

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:	2,290 SF
LEASE RATE:	\$14.42 SF/Yr [Gross]
BUILDING SIZE:	16,406 SF
BUILDING CLASS:	B
YEAR BUILT:	1985
ZONING:	Commercial
MARKET:	Dallas-Fort Worth
SUB MARKET:	Fort Worth
CROSS STREETS:	Country Club Lane & Greenspoint Drive

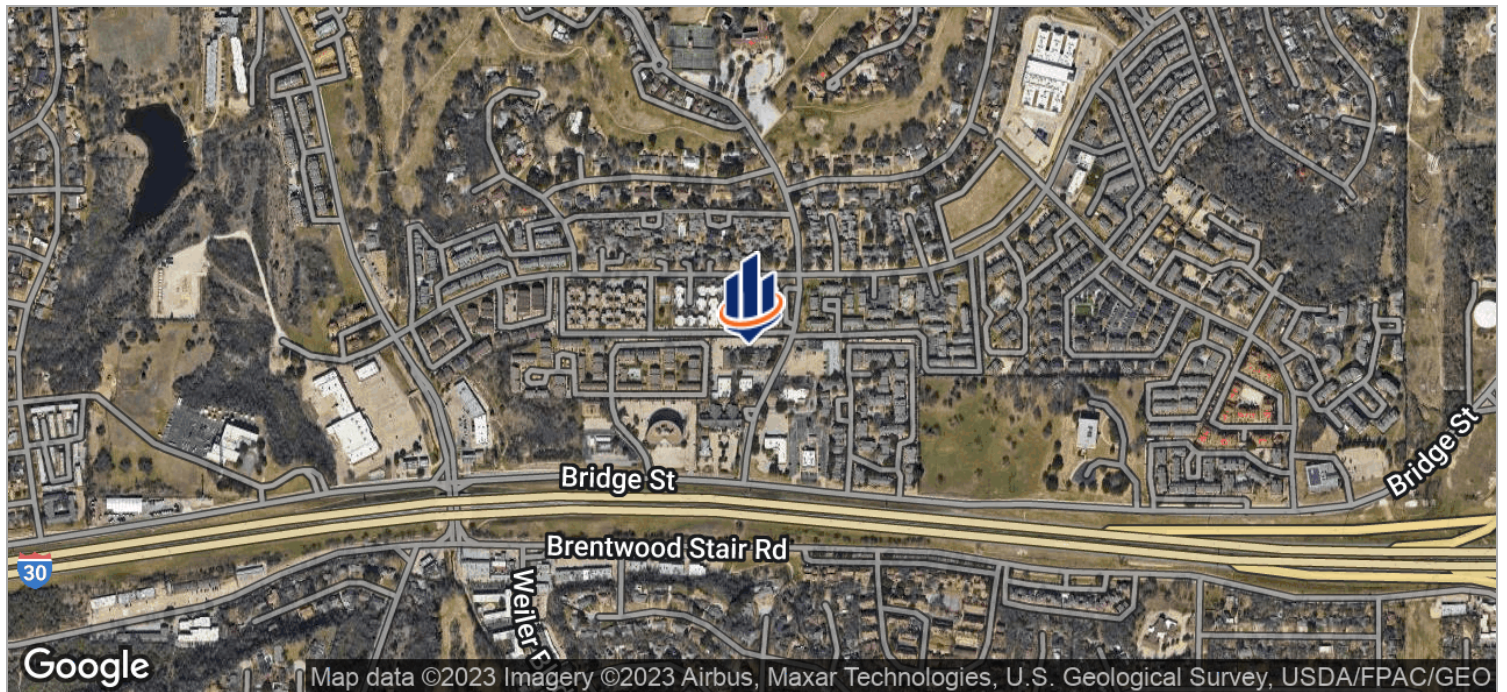
PROPERTY DESCRIPTION

Suites are currently available at the Country Club Office Park, a Garden Office Complex with a Courtyard, and features skylights throughout lease spaces. The office park is conveniently located just Ten minutes from downtown Fort Worth and offers ample free parking for tenants and guests. The available spaces range from 200 sq. ft. to 3872 sq. ft. and are situated at 1166 Country Club Lane in Fort Worth.

LOCATION OVERVIEW

Beautiful Garden Office Complex with Courtyard
Ten minutes from downtown Fort Worth
Ample free parking
Skylights throughout lease spaces

