

FOR LEASE

Wanda Way Business Center

120 Wanda Way | Hurst, TX 76053



SPACE AVAILABLE

100 - 3,000 SF

PRICING INFORMATION

\$ 11 PSF Full Service

LOCATION

NEQ of Wanda Way & E Hurst Blvd

AREA RETAILERS



- Several Office Configurations: 100-3,000 SF
- Great Value Office Space
- RENOVATIONS UNDERWAY
- Two-Story Office Tower
- Ample Parking
- Within 3 Miles of Hwys 121/183 & 820
- Across from Bell Helicopter

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	10,711	43,993	79,136	242,723
Employees	1,369	7,521	34,017	101,905
Average HH Income	\$ 66,230	\$ 70,416	\$ 70,790	\$ 79,299
2017-2022 Annual Rate	1.29%	1.16%	1.01%	0.72%

Traffic Count 14,041 VPD @ E Euless Blvd

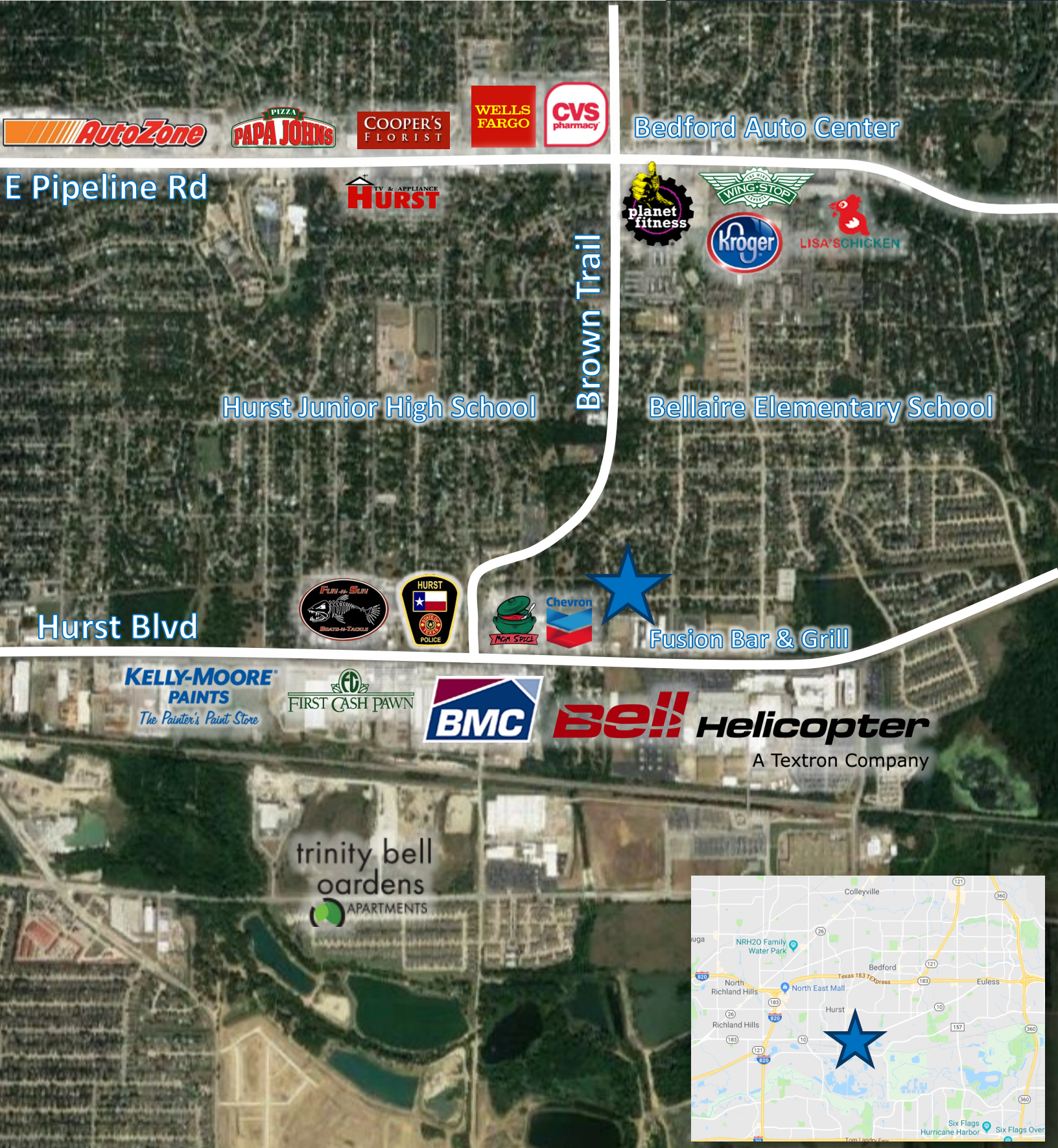
