

FOR LEASE

Plaza Center One

1650 W Rosedale St | Fort Worth, TX 76104



SPACE AVAILABLE

461-8,378 SF

PRICING INFORMATION

\$15.00 psf

NNN

(Est. Nets - \$10)

LOCATION

NEC of 9th Ave & W Rosedale St

- Medical/Office Suites in Medical District, retail space available
- Suites include small executive suites, 2nd gen medical spaces, institutional grade catheterization lab, former physical therapy clinic with track
- Ample parking including 1 covered space per suite
- Sits on a hard corner ON W Rosedale St with easy access to I-30 and I-35
- Join Fort Worth Diagnostic Clinic, Willis Eye Care, Columbia Plaza Medical Center, The Telos Project, and more
- TI/Free rent available, NNN includes utilities

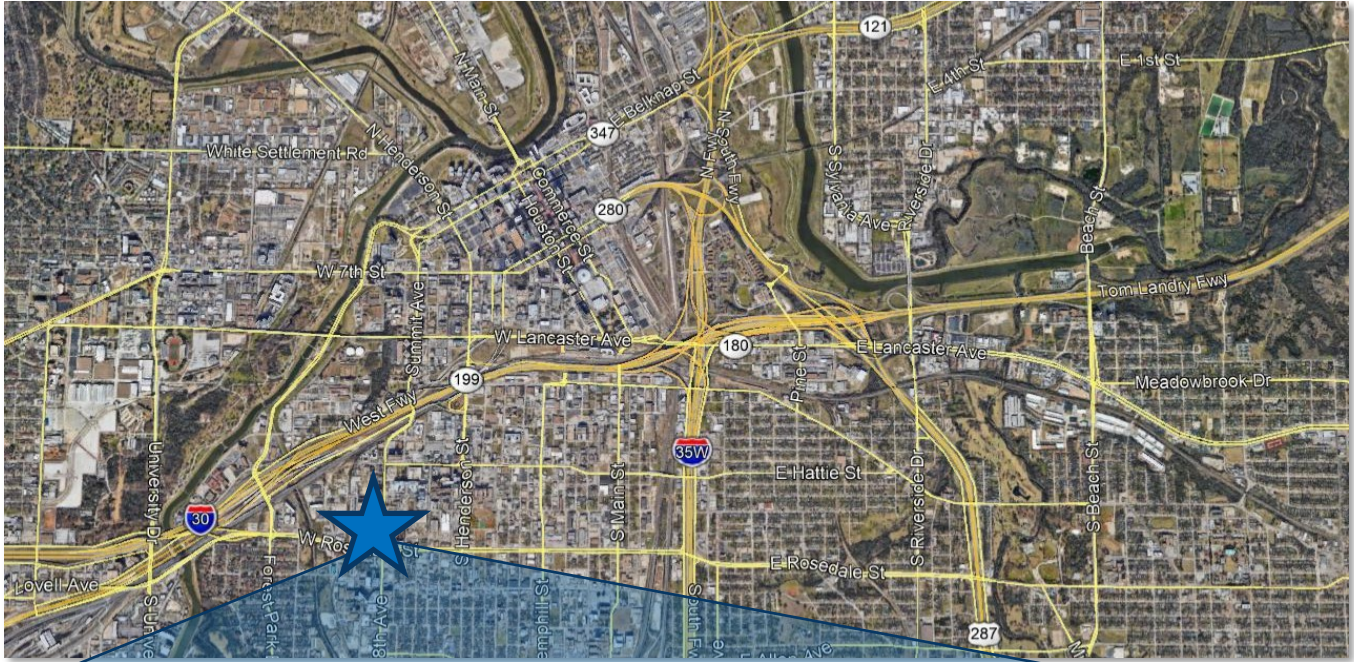
DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	8,225	43,088	99,517	281,322
Employees	35,616	103,532	125,401	186,272
Average HH Income	\$82,958	\$78,229	\$72,539	\$65,568
2017-2022 Annual Rate	2.09%	3.01%	2.77%	2.60%
Traffic Count	30,320 Vehicles Per Day on W Rosedale St			

*STDBonline.com 2017

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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.

