

4927 S. Collins Street

COMPASS | ULTERRE GROUP

Arlington, Texas 76018



OFFERING SUMMARY

Available SF: 3,093 SF

Lease Rate: \$19.00/SF + NNN

PROPERTY OVERVIEW

- 3,093 SF Turnkey Medical Office Space Available
- Previously Occupied by Arlington Neurosurgical Spine Associates
- High Quality Building Constructed in 2013
- Easy Access with Several Points on Ingress/Egress
- Ample Medical Office Co-Tenancy In Place
- Easy Access to the Highway, Less than 1-Mile South of I-20
- Asking rate
19.00/SF + NNN

PROPERTY HIGHLIGHTS

MARK NATION
972.342.0584
mark.nation@compass.com



Location Map

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Up To 3,093 Sf Of Office Space



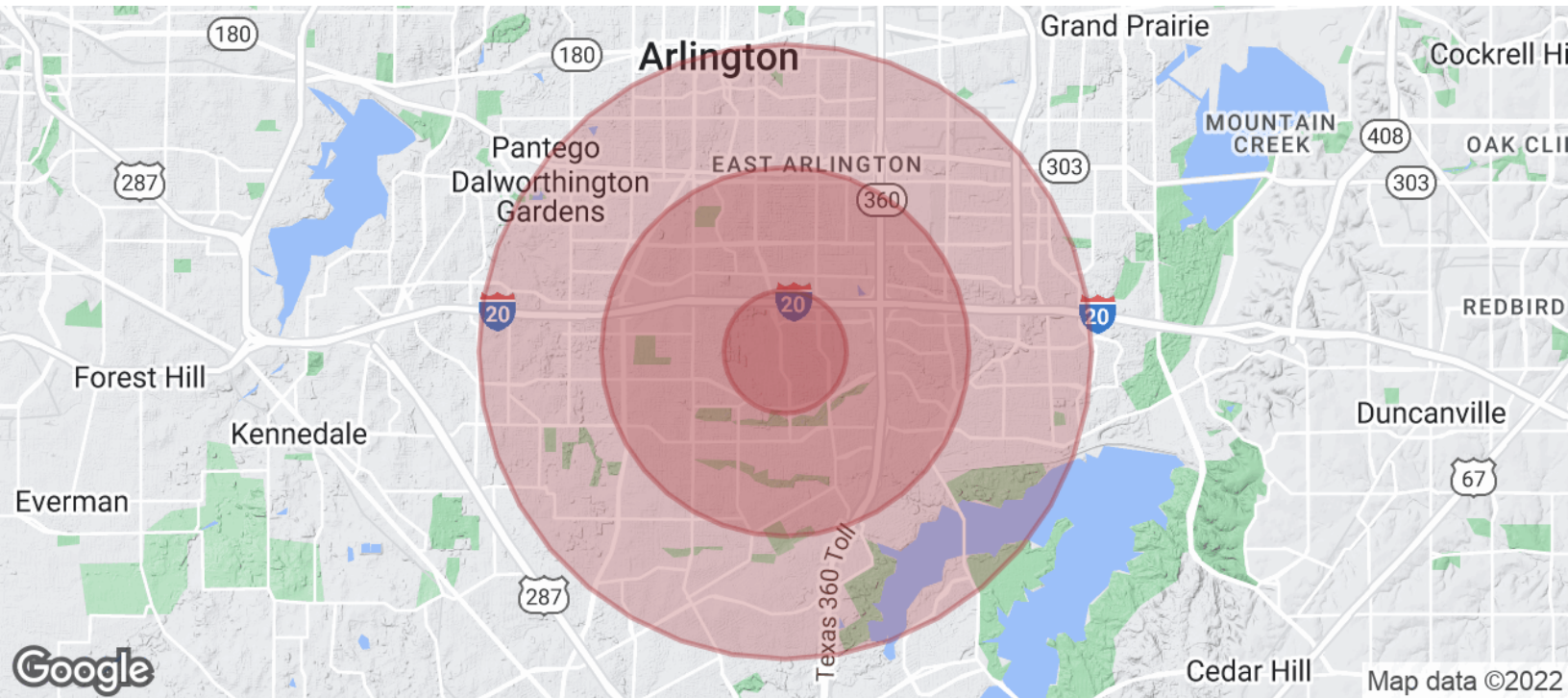
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Demographics Map & Report

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Up To 3,093 Sf Of Office Space



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,376	120,701	303,742
Average Age	31.8	29.8	30.6
Average Age (Male)	30.0	28.1	29.8
Average Age (Female)	34.3	31.5	31.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,762	38,936	100,685
# of Persons per HH	3.0	3.1	3.0
Average HH Income	\$71,701	\$63,772	\$65,078
Average House Value	\$124,916	\$117,708	\$145,700

