

FOR LEASE | \$28.00 PSF + NNN

MEDICAL OFFICE IN CLEARFORK

5612 EDWARDS RANCH | FORT WORTH, TX 76107



The Shops at
Clearfork

Chisholm Trail Pkwy

Edwards Ranch Rd

PROPERTY INFORMATION

- Expected delivery in Q2 2020
- Orthopedic Hand Surgeon will occupy entire 2nd Floor
- Entire 1st floor available for build-to-suit office
- Tenant improvement package available
- Brand new Clearfork development location
- Clearfork West provides corporate office space near the new Neiman Marcus and The Shops at Clearfork, Heart of the Ranch event space, and Kelton apartment complex
- Additional phases include more multi-family, retail, senior living and hotel.

LEASE OVERVIEW

- Medical/ General Office
- Total Size: 20,200 SF
- Available for Lease: 10,100 SF (entire first floor)
5,000 SF minimum divisible
- Rate: \$28.00 PSF + NNN - TI Package included

NEAREST INTERSECTION

- SEC of Edwards Ranch Rd. and Clearfork Main St.

CONTACT

THERON BRYANT

817.259.3512

theron.bryant@transwestern.com

CASEY TOUNGET

817.259.3509

casey.toungnet@transwestern.com

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RENDERINGS



NORTH



NORTH



WEST



SOUTH

LOT 13, BLOCK 2
EDWARDS RANCH CLEARFORK ADDITION
VIEWS

11/01/18



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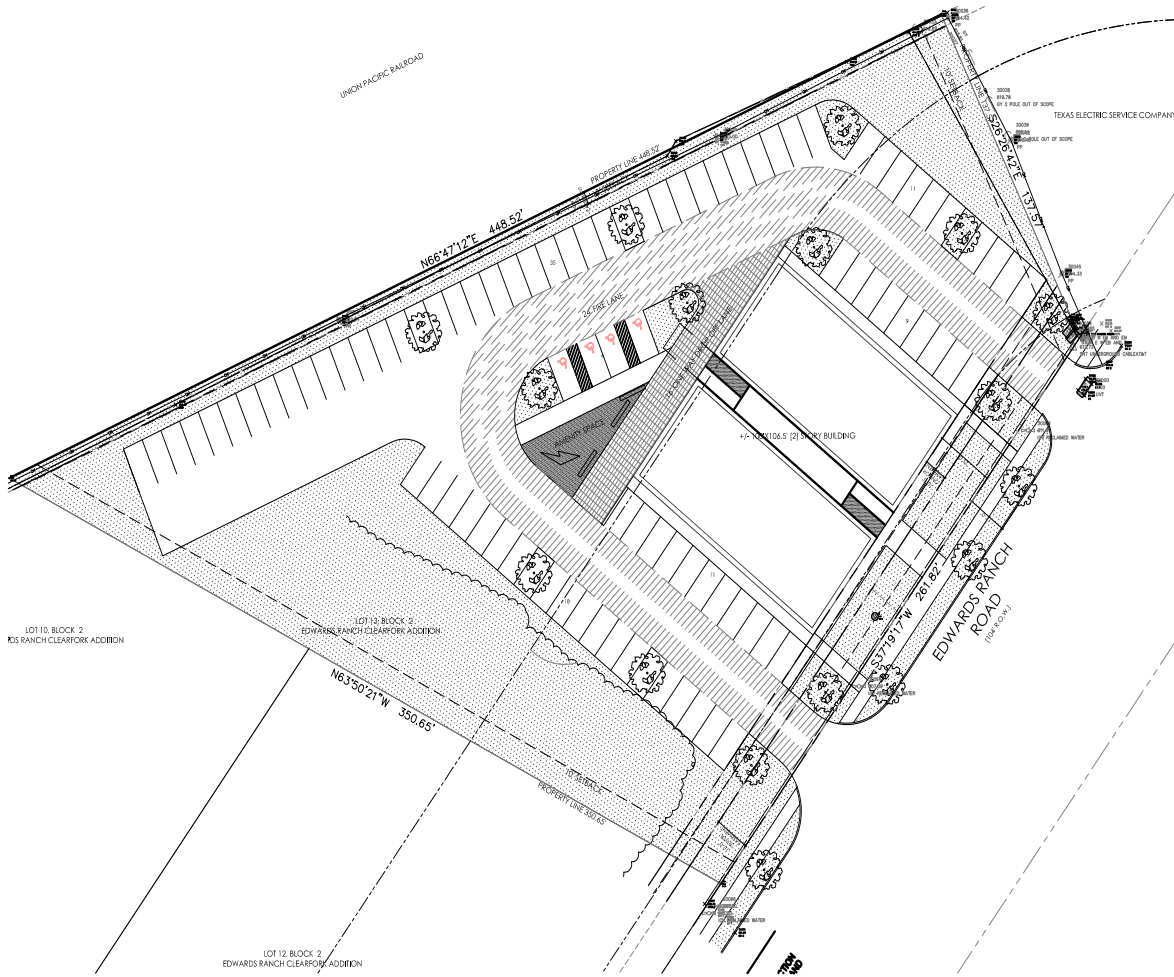
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SITE PLAN



