



FOR LEASE | OFFICE

FOREST RIDGE OFFICE SPACE AVAILABLE

803-805 Forest Ridge Dr., Bedford, TX 76022



LEASE OVERVIEW

AVAILABLE SF: 246 - 2,540 SF

LEASE RATE: \$12.00 SF/Yr [Full Service]

LOT SIZE: 0 Acres

BUILDING SIZE: 22,269 SF

BUILDING CLASS: B

YEAR BUILT: 1981

CROSS STREETS: Pipeline Rd

PROPERTY DESCRIPTION

Two buildings, each featuring floor to ceiling windows on the first floor. Tls available.

LOCATION OVERVIEW

Forest Ridge Office Park is located at the intersection of Forest Ridge Drive and Pipeline Road. The average traffic count is over 6,200 vehicles per day. The property is located just minutes from Highway 183 [Airport Freeway], restaurants, motels and DFW International Airport.



CLINT MONTGOMERY, CPM, RPA

VP Of Management And Leasing
817.288.5544
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TX #187966

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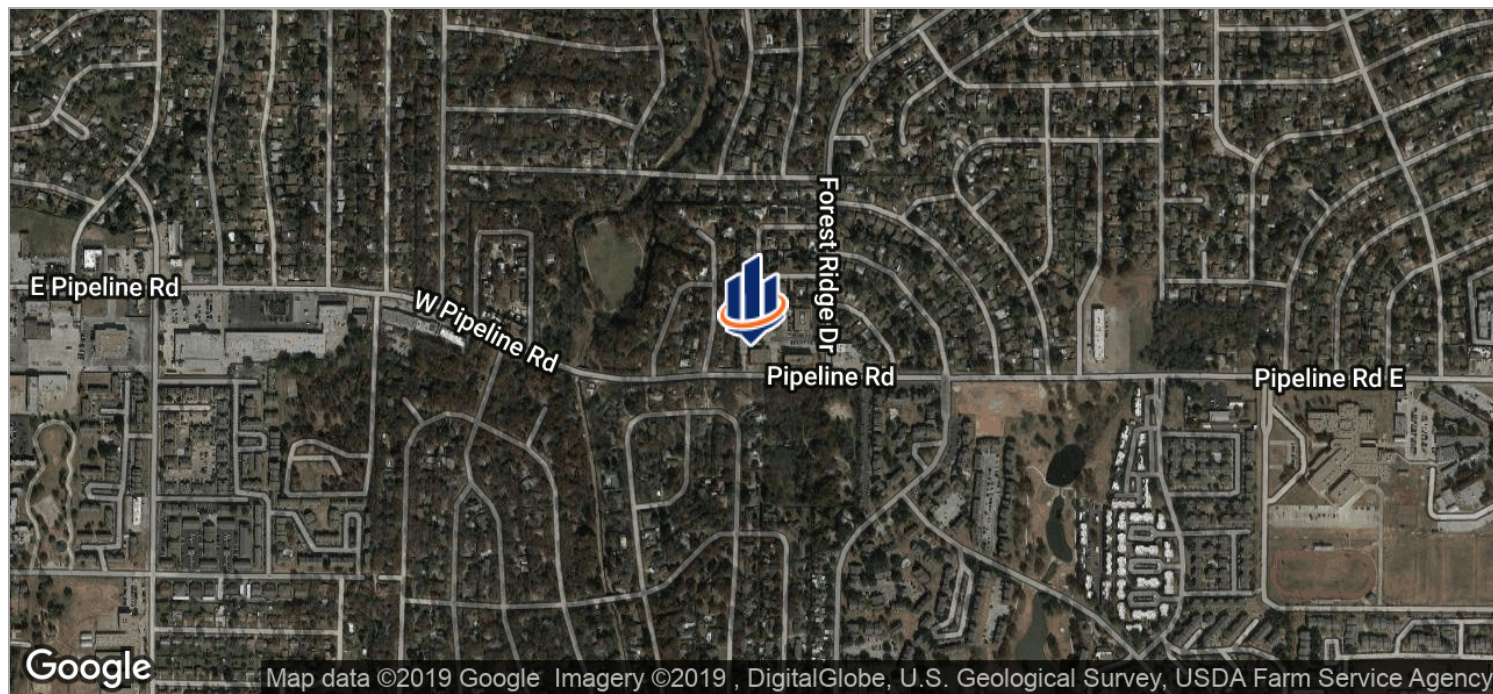
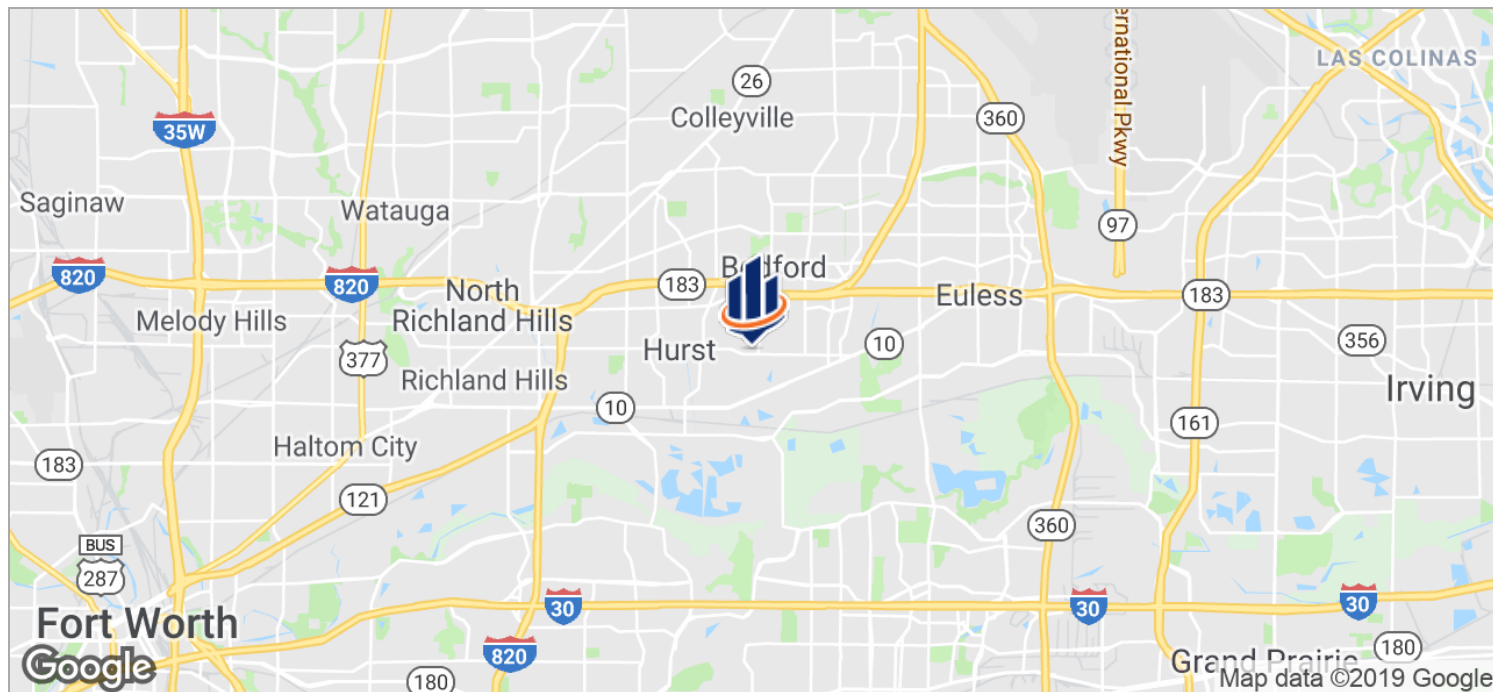
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Lease Rate: \$12.00 SF/YR [FULL SERVICE]

Total Space 246 - 2,540 SF

Lease Type: Full Service

Lease Term:

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|----------------------------|-----------------|---------------|--------------|-----------|------------|----------|
| 805 Forest Ridge Suite 101 | Office Building | \$12.00 SF/YR | Full Service | 2,540 SF | Negotiable | |
| 805 Forest Ridge Suite 102 | Office Building | \$12.00 SF/YR | Full Service | 1,358 SF | Negotiable | |
| 805 Forest Ridge Suite 103 | Office Building | \$12.00 SF/YR | Full Service | 710 SF | Negotiable | |
| 805 Forest Ridge Suite 104 | Office Building | \$12.00 SF/YR | Full Service | 789 SF | Negotiable | |
| 805 Forest Ridge Suite 108 | Office Building | \$12.00 SF/YR | Full Service | 1,458 SF | Negotiable | |
| 803 Forest Ridge Suite 100 | Office Building | \$12.00 SF/YR | Full Service | 1,162 SF | Negotiable | |
| 803 Forest Ridge Suite 102 | Office Building | \$12.00 SF/YR | Full Service | 721 SF | Negotiable | |
| 803 Forest Ridge Suite 104 | Office Building | \$12.00 SF/YR | Full Service | 588 SF | Negotiable | |
| 803 Forest Ridge Suite 105 | Office Building | \$12.00 SF/YR | Full Service | 924 SF | Negotiable | |
| 803 Forest Ridge Suite 108 | Office Building | \$12.00 SF/YR | Full Service | 1,912 SF | Negotiable | |
| 803 Forest Ridge Suite 109 | Office Building | \$12.00 SF/YR | Full Service | 592 SF | Negotiable | |
| 803 Forest Ridge Suite 111 | Office Building | \$12.00 SF/YR | Full Service | 600 SF | Negotiable | |
| 803 Forest Ridge Suite 200 | Office Building | \$12.00 SF/YR | Full Service | 1,550 SF | Negotiable | |
| 803 Forest Ridge Suite 201 | Office Building | \$12.00 SF/YR | Full Service | 1,270 SF | Negotiable | |
| 803 Forest Ridge Suite 203 | Office Building | \$12.00 SF/YR | Full Service | 333 SF | Negotiable | |
| 803 Forest Ridge Suite 204 | Office Building | \$12.00 SF/YR | Full Service | 1,255 SF | Negotiable | |
| 803 Forest Ridge Suite 205 | Office Building | \$12.00 SF/YR | Full Service | 246 SF | Negotiable | |
| 803 Forest Ridge Suite 206 | Office Building | \$12.00 SF/YR | Full Service | 619 SF | Negotiable | |
| 803 Forest Ridge Suite 207 | Office Building | \$12.00 SF/YR | Full Service | 513 SF | Negotiable | |
| 803 Forest Ridge Suite 208 | Office Building | \$12.00 SF/YR | Full Service | 1,518 SF | Negotiable | |



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Lease Rate: \$12.00 SF/YR [FULL SERVICE] **Total Space** 246 - 2,540 SF
Lease Type: Full Service **Lease Term:**

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|----------------------------|-----------------|---------------|--------------|-----------|------------|----------|
| 803 Forest Ridge Suite 209 | Office Building | \$12.00 SF/YR | Full Service | 660 SF | Negotiable | |