*STDBonline.com 2017

Roger Smeltzer | 817-803-3287 | Info@VisionCommercial.com | VisionCommercial.com

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

120 Wanda Way

Centrally Located Mid-Cities Office Near Defense Industry-Related Uses



AutoZone

PAPA JOHN'S

COOPER'S FLORIST

WELLS FARGO

CVS pharmacy

Bedford Auto Center

E Pipeline Rd

HURST TV & APPLIANCE

planet fitness

WING STOP

Kroger

LISA SCHICKEN

Hurst Junior High School

Brown Trail

Bellaire Elementary School

Hurst Blvd

IRON-ON-GLASS

HURST POLICE

MOA SPICE

Chevron



Fusion Bar & Grill

KELLY-MOORE PAINTS
The Painter's Paint Store

FIRST CASH PAWN

BMC

Bell Helicopter

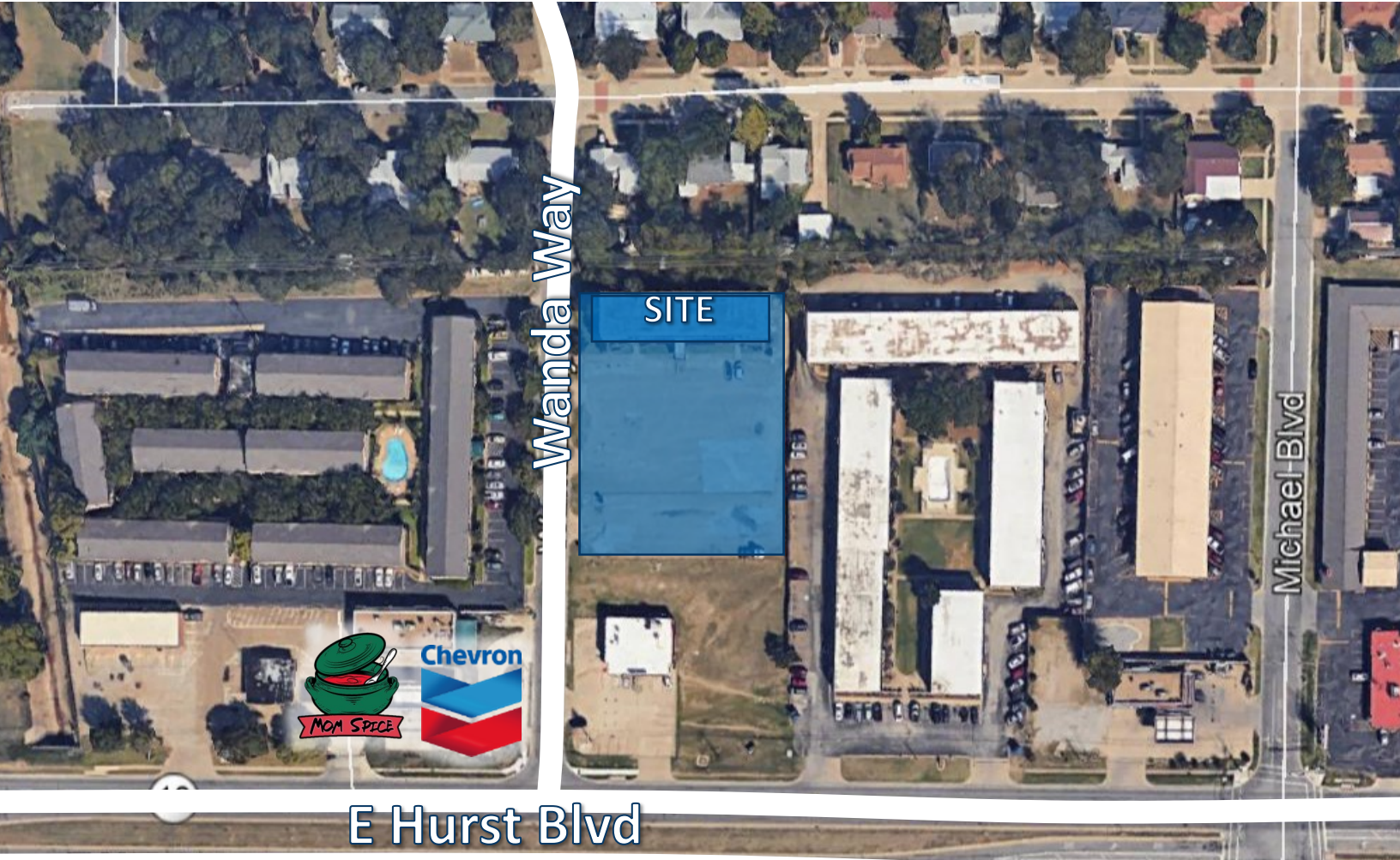
A Textron Company

