

REALSPACE

Jason Morahan, Broker

Contact Information:
(972) 465-8400 office
Jason@RealSpaceTexas.com

Corporate Address:
3990 East Side Avenue
Dallas, Texas 75226



realspacetexas.com



Potential suite uses:

- medical office
- home health care
- attorney office
- title company
- insurance office
- corporate headquarters, and more...

Medlin Suites is currently being remodeled to fit your business needs.

MEDLIN SUITES FOR LEASE

3015, 3017, and 3019 Medlin Drive, Arlington, Texas 76015

- Medlin Suites is now available for lease.
- Each suite is a NNN lease with excellent lease rates.
- Suites range from 692 to 1,344 square feet.
- Each suite is separately metered for electricity.
- The interiors and exteriors of the property are currently being updated.
- The property is zoned as OC – Office Commercial which will allow for various medical and office uses.
- Spacious and well-lit parking lot.
- New monument signage with stone base.
- Medlin Suites is located adjacent to Cooper Street – approximately 20 minutes from Downtown Fort Worth and 35 minutes from Downtown Dallas.

Please contact Broker for lease rates.

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SITE LOCATION MAP

Medlin Office Suites

3015, 3017, and 3019 Medlin Drive
Arlington, Texas 76015

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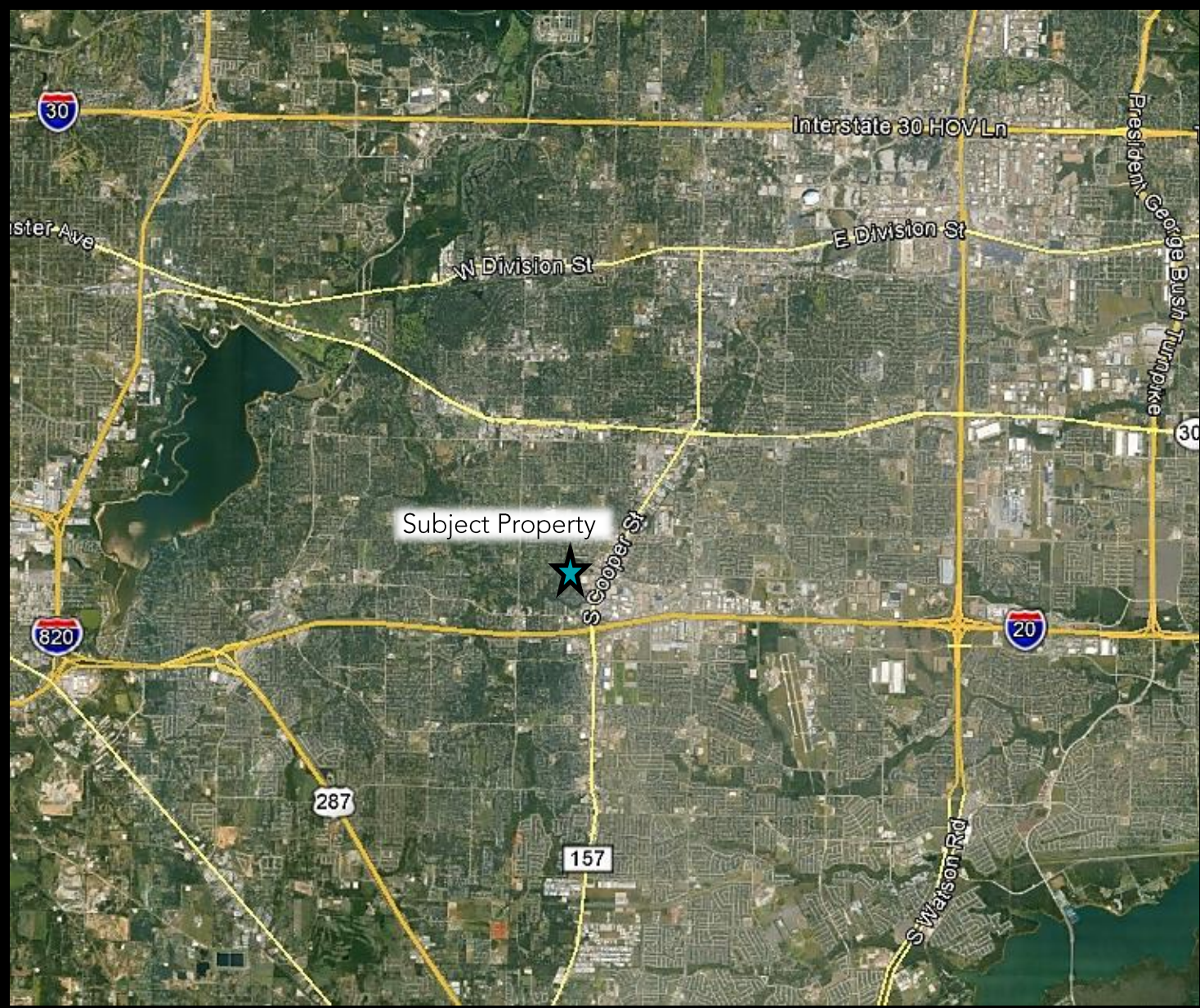
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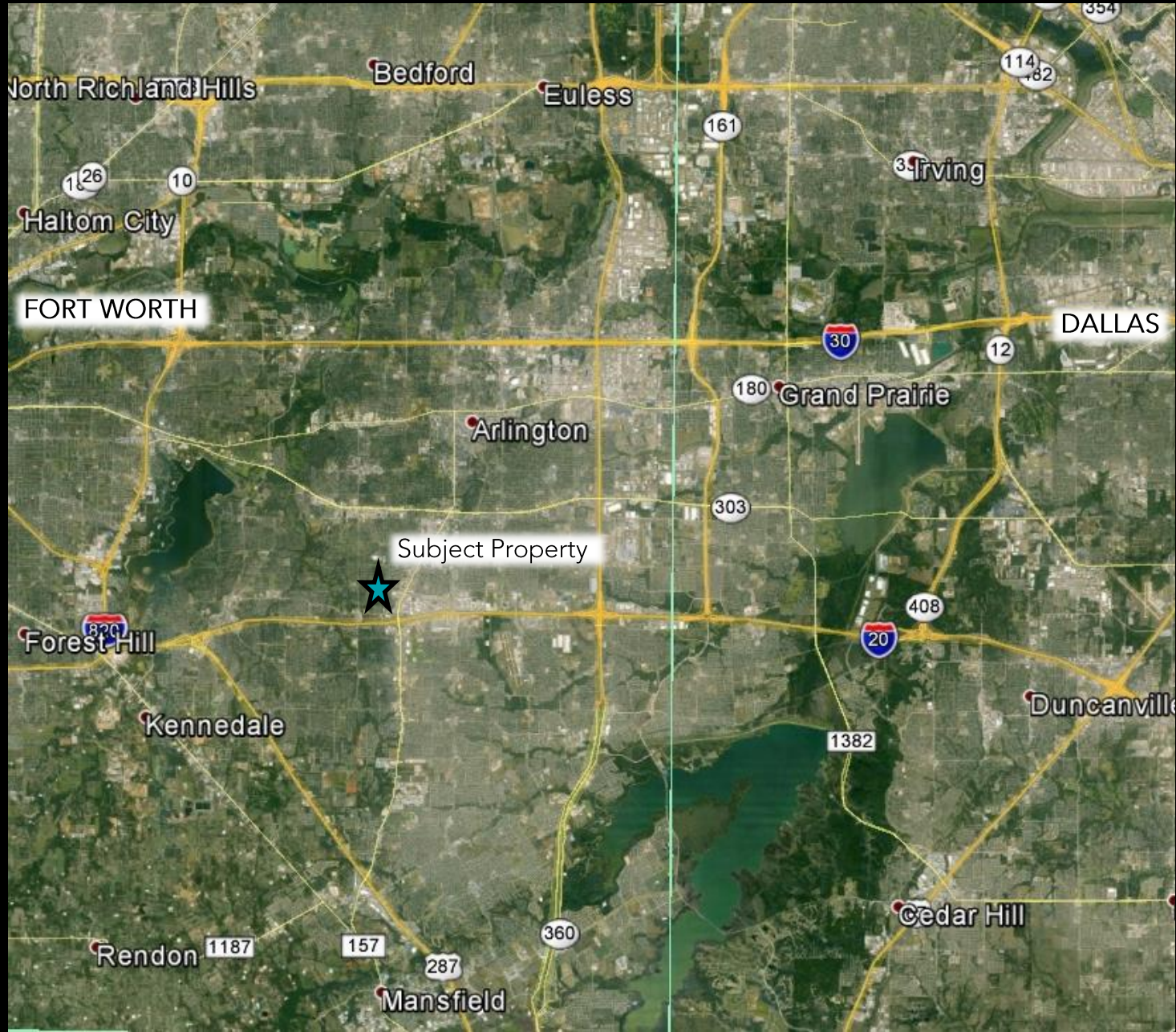
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Medlin Office Suites is located in Arlington in the heart of the Dallas/Fort Worth Metroplex. The property is situated approximately 12 miles southeast of Downtown Fort Worth and 20 miles southwest of Downtown Dallas. Medlin Office Suites is approximately 1.5 miles from Interstate 20 via South Cooper Street.



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.

Real Space, LLC	601440	jason@realspacetexas.com	(972) 465-8400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jason Morahan	427616	jason@realspacetexas.com	(972) 465-8400
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date