Location Maps



Available Spaces

Lease Rate: \$14.42 SF/YR [GROSS] **Total Space** 2,290 SF
Lease Type: Gross **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1150	Office Building	\$12.00 SF/YR	Modified Gross	780 SF	Negotiable	\$12.00/square foot plus electric.
1152	Office Building	\$12.00 SF/YR	Modified Gross	1,272 SF	Negotiable	\$12.00/square foot plus electric. Street frontage. Individual entry sign and monument sign position available. Conference room, lobby, 3 offices, work center, and ADA restroom.
1152	Office Building	\$12.00 SF/YR	Modified Gross	2,380 SF	Negotiable	\$12.00/square foot plus electric.
1154	Office Building	\$15.00 SF/YR	Modified Gross	328 SF	Negotiable	\$15.00/square foot plus electric. Freestanding building, parking across front, monument sign position. Skylights throughout,
1156	Office Building	\$13.50 SF/YR	Modified Gross	800 SF	36 months	\$12.00/square foot plus electric. Freestanding building, parking across front, monument sign position. Skylights throughout,
1156 [copy]	Office Building	\$13.50 SF/YR	Modified Gross	800 SF	36 months	\$12.00/square foot plus electric. Freestanding building, parking across front, monument sign position. Skylights throughout,

Available Spaces

Lease Rate: \$14.42 SF/YR [GROSS] **Total Space** 2,290 SF
Lease Type: Gross **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1162	Office Building	\$14.00 SF/YR	Modified Gross	415 SF	36 months	
1164, Ste. 101	Office Building	\$18.00 SF/YR	Modified Gross	756 SF	Negotiable	Freestanding building, parking across front, monument sign position. Skylights throughout.
1164, Ste. 102	Office Building	\$18.00 SF/YR	Modified Gross	169 SF	Negotiable	
1166, Ste.1-7 and 9	Office Building	\$13.50 SF/YR	Modified Gross	2,290 SF	Negotiable	
1166, Ste. 8	Office Building	\$18.00 SF/YR	Modified Gross	140 SF	Negotiable	Freestanding building, parking across front, monument sign position. Skylights throughout.
1166, Ste. 10	Office Building	\$18.00 SF/YR	Modified Gross	349 SF	Negotiable	Freestanding building, parking across front, monument sign position. Skylights throughout,
1166, Ste. 12	Office Building	\$18.00 SF/YR	Modified Gross	200 SF	Negotiable	Freestanding building, parking across front, monument sign position. Skylights throughout, \$15.00/square foot.
1166, Ste. 13	Office Building	\$15.00 SF/YR	Full Service	256 SF	Negotiable	Freestanding building, parking across front, monument sign position. Skylights throughout,

Available Spaces

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Lease Type:	Gross	Lease Term:	

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1166, Ste. 14	Office Building	\$18.00 SF/YR	Modified Gross	188 SF	Negotiable	Freestanding building, parking across front, monument sign position. Skylights throughout, \$15.00/square foot.
1166-15	Office Building	\$15.00 SF/YR	Modified Gross	256 SF	Negotiable	Freestanding building, parking across front, monument sign position. Skylights throughout,
1166, Ste. 16	Office Building	\$18.00 SF/YR	Modified Gross	205 SF	Negotiable	Freestanding building, parking across front, monument sign position. Skylights throughout.
1166, Ste. 18	Office Building	\$18.00 SF/YR	Modified Gross	201 SF	Negotiable	Freestanding building, parking across front, monument sign position. Skylights throughout.
1166, Ste. 19	Office Building	\$18.00 SF/YR	Modified Gross	205 SF	Negotiable	Freestanding building, parking across front, monument sign position. Skylights throughout.

Available Spaces

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Lease Type:	Gross	Lease Term:	

