



FOR LEASE | OFFICE

2650 MALL CIRCLE

Fort Worth, TX 76116



LEASE OVERVIEW

AVAILABLE SF: 5,632 SF

LEASE RATE: \$14.95 SF/Yr (NNN)

BUILDING SIZE: 5,632 SF

BUILDING CLASS: B

PROPERTY DESCRIPTION

Located adjacent to Ridgmar Mall, this retail building is 5,632 SF. It includes a covered drive thru and is ideal for retail or office. The interior was renovated in 2010, and the exterior was repainted in 2015. There is plenty of parking, great signage & visibility. The area includes access to many restaurants and public transportation.

LOCATION OVERVIEW

Located across from Ridgmar Mall on the west side of Fort Worth, it is positioned not far from I-30 and Hwy. 183.



CLINT MONTGOMERY, CPM, RPA

VP Of Management And Leasing
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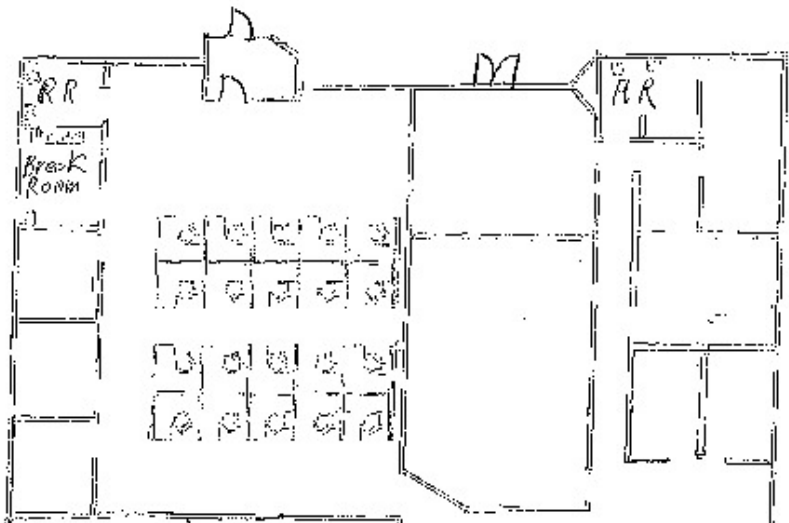


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5801 Green Oaks
Field Verify



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE [SF]	TERM	COMMENTS
2650 Mall Circle	Office Building	\$14.95 SF/YR	NNN	5,632 SF	Negotiable	



