

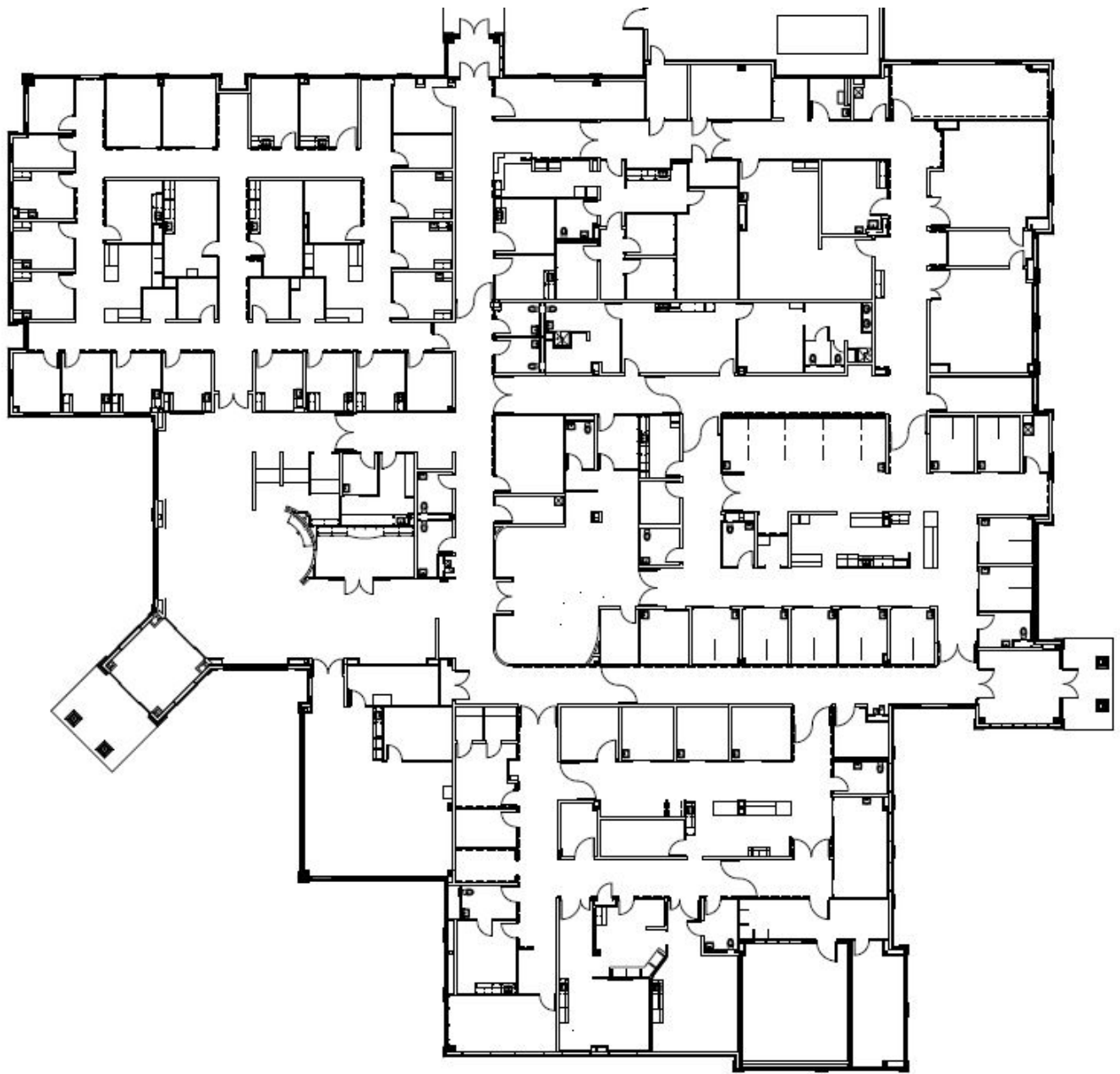


34,000 square foot medical office building, ASC, and Imaging Center

# SOUTHLAKE SPECIALTY CENTER

470 E State Highway 114, Southlake, TX 76092

[medcorepartners.com](http://medcorepartners.com)



## AMBULATORY SURGERY CENTER

## IMAGING CENTER

## MEDICAL OFFICES & REHABILITATION AREA

### PROPERTY OVERVIEW

This property provides a unique opportunity to buy or lease a full-service specialty medical center in the heart of Southlake, TX. Located off Hwy 114 between Carroll Avenue and White Chapel Boulevard, Southlake Specialty Center features an ambulatory surgery center (ASC), imaging center, and medical office space along with a large open rehabilitation area.

The ASC features two operating rooms, nine pre-op/post-op enclosed bays, four PACU beds, a sterile supply room, two locker rooms, and a pharmacy. The imaging center includes MRI, x-ray, ultrasound, induction room, diagnostic control room, three pre-op/post-op enclosed bays, a reading room and a break room.

The remainder of the building includes medical office space which has 12 exam rooms, three procedure rooms, two nurse's stations, two assessment rooms, three consult rooms and a library. There is also a large open rehabilitation area adjacent to the medical office space.



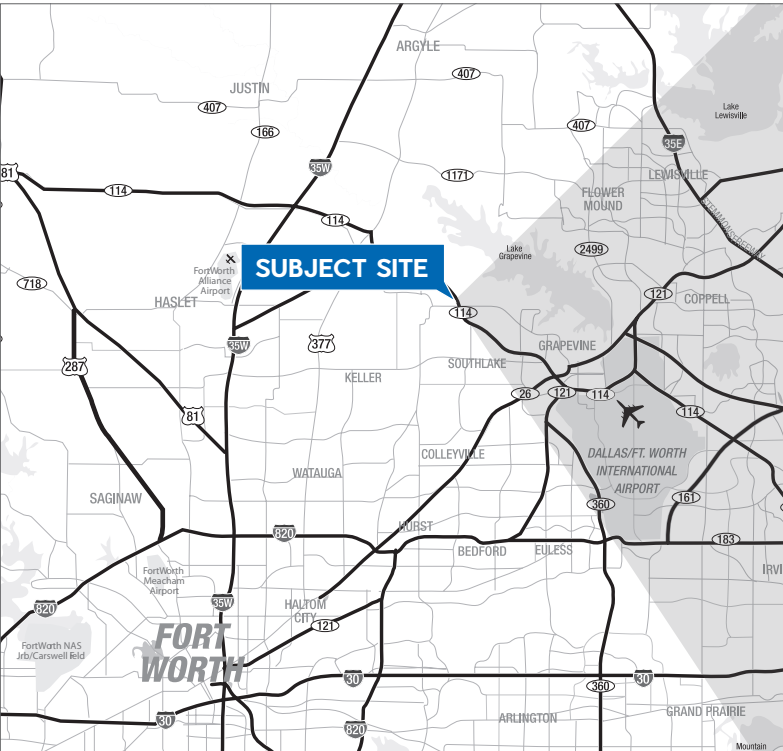
**BUILDING SIZE**  
34,000 SF / 1-STORY



**AVAILABLE SF**  
34,000 SF



**PARKING SPACES**  
6.5 / 1,000 RSF



FOR MORE INFORMATION CONTACT:

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# Information About Brokerage Services

## 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.

**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 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.

**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.

## 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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Licensed Broker/Broker Firm Name

License No.

Email

Phone

Buyer, Seller, Landlord or Tenant Initials

Date



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