



352 MATLOCK ROAD MANSFIELD, TX


352 MATLOCK ROAD

AREA HIGHLIGHTS

- New Medical Office space, shell condition
- High-visibility corner of Broad Street & Matlock Road
- Directly across from Methodist Mansfield Medical Center with 286 beds & now undergoing it's 3rd expansion
- Adjacent to Cedar Bluff Assisted Living and Memory Care- a new 103 bed senior living facility
- Building and monument signage opportunities

PROPERTY DETAIL

- Total Sqaure Footage: 16,545 RSF
- Available Space: 5,779 RSF Contiguous
- Major Intersection: Signalized intersection of East Broad St. at Matlock Road
- Lease Rate: Contact Broker
- Call for current availability

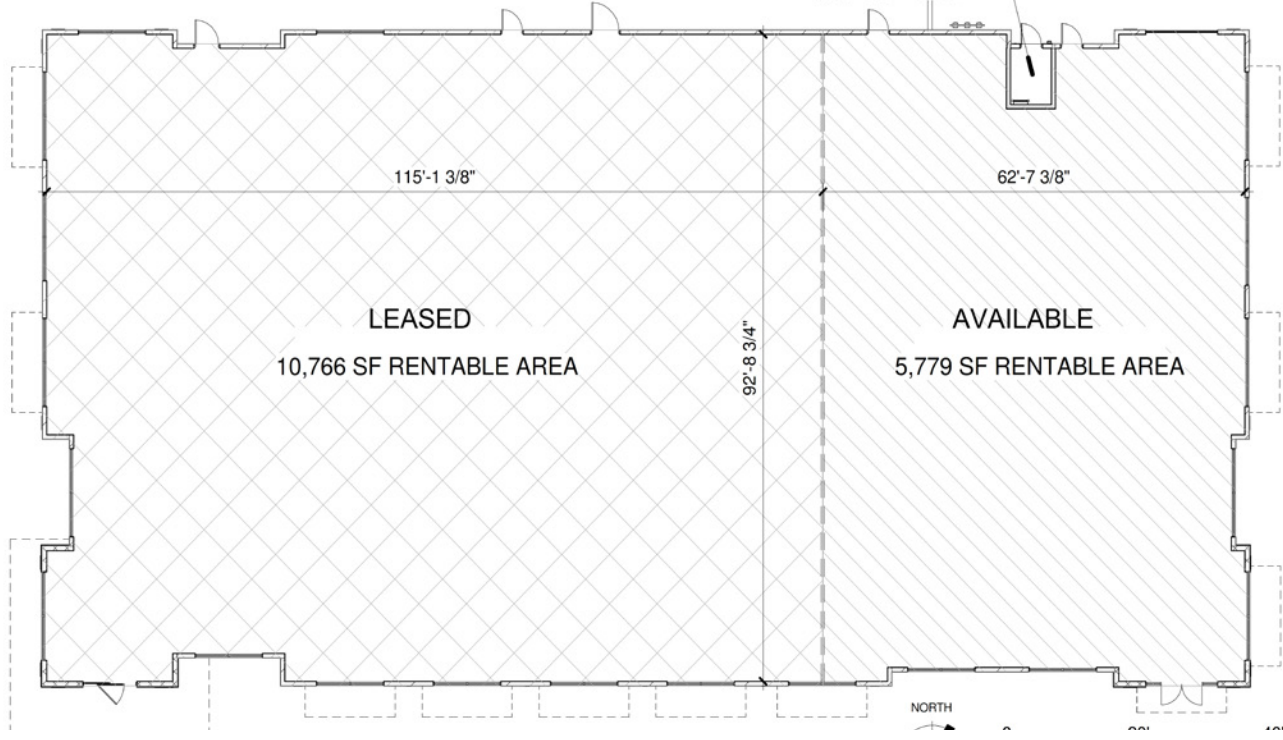
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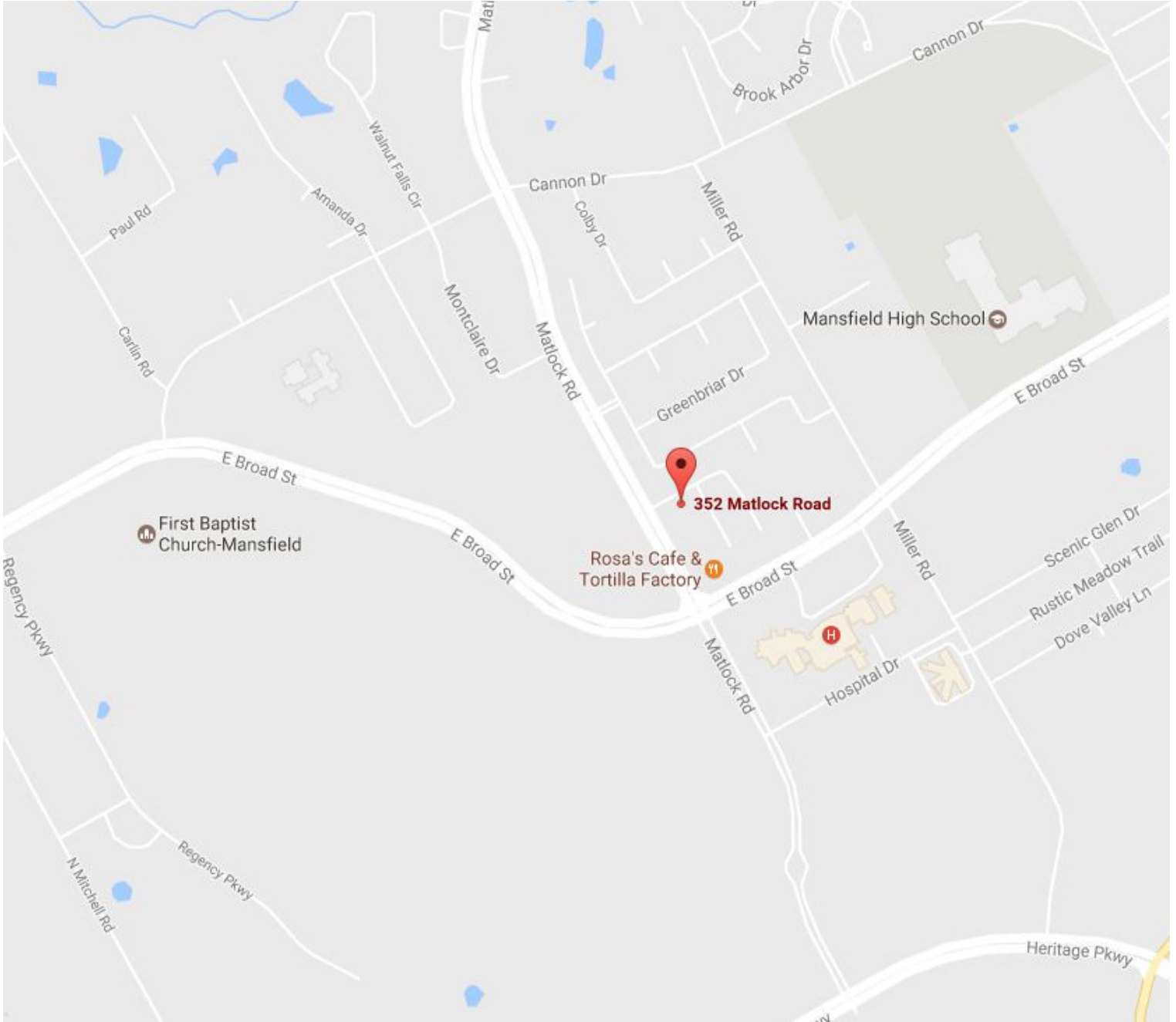