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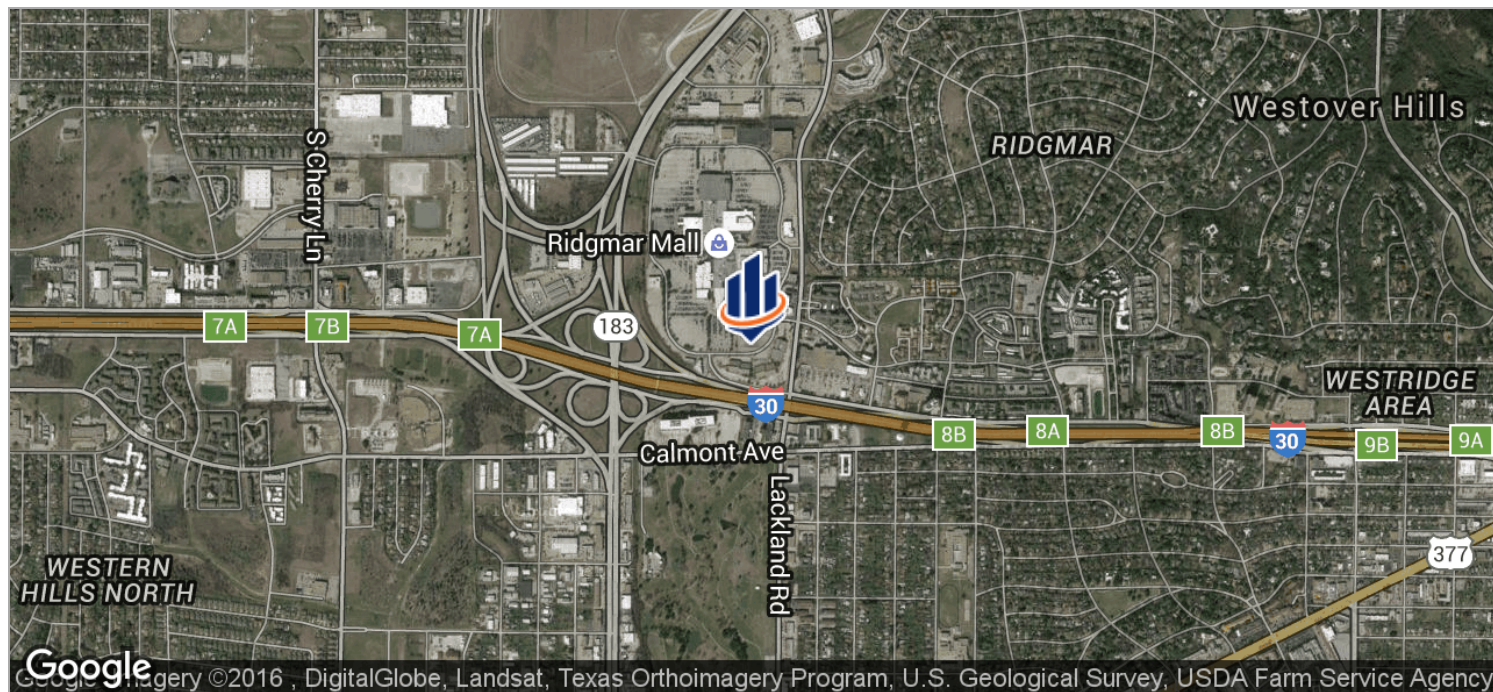
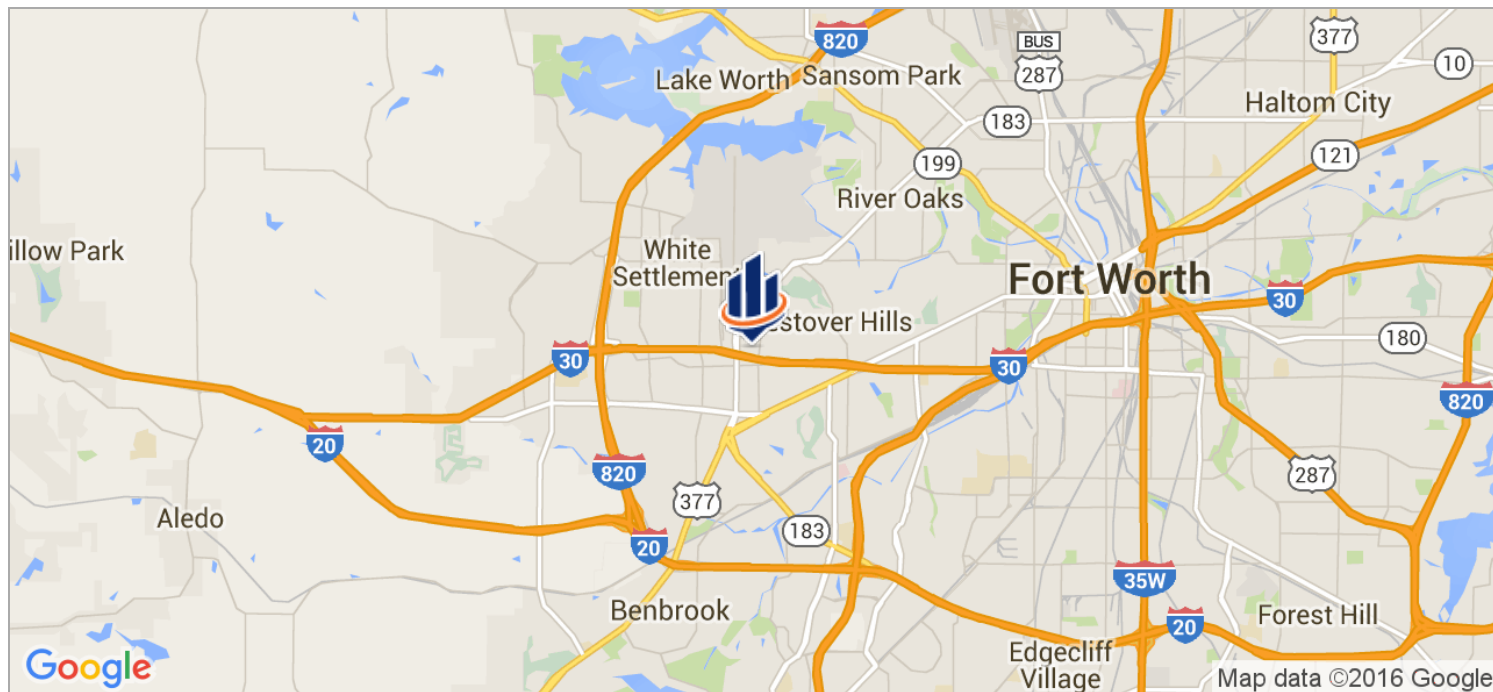
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Fort Worth, TX