trinity bell oardens APARTMENTS



120 Wanda Way

Centrally Located Mid-Cities Office Near
Defense Industry-Related Uses

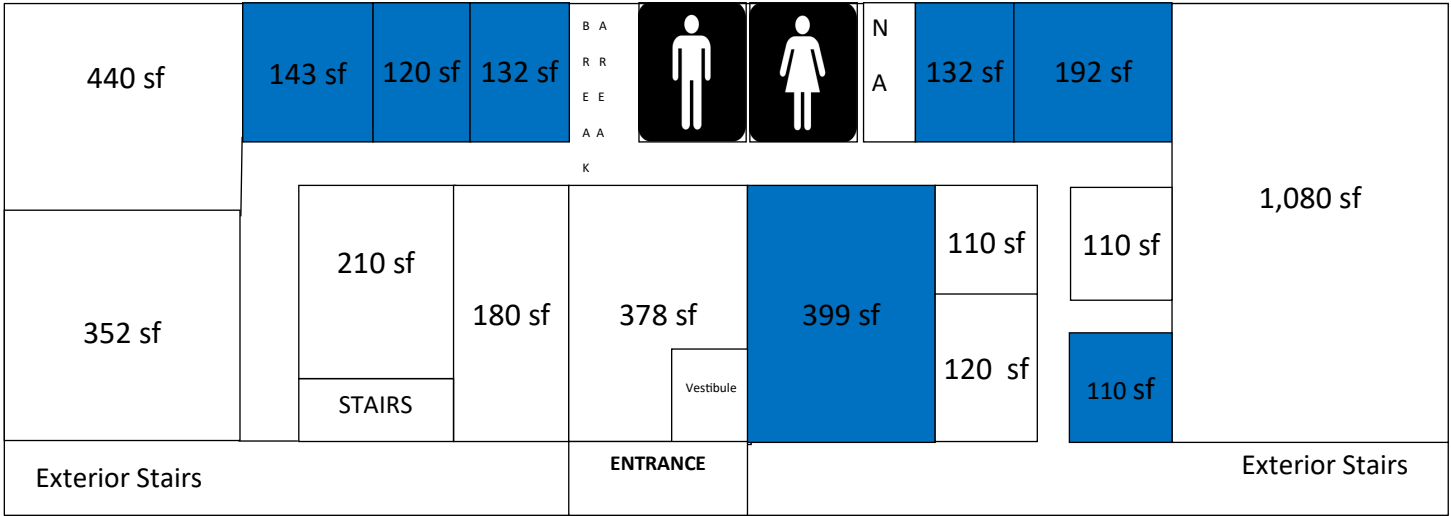


120 Wanda Way

Centrally Located Mid-Cities Office Near
Defense Industry-Related Uses



1st Floor



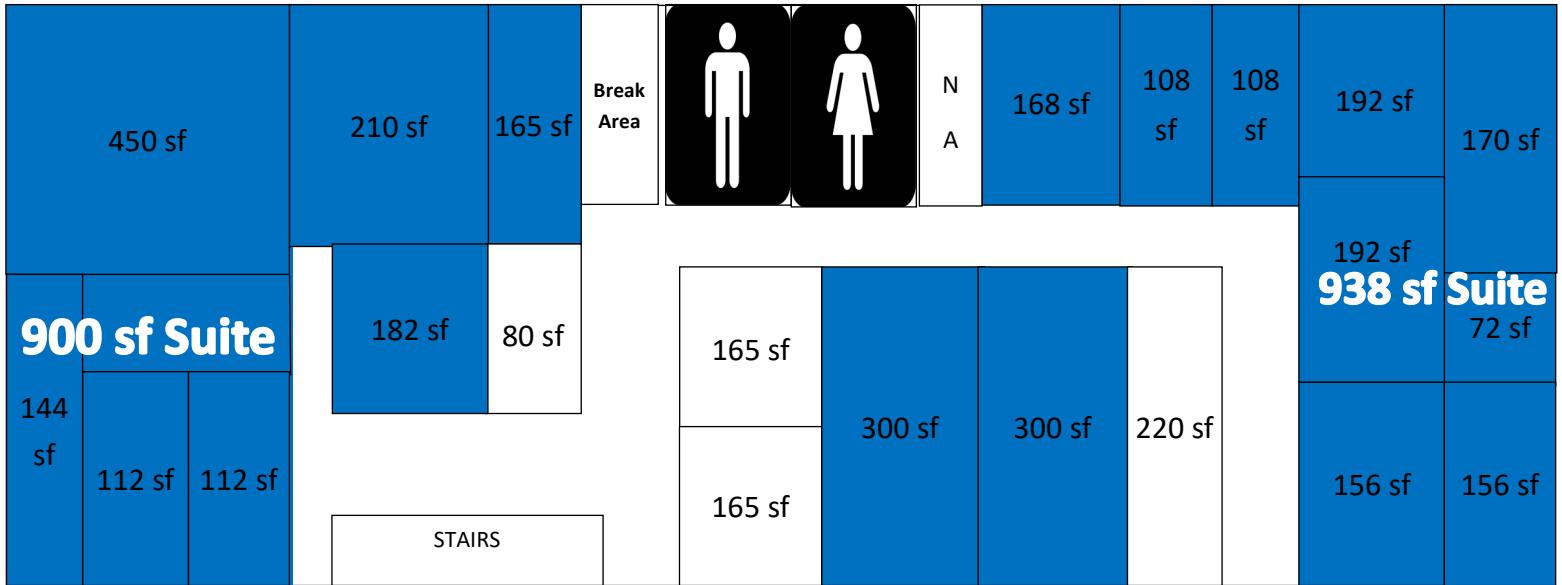
Tenant	Size (RSF)	Asking Monthly
Occupied	440	
New - Computer Services	352	
Available	143	\$151
Available	120	\$127
Available	132	\$139
New - Pest Control	210	
Available	180	\$190
Occupied	378	
Available	399	\$421
Occupied	110	
Occupied	120	
Occupied	110	
Available	110	\$116
Available	132	\$139
Available	192	\$202
Occupied	1080	

120 Wanda Way

Centrally Located Mid-Cities Office Near Defense Industry-Related Uses



2nd Floor



Tenant	Size (RSF)	Asking Monthly
Available	900	\$949
Available	210	\$221
Available	182	\$192
Home Health	80	
Available	165	\$174
Occupied	165	
Occupied	165	
Available	300	\$316
Available	300	\$316
New - Consulting Group	220	
Available	938	\$989
Available	168	\$177
Available	108	\$114
Available	108	\$114

120 Wanda Way

Centrally Located Mid-Cities Office Near
Defense Industry-Related Uses



Information On 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.

Vision Commercial RE DFW LLC
Broker Firm Name

9006752
License No.

info@visioncommercial.com
Email

817-803-3287
Phone

Roger Smeltzer, Jr.
Designated Broker of Firm

560209
License No.

info@visioncommercial.com
Email

817-803-3287
Phone