

Offices at Bedford West

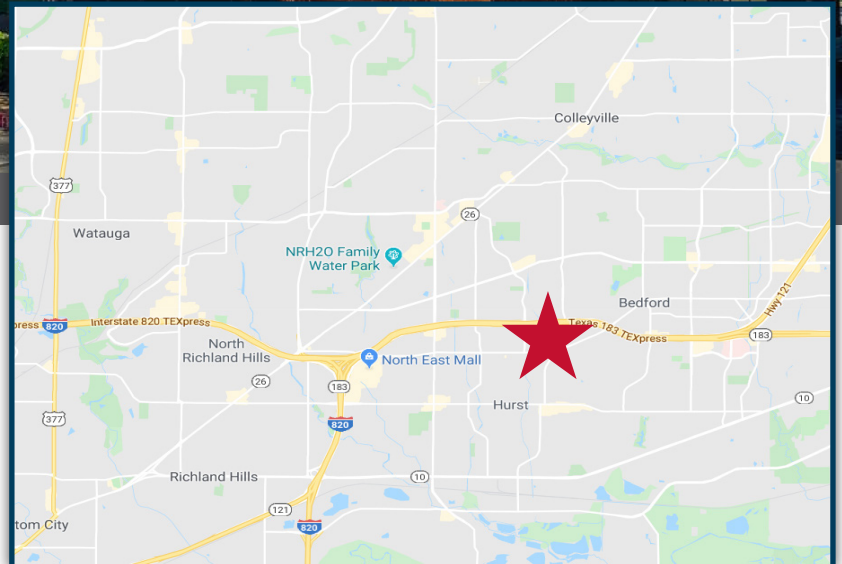
221 Bedford Road, Bedford, Texas 76022

OFFICE FOR LEASE



313 - 9,219 sf

Available Immediately



Erik Blais
817.921.8179
eblais@bradford.com



500 W Seventh Street
Suite 850
Fort Worth, Texas 76102

The information contained herein was obtained from sources believed reliable; however, Bradford Companies makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.

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OFFICE
FOR LEASE

Property Description

- Three (3) story garden-style office building with atrium
- Up to 9,219 contiguous sf available
- First floor lobby exposure available
- Planned 2020 capital improvements include window replacement, HVAC unit replacement, and installation of energy management system
- Tenant shared conference room and lounge
- Building signage available
- 24/7 building access via keycard identification
- Interior security camera surveillance system
- 4.5/1000 parking (surface and covered)
- \$14.00-\$15.00 PSF+Electric

Area Amenities

- Immediate access to SH-183 and SH-121
- Located 15 minutes from DFW International Airport and Downtown Fort Worth
- Convenient access to Loop 820 and I-30



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SUITE	RSF	DIVISIBLE	MAX CONTIGUOUS	SPACE NOTES
100	3,513	No	3,513	Lobby exposure, open floor plan w/ 5 private offices, conference room, break room
101	1,535	No	3,145	Lobby exposure, open floor plan. Can be built out to tenant specs
104	1,610	No	3,145	3 privates, conference room, open work area, break room, en-suite restroom
200	7,991	1,283 rsf	9,219 rsf	Reception, Large Open Work Area, 10 Private Offices, 2 Conference Rooms, Break Room, IT/Storage Room
204	915	No	9,219 rsf	Open Work Area, 1 Executive Office
212	313	No	9,219 rsf	Executive Office
215	1,591	No	1,591 rsf	Open Work Area, 1 Private Office
300	3,877	No	5,911 rsf	Reception, Large Conference w/ Attached Break Room, 7 Private Offices (3 on glass, 2 interior), 3 Executive Offices, IT/Storage Room
306	2,034	No	5,911 rsf	Reception, 4 Private Offices, Conference Room
312	2,240	No	2,240 rsf	Reception, Open Work Area, 1 Executive Office, Break Room, IT/Storage Room

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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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