According to the 2010 U.S. Census Bureau Fort Worth is the 16th largest city in the United States. The bureau also reports that Fort Worth grew by 38.6% the largest spike for the top cities in Texas. The city is the second most populous in the Dallas-Fort Worth metropolitan area. Fort Worth is home to more than 16,300 companies, including six Fortune 1000 companies.

Because of Dallas-Fort Worth International Airport and the Alliance Texas master-planned commercial airport, Fort Worth is renowned as one of the nation's most active inland ports. Fort Worth is home to numerous education and training institutions, with more than 324,000 college and university students enrolled in the DFW Metroplex.

Major Employers

John Peter Smith Hospital

Baylor All Saints Hospital

Texas Health Harris Methodist

Cooks Childrens Hospital

American Airlines

Pier 1 Imports

RadioShack

Bell Helicopter

BNSF Railway

Lockheed Martin

Fort Worth Alliance Airport



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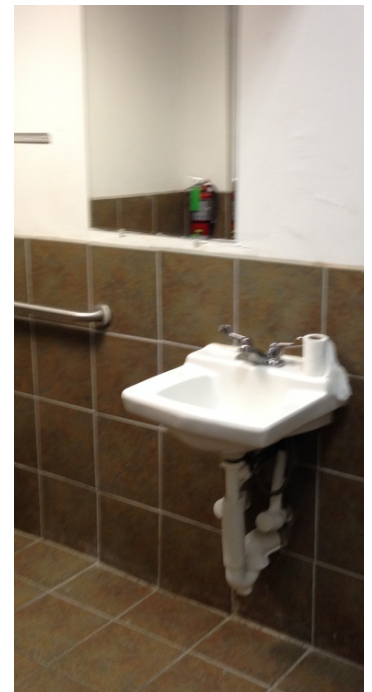
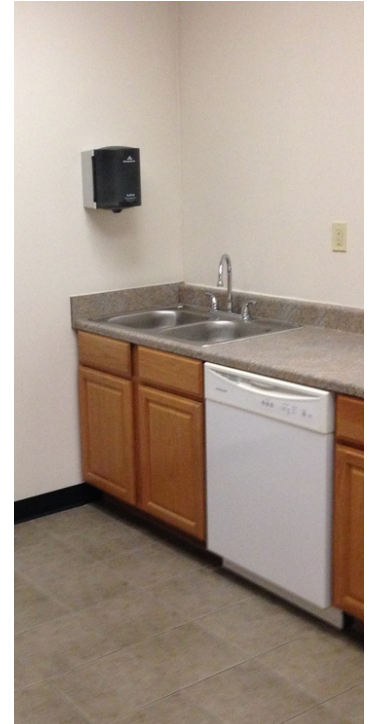
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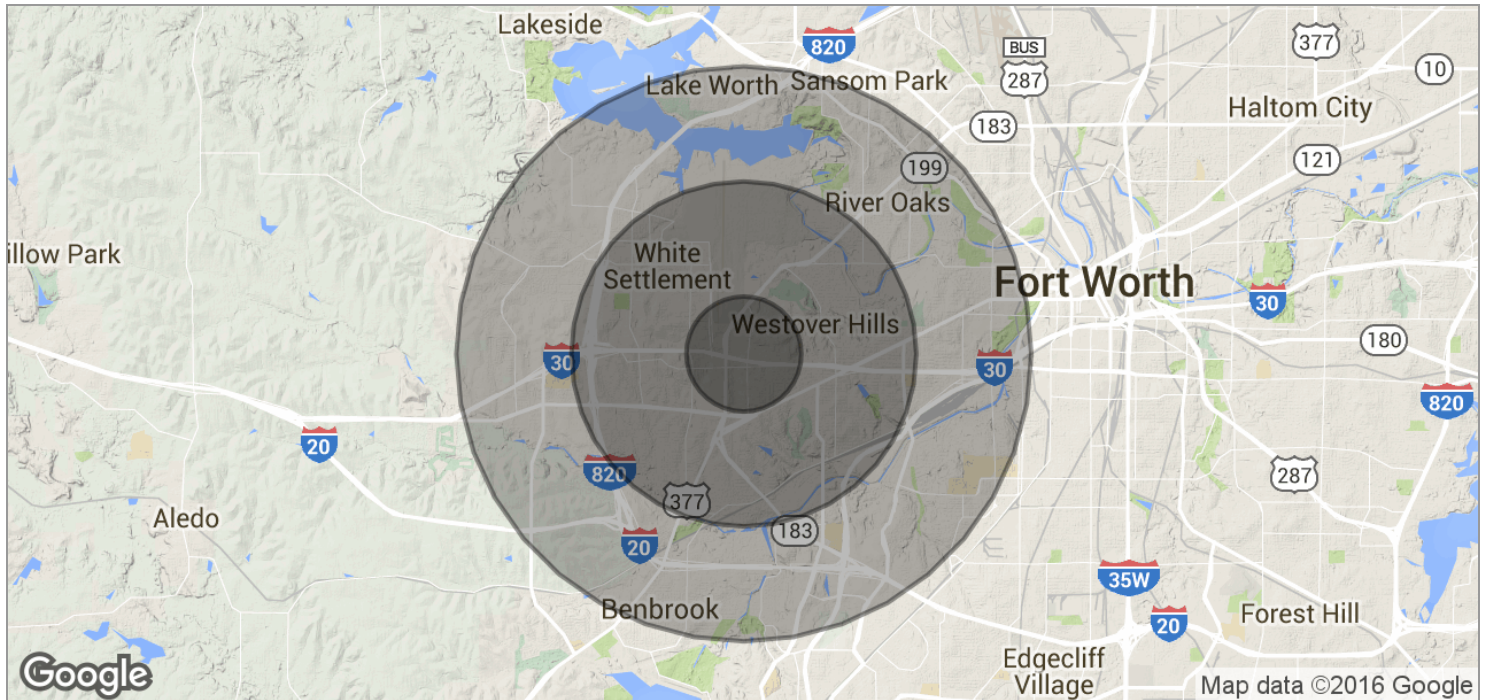
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,418	81,176	174,280
MEDIAN AGE	35.8	35.9	35.9
MEDIAN AGE (MALE)	33.7	33.7	34.1
MEDIAN AGE (FEMALE)	37.3	37.7	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,261	34,527	73,462
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$65,487	\$62,669	\$69,196
AVERAGE HOUSE VALUE	\$343,449	\$204,303	\$207,963