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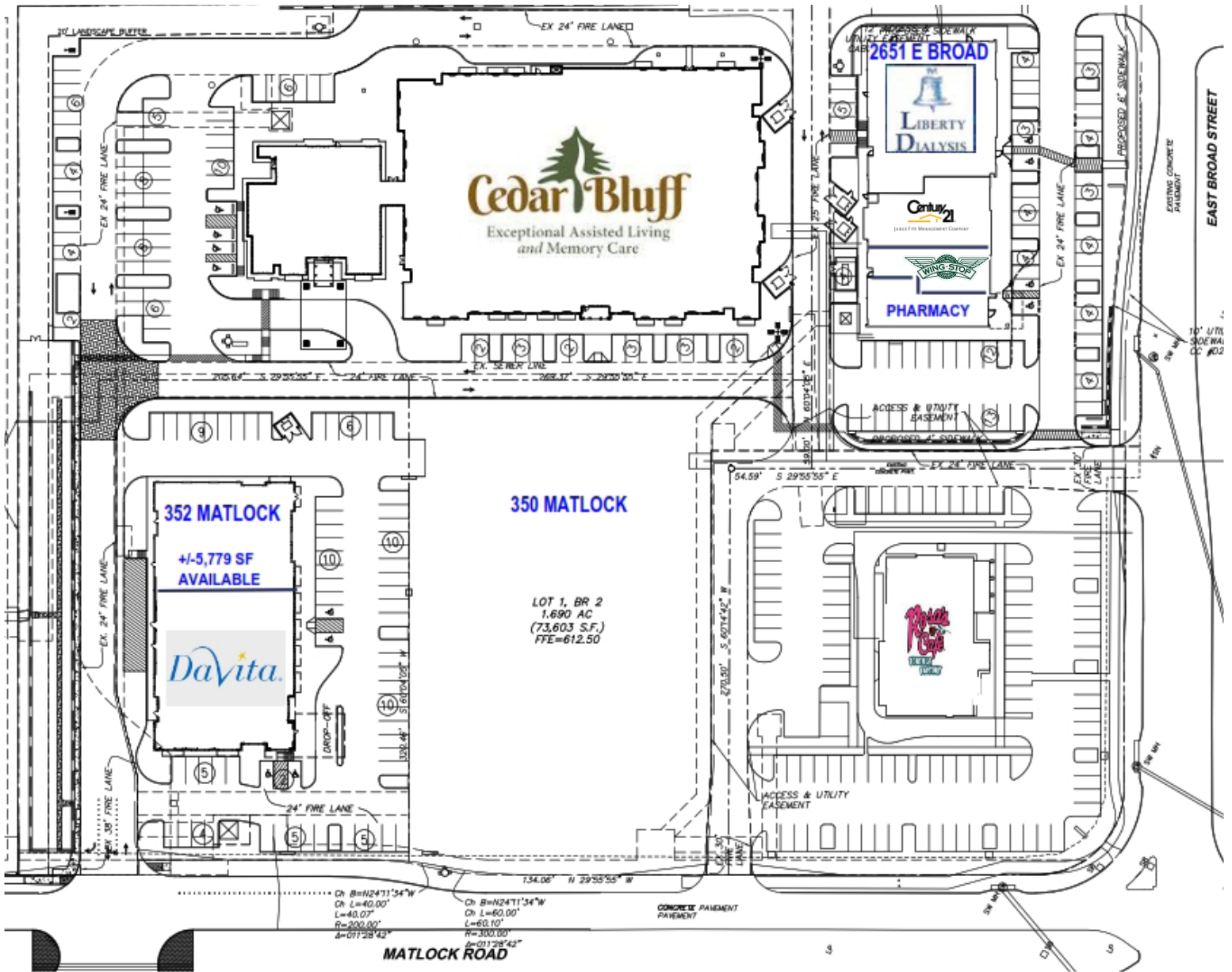