1650 W Rosedale St Plaza Center One



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Plaza Center One



FIRST FLOOR

Suite 101:

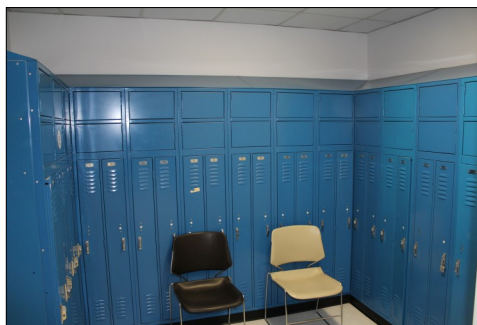
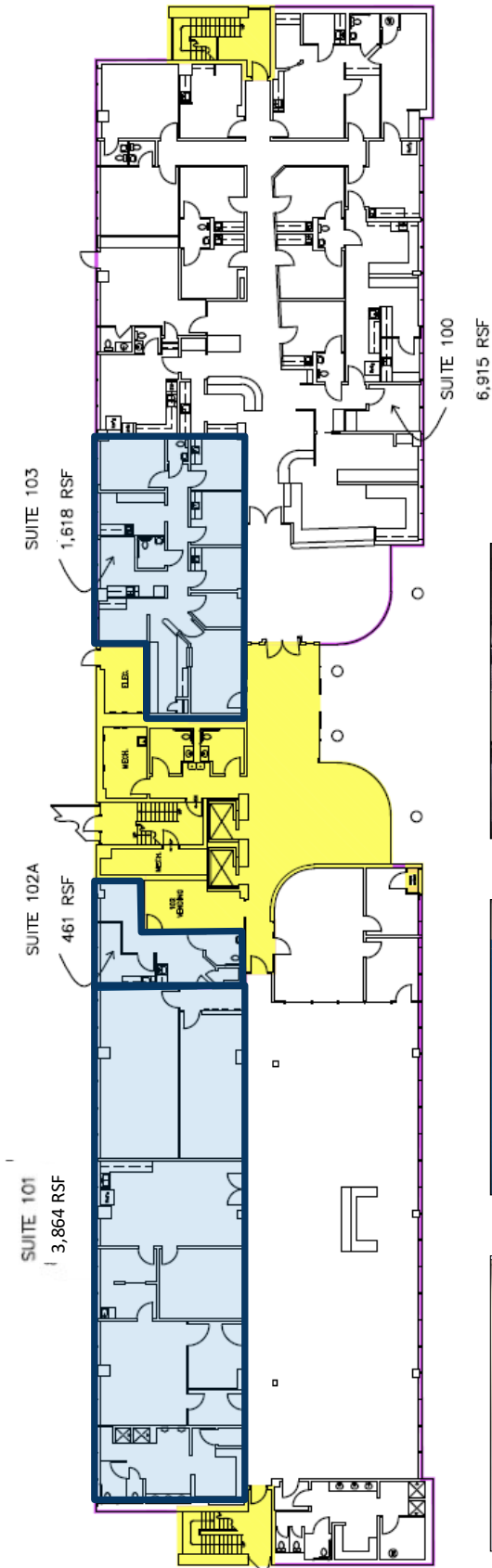
◆ 3,864 RSF

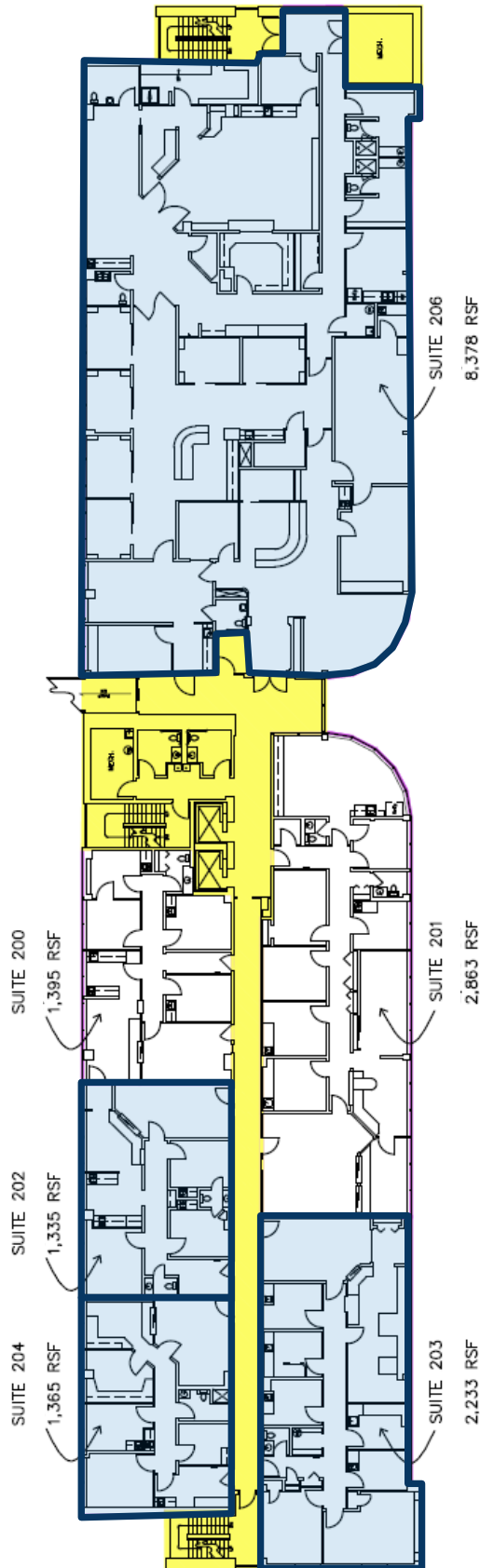
Suite 102A:

◆ 461 RSF

Suite 103:

◆ 1,618 RSF





SECOND FLOOR

Suite 202:

◆ 1,335 RSF

Suite 203:

2,233 RSF

Suite 204:

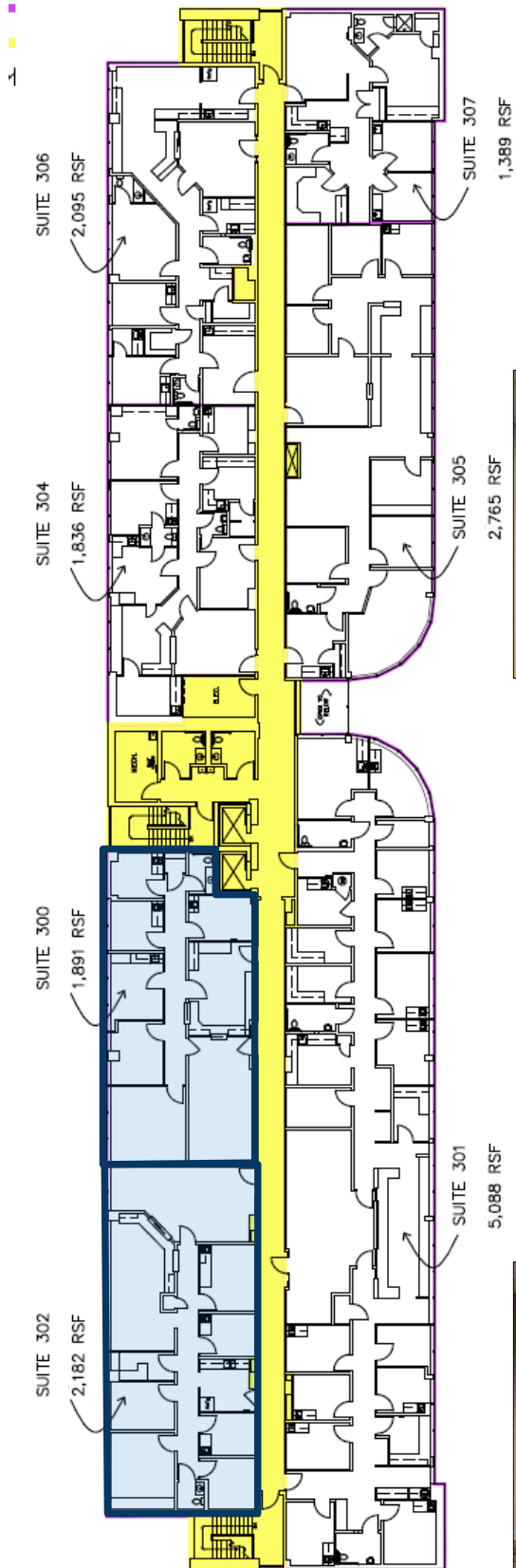
◆ 1,365 RSF

Suite 206:

◆ 8,378 RSF

◆ Institutional grade catheterization lab





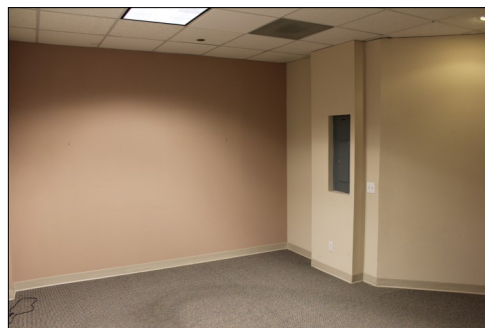
THIRD FLOOR

Suite 300:

◆ 1,891 RSF

Suite 302:

◆ 2,182 RSF



Suite	Tenant	RSF
100	Medical Office	
200	Optometrist	
201	Medical Office	
301	Medical Office	
304	Medical Office	
305	Psychologist	
306	Medical Office	
307	Medical Office	
SUITE	AVAILABLE	RSF
101	Former Physical Therapy	3,864
102A		461
103		1,618
202		1,335
203		2,233
204		1,365
206	Former Cath Lab	8,378
300		1,891
302		2,182

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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.

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