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Clint Montgomery, CPM, RPA

VP of Management and Leasing
SVN | Trinity Advisors

Clint T. Montgomery serves as the Vice President of Management & Leasing for SVN | Trinity Advisors in Fort Worth, Texas. Montgomery brings more than 29 years of industry experience in property management to the team.

Prior to joining SVN | Trinity Advisors, Montgomery served as Senior Vice President of Property Management for The Woodmont Company. While there, his responsibilities included overseeing the operation of the property management division, which included a staff of six property managers, two assistant property managers, the director of lease administration, nine administrative assistants, and 11 maintenance personnel. This division managed a portfolio of 44 retail and office properties of approximately 8,750,000 total square feet located across Texas and in eight other states. Montgomery also has served as Vice President of Property Management with two other regional firms.

As an active member of the industry, Montgomery has earned the Certified Property Manager [CPM] and Real Property Administrator [RPA] designations. He is currently the President of the Fort Worth Chapter of the Institute of Real Estate Management. Montgomery earned a Master of Business Administration in Finance and Real Estate from the University of Texas at Arlington.

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Information About Brokerage Services

11-2-2015

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.

DFW Trinity Advisors, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9004520 License No.	sfithian@visionsrealty.com Email	817-288-5525 Phone
Stephen H. Fithian Designated Broker of Firm	0407418 License No.	sfithian@visionsrealty.com Email	817-288-5524 Phone
Stephen H. Fithian Licensed Supervisor of Sales Agent/ Associate	0407418 License No.	sfithian@visionsrealty.com Email	817-288-5524 Phone
Clint Montgomery Sales Agent/Associate's Name	187966 License No.	clint.montgomery@svn.com Email	817-288-5544 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Information About

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