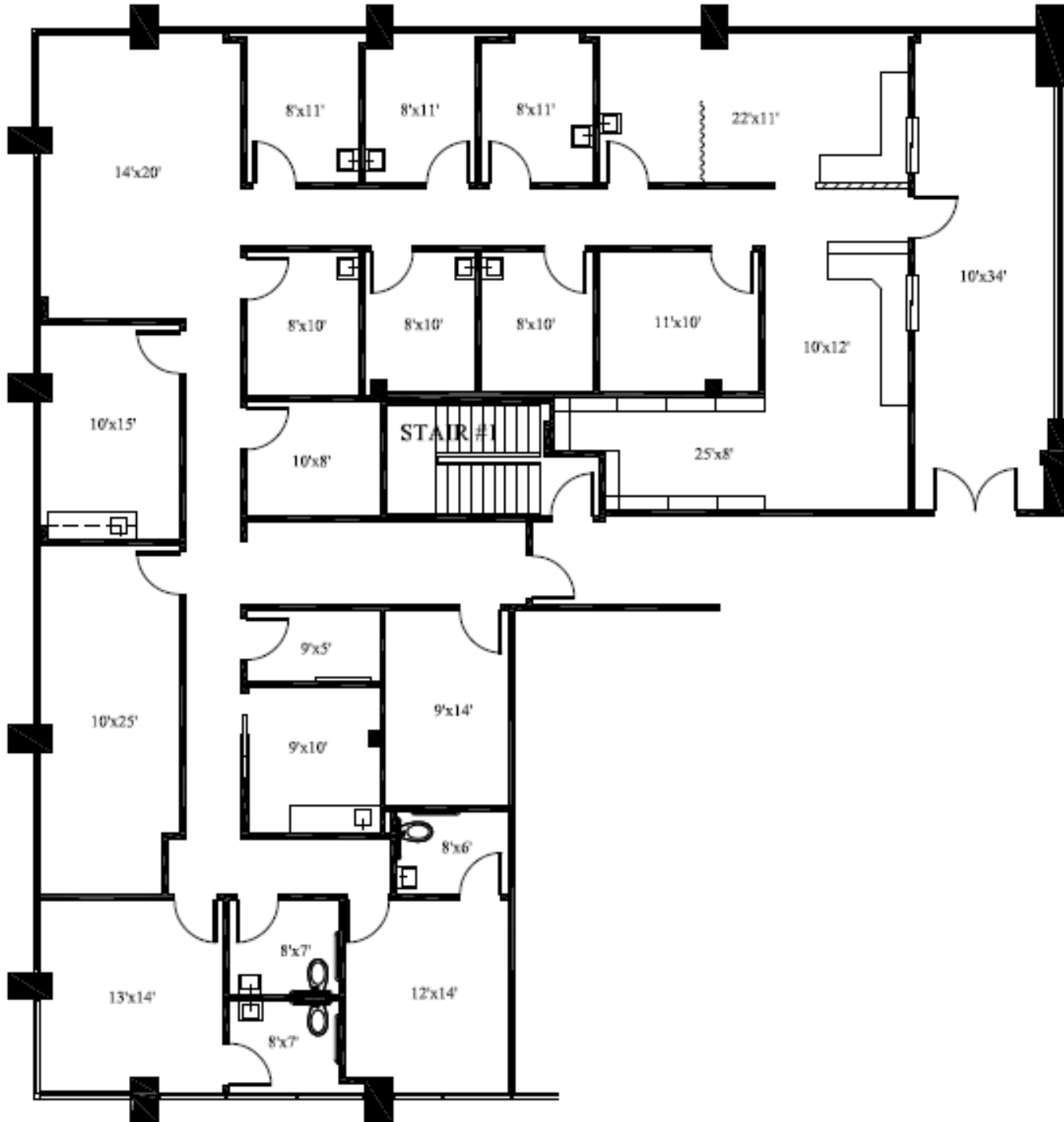
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VISION
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FLOOR PLAN