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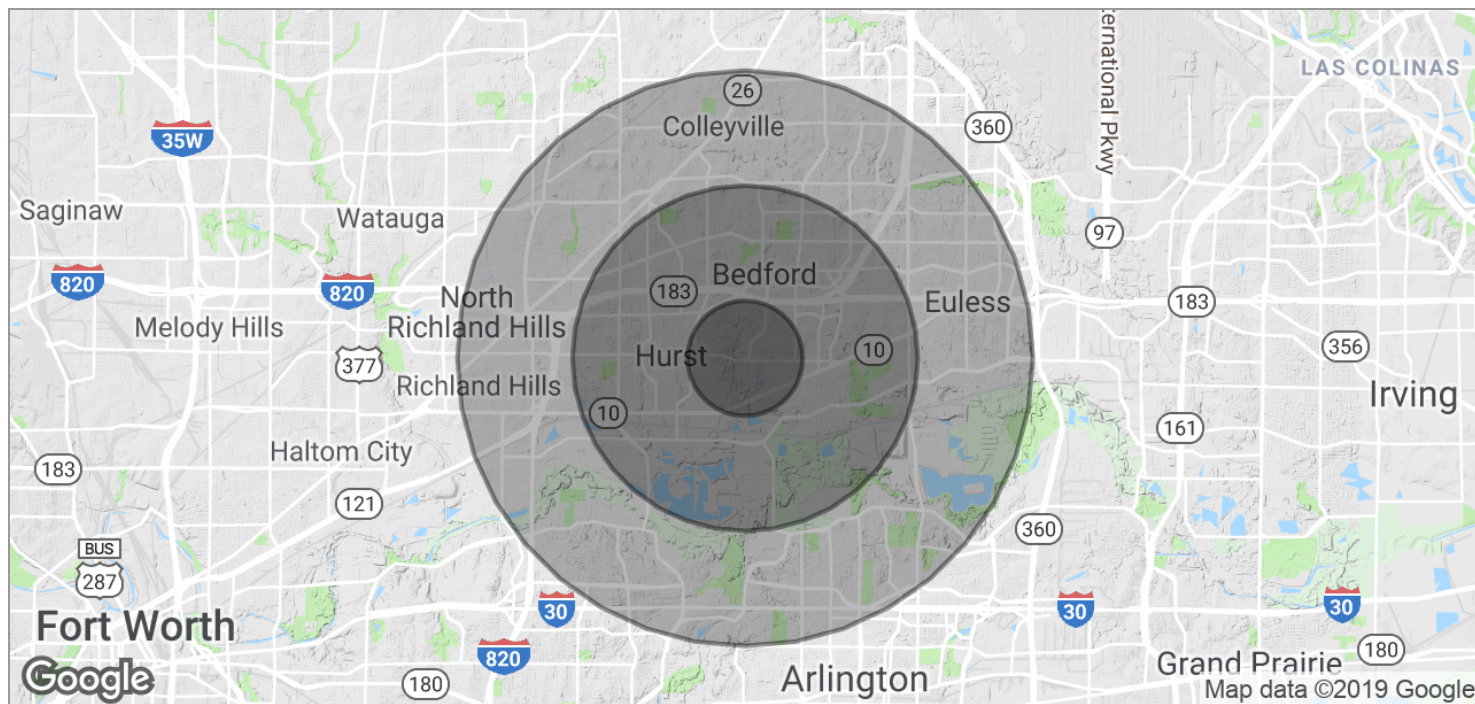
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 18,010 | 91,280 | 225,182 |
| MEDIAN AGE | 31.8 | 36.8 | 37.2 |
| MEDIAN AGE (MALE) | 29.2 | 34.6 | 35.9 |
| MEDIAN AGE (FEMALE) | 33.6 | 38.5 | 38.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 7,339 | 38,260 | 90,947 |
| # OF PERSONS PER HH | 2.5 | 2.4 | 2.5 |
| AVERAGE HH INCOME | \$60,812 | \$68,162 | \$77,409 |
| AVERAGE HOUSE VALUE | \$111,399 | \$141,541 | \$198,017 |



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Clint Montgomery, CPM, RPA

VP of Management and Leasing
SVN | Trinity Advisors

Clint T. Montgomery has served as the Vice President of Management & Leasing for SVN | Trinity Advisors in Fort Worth, Texas since 2007. Montgomery brings more than 29 years of industry experience in property management to the team. He oversees the property management and leasing of a portfolio of approximately 2 million square feet of office, retail and office / warehouse properties. He also leases additional office properties not managed by SVN | Trinity Advisors.

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. Also, he is a past 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

TAR 2501

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Sperry Van Ness / Trinity Advisors, 5601 Bridge Street, Ste. 504 Fort Worth, TX 76112
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Information About

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