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Methodist Mansfield Medical Center To Expand by December 2017

01/27/2017 | by Olivia Nguyen | [Share Post](#)

The Methodist Mansfield Medical Center broke ground on its second professional office building on Wednesday.

Located at the corner of Hospital Drive and Matlock Road, the \$11.8 million building will be four stories tall. The 82,000-square-foot project is expected to be completed by December 2017.

Contractor Skiles Group & GCC Enterprises Inc., architect Perkins + Will, and engineer WSP/CCRD is partnering with Methodist Mansfield to put up the new building.


Tenants include physicians from Methodist Mansfield Medical Group, Texas Oncology, Methodist Moody Brain and Spine Institute, and the Center for Scoliosis & Advanced Spine Surgery.

Methodist Mansfield Medical and Texas Oncology physicians will be on the first floor. These include Amber Hyde, MD; Jaremy James, DO; and John Willis, DO; along with physicians Sarju Waghela, DO; Shrinivas Diggikar, MD; and Lixin Liao, MD; and breast specialists Katrina Emmett, MD; and Allison DiPasquale, MD.

The Methodist Moody Brain and Spine Institute and Center for Scoliosis & Advanced Spine Surgery will be located on the second floor. Physicians include Richard Meyrat, MD; Nimesh Patel, MD; Antonio Rozier, MD; and Dilip Sengupta, MD.

"We are excited to add the second professional office building to Methodist Mansfield Medical Center's campus," Methodist Mansfield Medical Center President John Phillips, FACHE, said in an interview. "The 11.8 million dollars invested in this project represents Methodist's vision of a superlative facility built with our physicians and patients in mind. Not only will the Professional Office Building II be beautiful, patient centered, and family friendly, it will be convenient for patients."

Methodist Mansfield is part of Methodist Health System. Methodist Health System includes seven hospitals, 25 family health centers, and medical groups.

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give you 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.

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DISCLAIMER

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