Suite 6310-200 - 4,373 RSF



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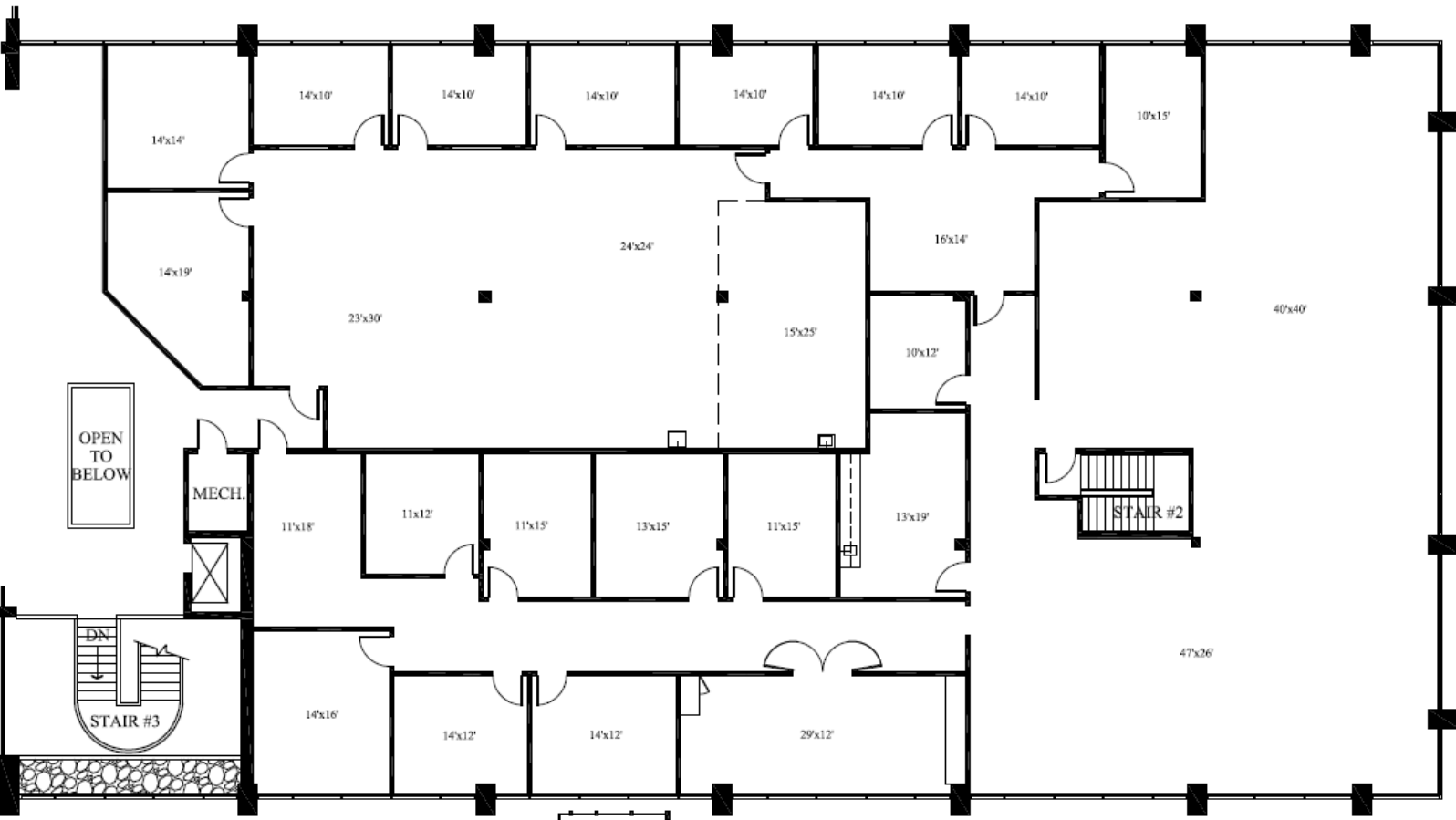
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VISION
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FLOOR PLAN