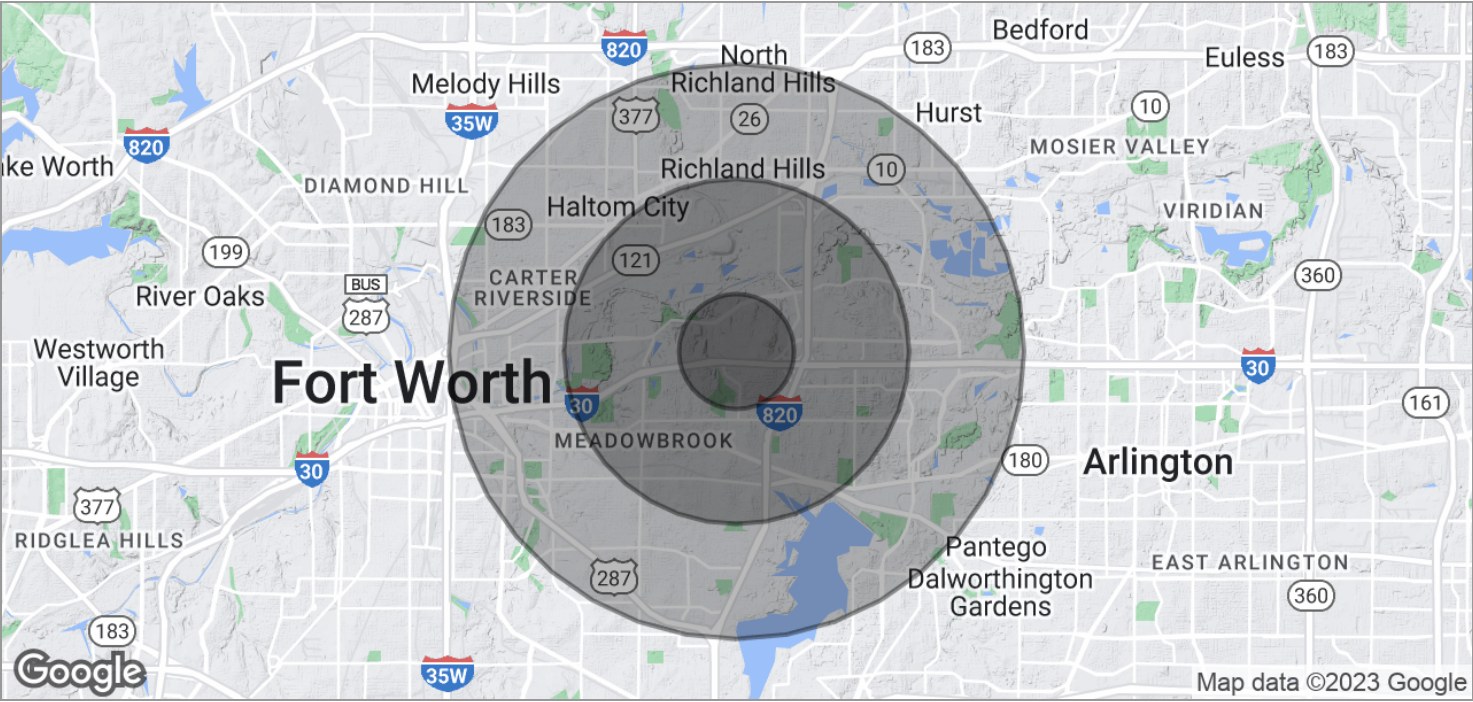
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1172	Office Building	\$12.00 SF/YR	Modified Gross	787 SF	Negotiable	\$12/square food plus electric. Corner suite faces central courtyard and has individual entry sign. Lobby, 3 offices, work center, and restroom.
1170 & 1174	Office Building	\$13.13 SF/YR	Modified Gross	6,233 SF	36 months	\$12.00/square foot plus electric. Freestanding building, parking across front, monument sign position. Skylights throughout, wood bookcases built-in, and 2 ADA restrooms. Great versatility with break room, conference room, 12 office spaces, and separate employee entrance from lobby/reception.

Available Spaces

Lease Rate:	\$14.42 SF/YR [GROSS]	Total Space	2,290 SF
Lease Type:	Gross	Lease Term:	

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1170 & 1174 [copy]	Office Building	NEGOTIABLE	Modified Gross	6,233 SF	Negotiable	\$12.00/square foot plus electric. Freestanding building, parking across front, monument sign position. Skylights throughout, wood bookcases built-in, and 2 ADA restrooms. Great versatility with break room, conference room, 12 office spaces, and separate employee entrance from lobby/reception.
1160	Office Building	\$1,345 PER MONTH	Gross	1,050 SF	36 months	
1166 Country Club Lane Suite 17		NEGOTIABLE	Gross	256 SF	Negotiable	
1166 Country Club Lane Suite 17 [copy]		NEGOTIABLE	Gross	256 SF	Negotiable	
1160 1-7, 9	Office Building	\$14.42 SF/YR	Gross	2,290 SF	36 months	
Suite 8 & 10	Office Building	\$15.00 SF/YR	Full Service	489 SF	36 months	

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,090	68,759	206,044
MEDIAN AGE	34.2	34.3	33.6
MEDIAN AGE (MALE)	34.0	33.3	32.5
MEDIAN AGE (FEMALE)	34.7	36.0	34.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,102	27,138	75,561
# OF PERSONS PER HH	2.2	2.5	2.7
AVERAGE HH INCOME	\$53,601	\$51,216	\$53,367
AVERAGE HOUSE VALUE	\$130,395	\$121,690	\$114,295

Advisor Bio & Contact



Clint Montgomery, CPM, RPA

VP of Management and Leasing
SVN | Trinity Advisors

Clint T. Montgomery serves as the Vice President of Management & Leasing for SVN | Trinity Advisors in Fort Worth, Texas. Montgomery brings more than 29 years of industry experience in property management to the team.

Prior to joining SVN | Trinity Advisors, Montgomery served as Senior Vice President of Property Management for The Woodmont Company. While there, his responsibilities included overseeing the operation of the property management division, which included a staff of six property managers, two assistant property managers, the director of lease administration, nine administrative assistants, and 11 maintenance personnel. This division managed a portfolio of 44 retail and office properties of approximately 8,750,000 total square feet located across Texas and in eight other states. Montgomery also has served as Vice President of Property Management with two other regional firms.

As an active member of the industry, Montgomery has earned the Certified Property Manager [CPM] and Real Property Administrator [RPA] designations. He is currently the President of the Fort Worth Chapter of the Institute of Real Estate Management. Montgomery earned a Master of Business Administration in Finance and Real Estate from the University of Texas at Arlington.

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Information About Brokerage Services

11-2-2015

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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Information About

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