

FOR LEASE

Arlington Office Space

1420 N Cooper St | Arlington, TX 76012



SPACE AVAILABLE

1,141 SF

- Prime location seconds away from HWY I-30
- Pylon sign visibility opportunity for tenant
- Office building with plenty of parking spaces available (25 spaces)
- High traffic count on N Cooper St with constant movement
- Competitive rental rates in a desired area

PRICING INFORMATION

\$19 PSF Gross

LOCATION

SWC of W Rd to Six Flags St & N Cooper St

TRAFFIC GENERATORS



DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	13,507	52,281	103,449	283,312
Employees	8,457	36,892	68,650	135,268
Average HH Income	\$66,022	\$70,806	\$69,105	\$50,091
2020-2025 Annual Growth Rate	2.88%	1.11%	0.89%	0.9%
Traffic Count	22,324 VPD @ W Lamar Blvd & N Cooper St			

*STDBonline.com 2021



Karam Khalil

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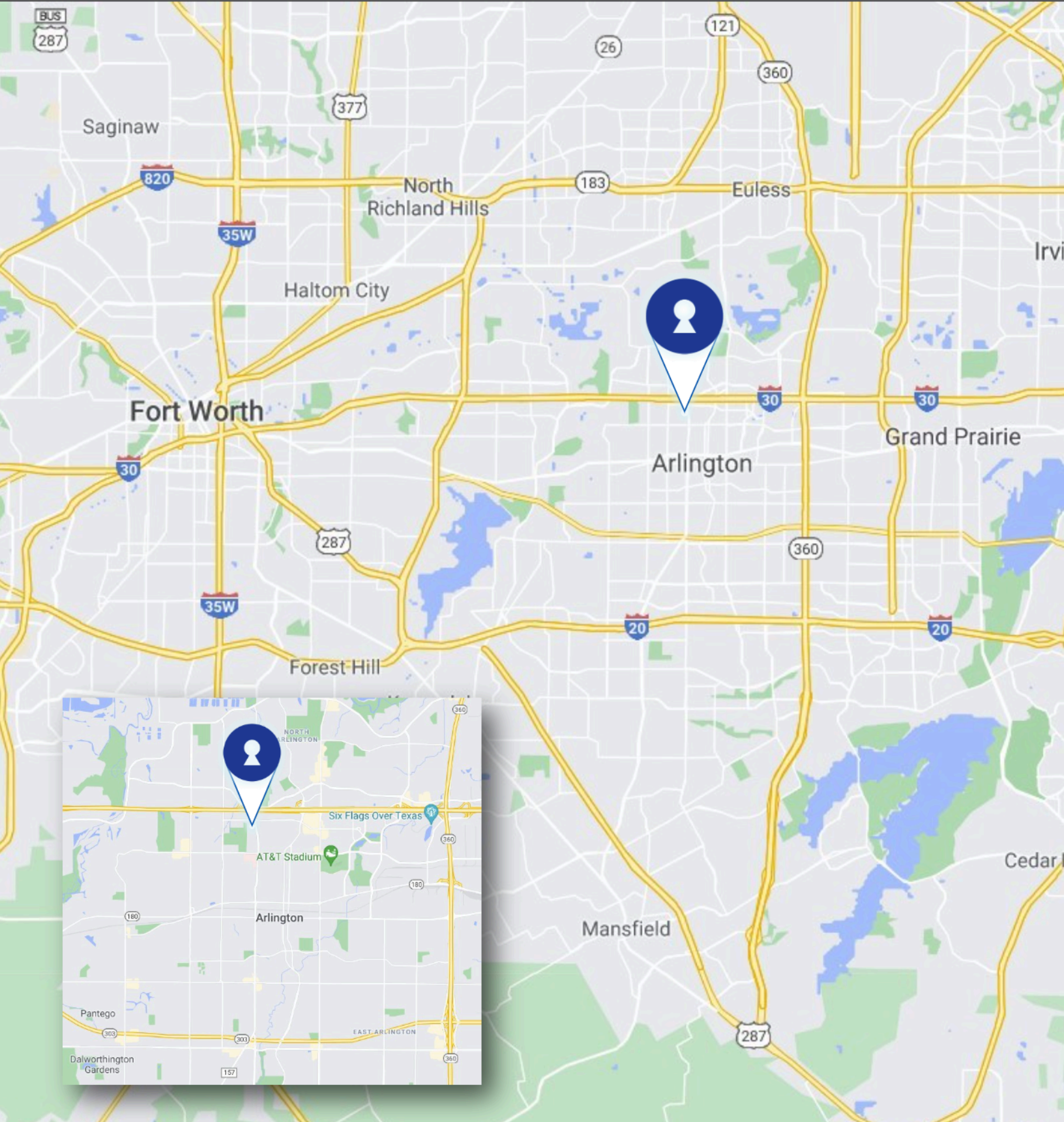
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The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.