Suite 6310-204 - 11,014 RSF



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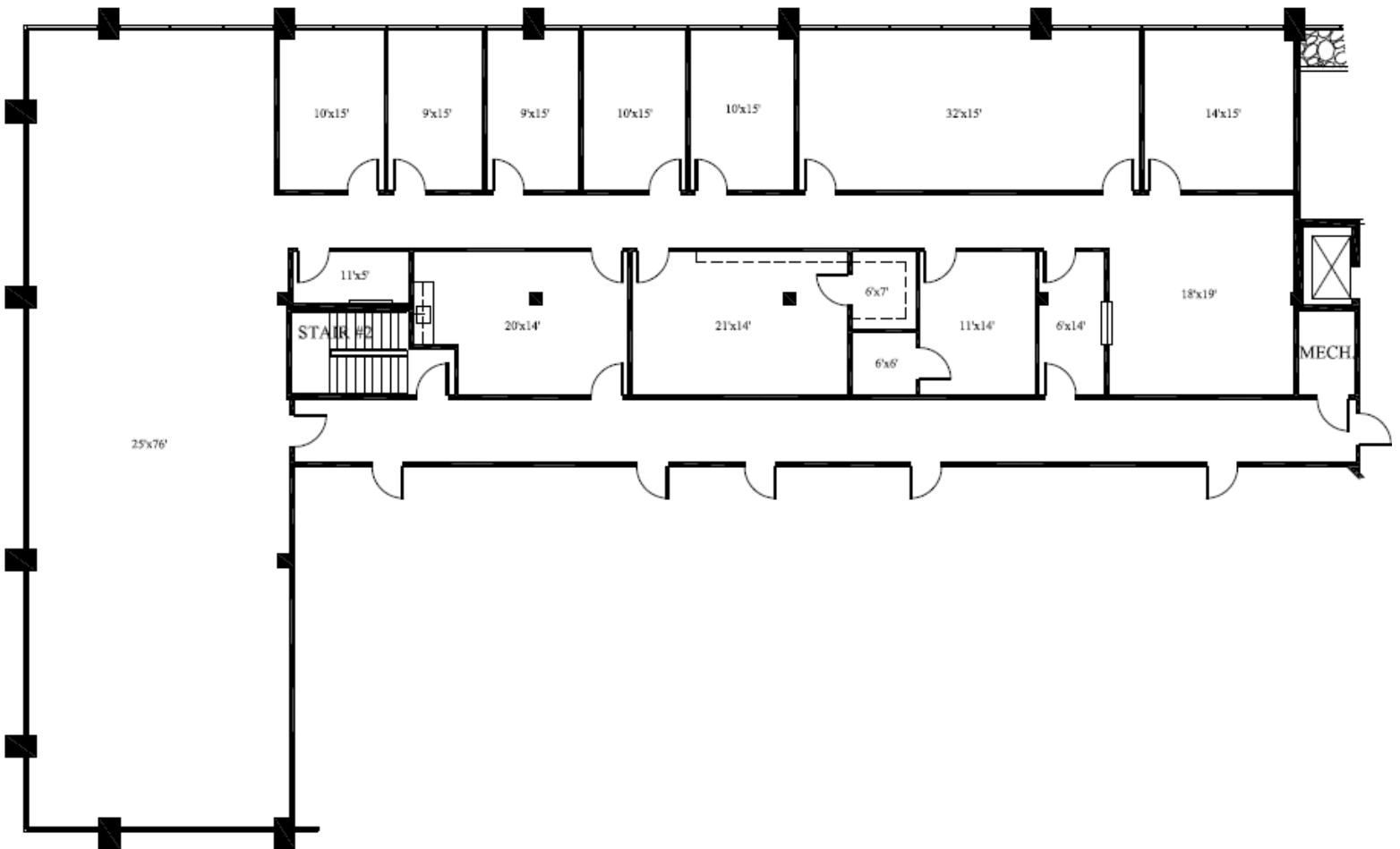
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VISION
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FLOOR PLAN