* Demographic data derived from 2020 ACS - US Census

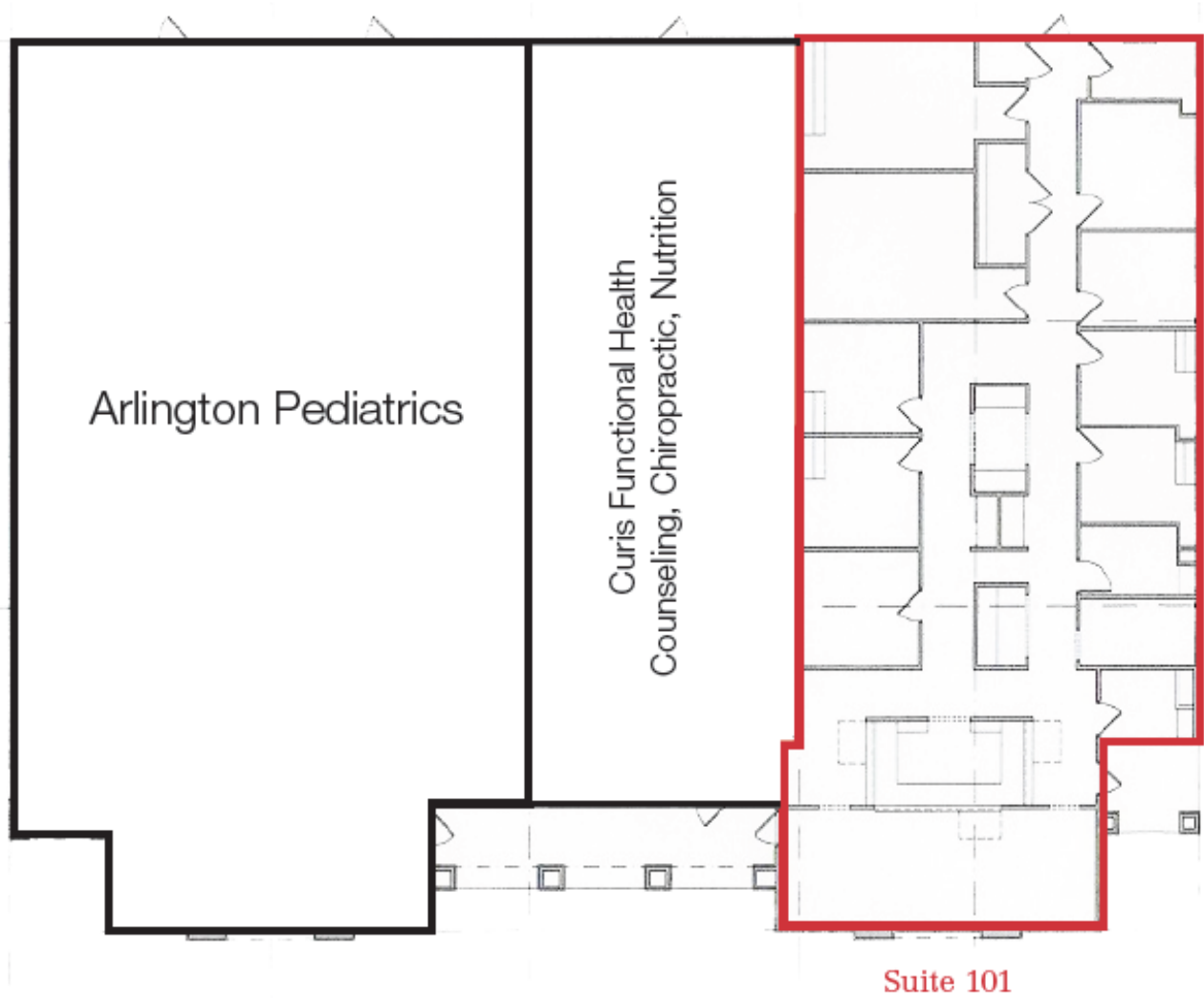
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Floor Plans

Up To 3,093 Sf Of Office Space

Floor Plan



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Christies International Real Estate ULTERRE	9008296	info@ulterre.com	(817)882-6450
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
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Designated Broker of Firm	License No.	Email	Phone
Rick Wegman	0543115	rickw@ulterre.com	(817)584-7033
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mark Nation	0597170	markn@ulterre.com	(972)342-0584
Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

TXR-2501

Giordano, Wegman, Walsh and Associates, 4838 White Settlement Road Fort Worth, TX 76114
Kolby Simonson

Information available at www.trec.texas.gov

IABS 1-0 Date

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Agents

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