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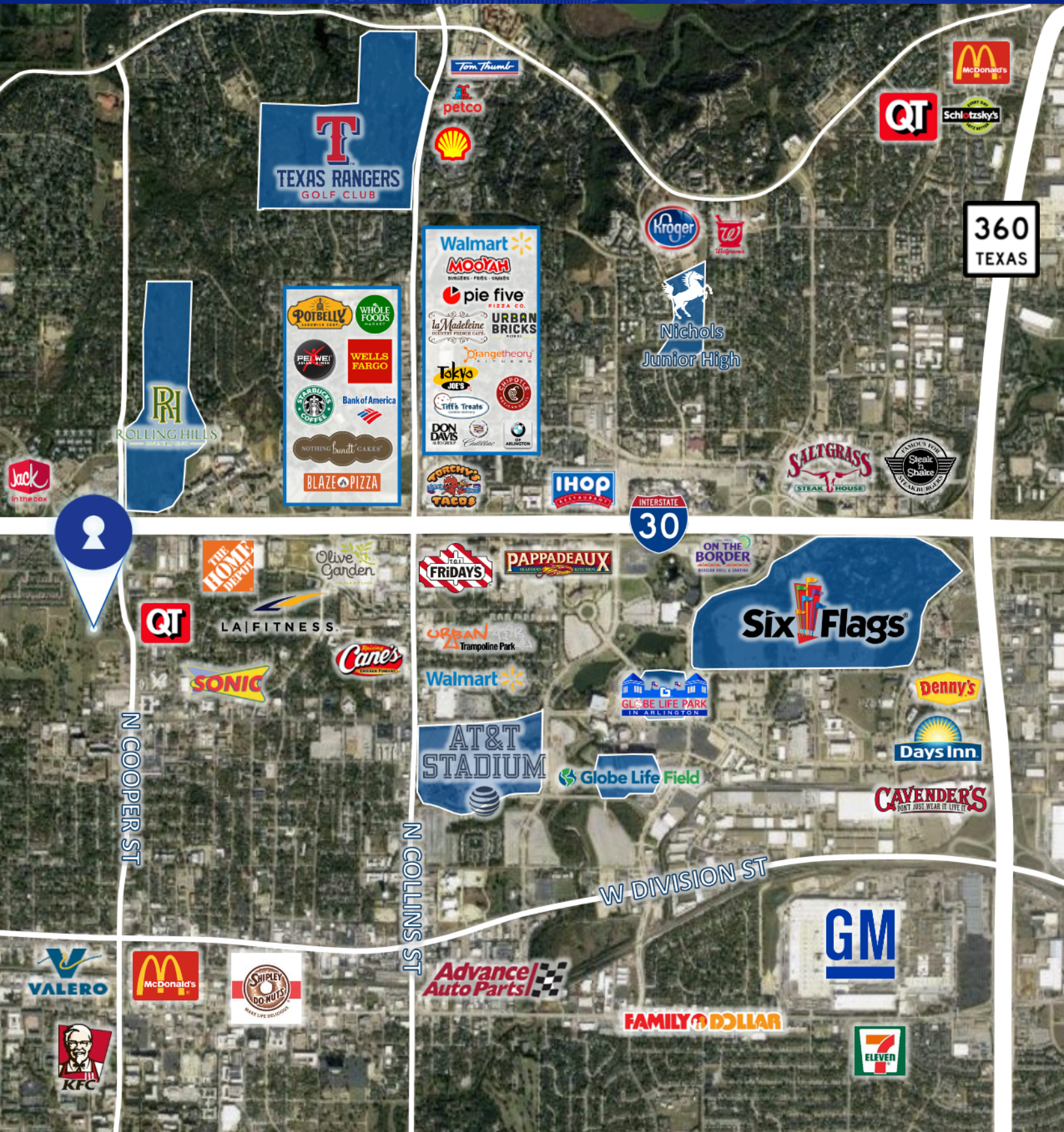
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Starfish
Counseling

Mercy Care
Pharmacy

Arlington
Dermatology
Clinic

Tom's
BURGERS & GRILL

BURGER
KING



N COOPER ST

Pinnacle Bank
TEXAS

W RD TO SIX FLAG ST

SITE

locker

QT
QuikTrip



Arlington North
Animal Clinic

Carmel
CAR WASH

SUITE	TENANT	SIZE (SF)
104	NASCENCE GROUP	600
106	AVAILABLE	1,141
108	SAME DAY PASSPORT	1,073
109	ARLINGTON INTEGRATIVE MEDICINE	3,435
110	AMERICAN MEDICAL GROUP	1,585



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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.

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Information available at www.trec.texas.gov



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