Suite 6320-201 - 5,822 RSF



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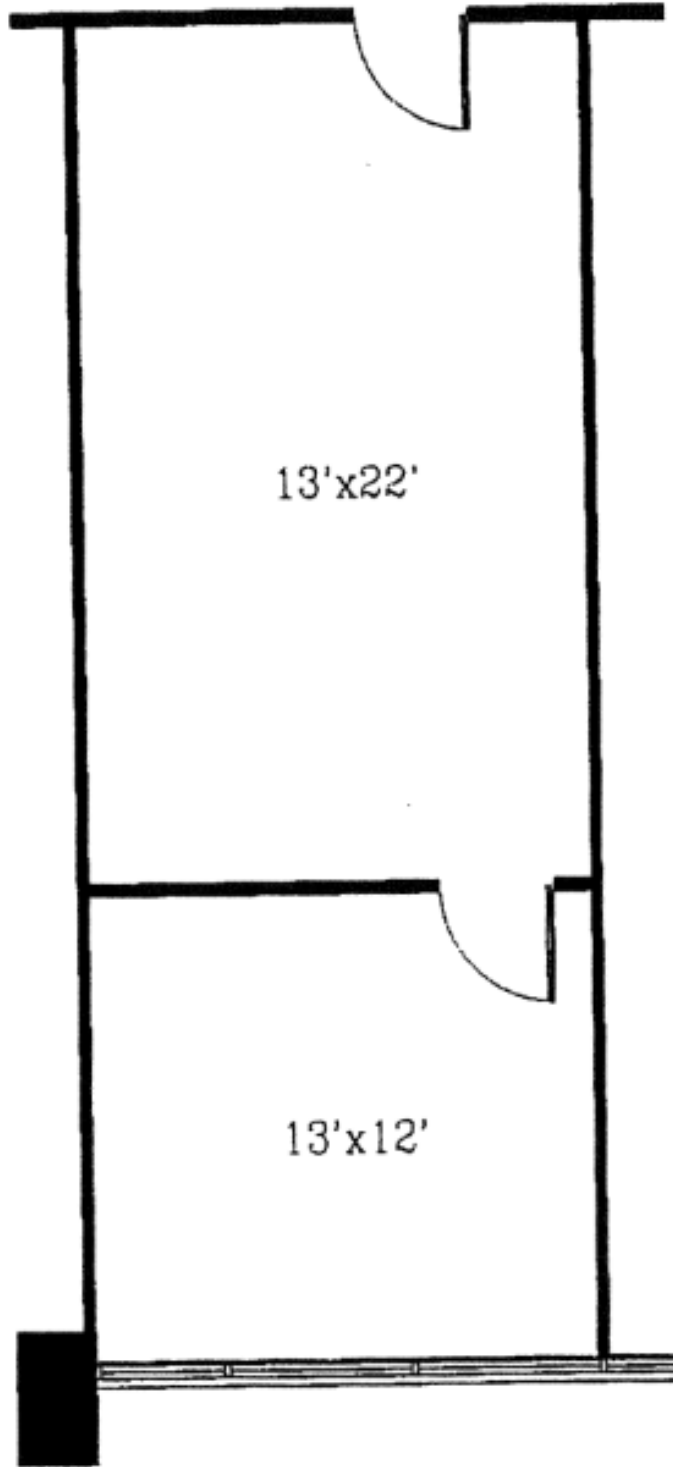
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VISION
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FLOOR PLAN

Suite 6320-204 - 545 RSF



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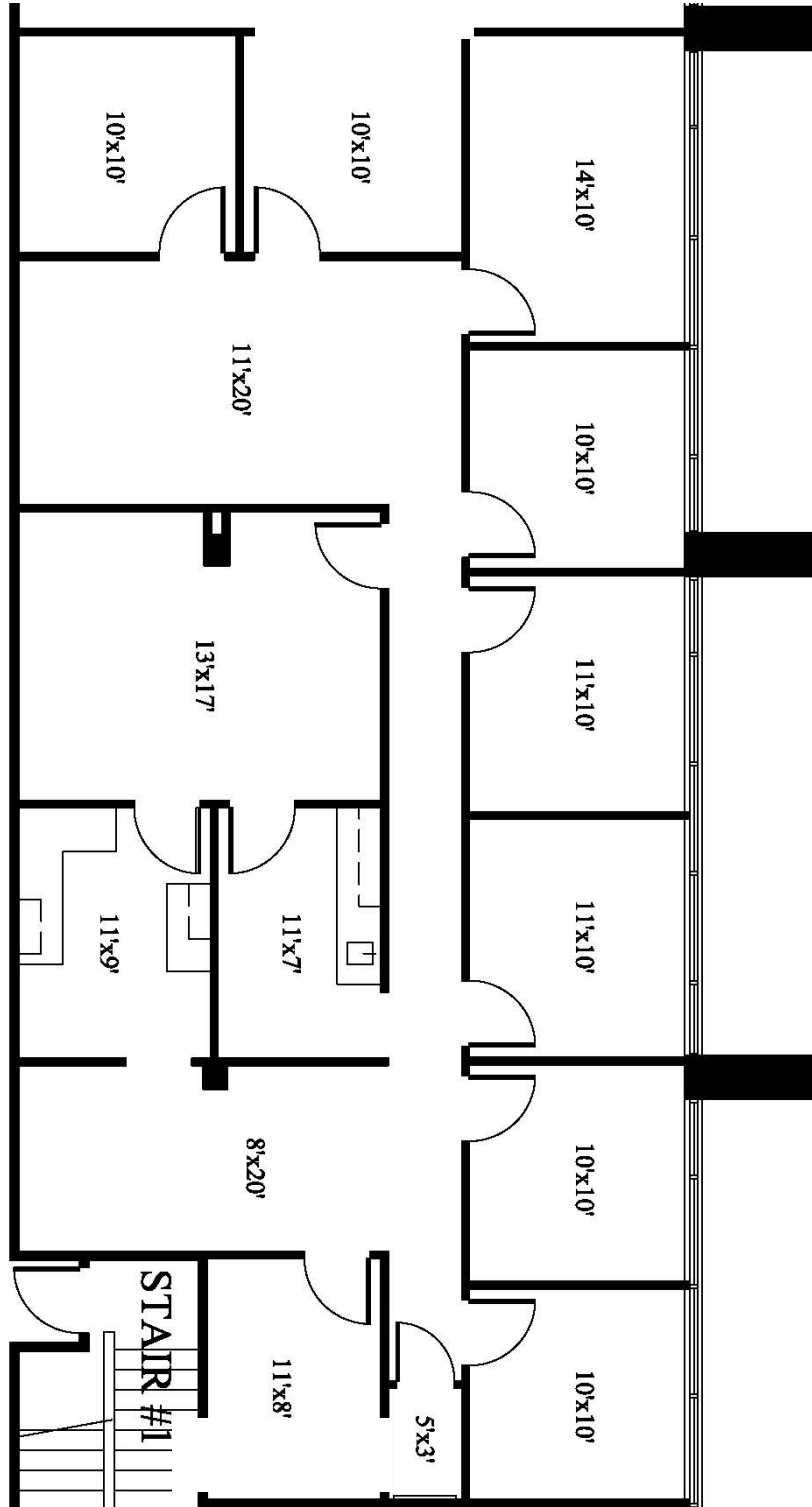
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VISION
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FLOOR PLAN