USE

NEW 2 STORY MEDICAL OFFICE BUILDING

SITE ANALYSIS

PARKING REQUIREMENTS:
20,000 SF MEDICAL OFFICE
w/ +/-500 SF COMMON AREA =
1 SPACE PER 250 SF GROSS

TOTAL REQUIRED = 80 SPACES
MAXIMUM ALLOWED = 88 SPACES
TOTAL PROVIDED = 88 SPACES

AREA CALCULATIONS:
79,647 SF LOT AREA
10,000 SF BUILDING FOOTPRINT
BUILDING / LOT AREA = 13% LOT COVERAGE

XX TREES REMOVED
XX TREES SAVED

LOT 13, BLOCK 2
EDWARDS RANCH CLEARFORK ADDITION
SITE PLAN

1" = 40'-0"
11/01/18



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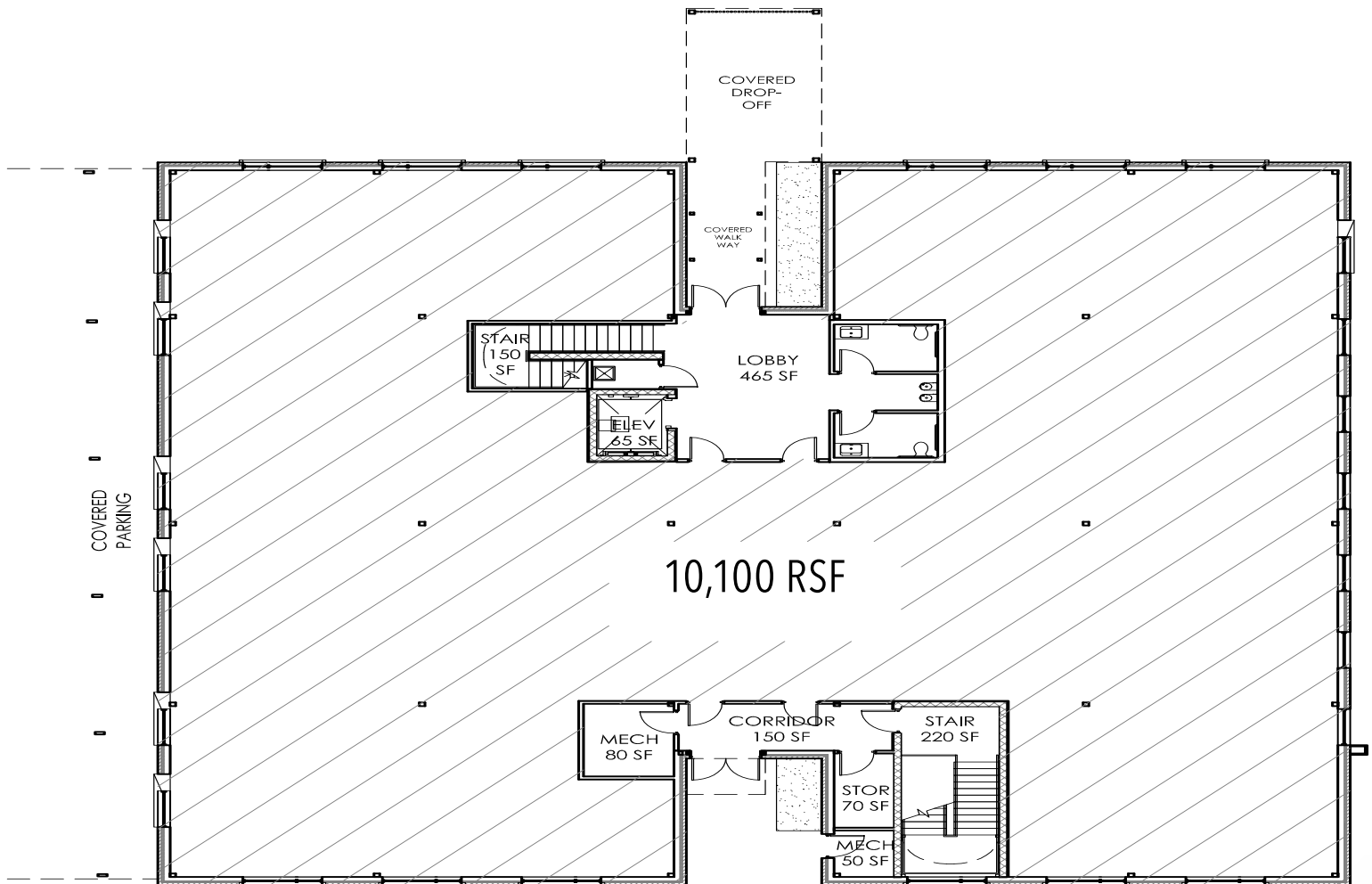
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FIRST FLOOR



FIRST FLOOR LOD PLAN (TOTAL FLOOR AREA 10,100 GSF)
5612 EDWARDS RANCH ROAD FORT WORTH, TEXAS 76107

This document is diagrammatic and intended to show a generic space. It does not purport the exact dimensions nor locate architectural, structural, or MEP elements. Further, the landlord reserves the right to add, eliminate, or modify such elements as may be required from time to time. Tenant space dimensions, unless noted otherwise are from face of finish. This LOD was prepared before final construction.