Suite 6410-104 - 2,263 RSF



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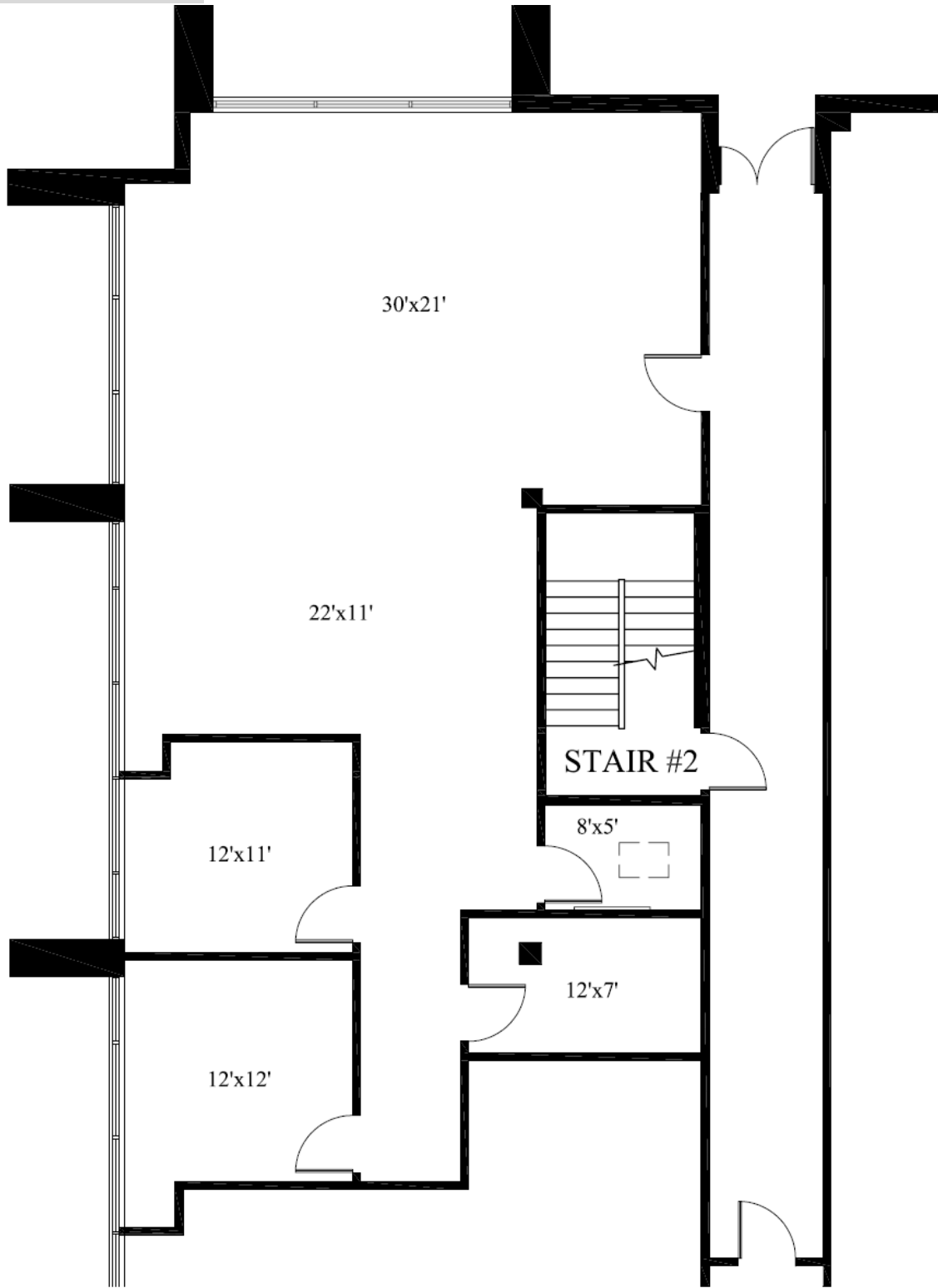
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VISION
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FLOOR PLAN