0'1" 5' 10"

1/16" = 1'-0"
05.09.19



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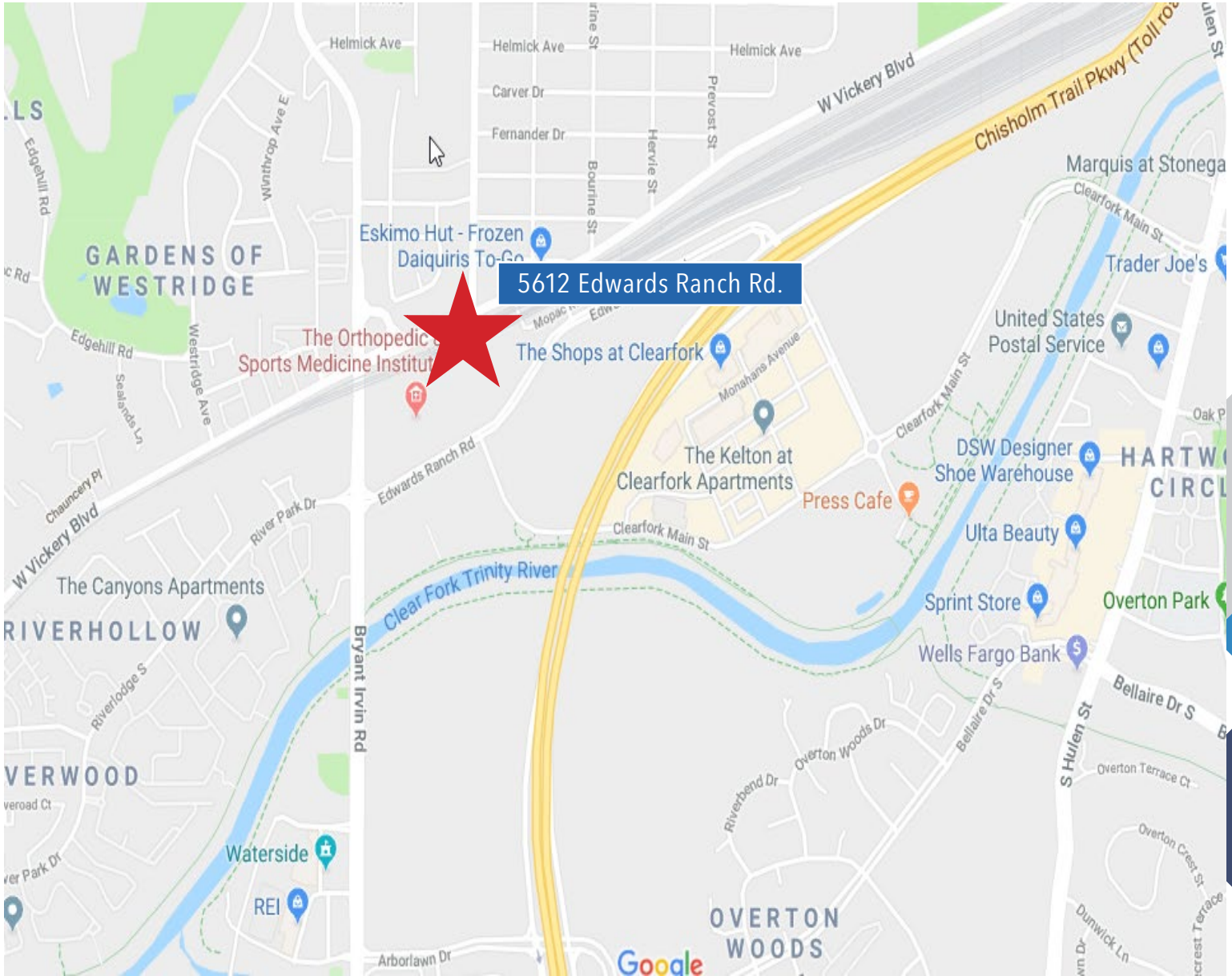


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Information About Brokerage Services

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.

Transwestern Central Region GP, LLC	550906	paul.wittorf@transwestern.com	972.774.2500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul Wittorf	479373	paul.wittorf@transwestern.com	214.446.4512
Designated Broker of Firm	License No.	Email	Phone
Paul Wittorf	479373	paul.wittorf@transwestern.com	214.446.4512
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Theron Bryant	447341	paul.wittorf@transwestern.com	817.259.3509
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date