Suite 6410-128 - 1,745 RSF



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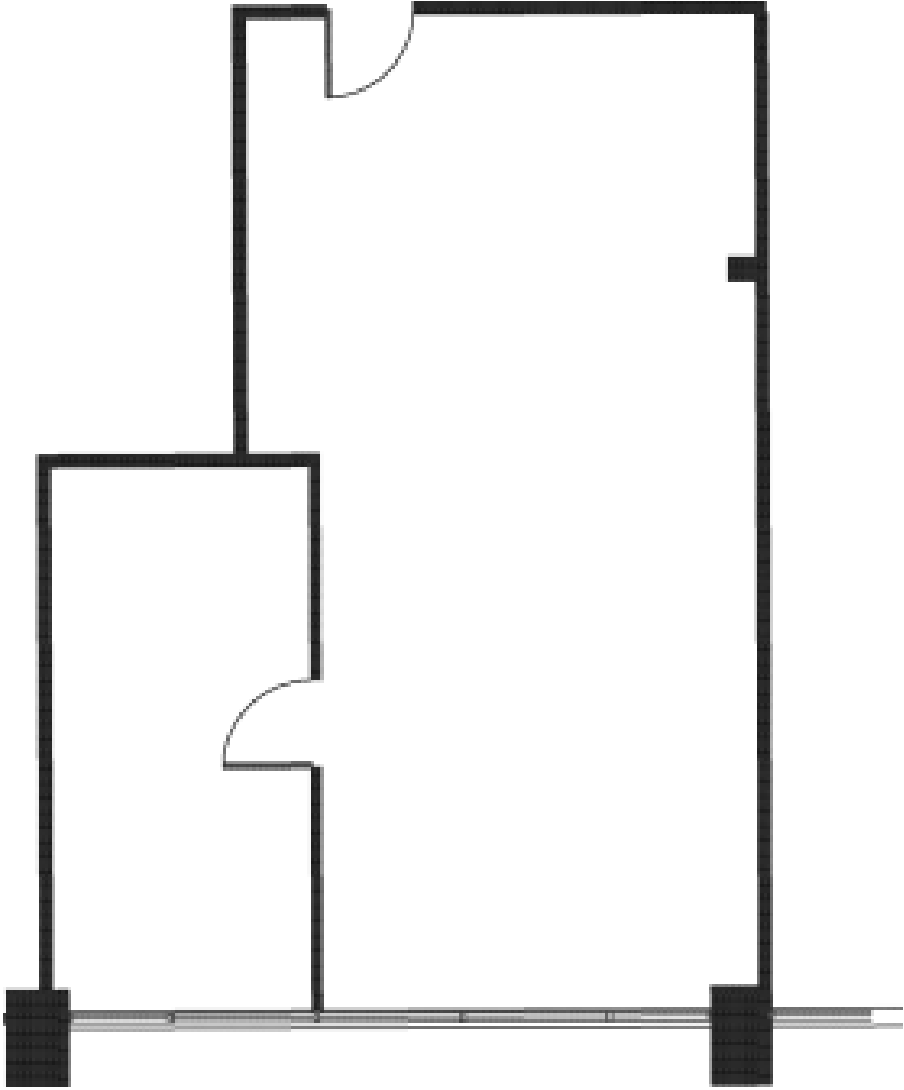
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VISION
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FLOOR PLAN

Suite 6410-206 - 853 RSF



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Information On 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.

Vision Commercial RE DFW LLC

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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