

220 S. Nolen Drive * Southlake, TX 76092

For Lease or Sale



FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

WWW.OFFICEEQUITYSOLUTIONS.COM

- 6,734 sf Building For Lease
Or For Sale

- Available for Delivery now

- Competitive Tenant Improvement Allowance

- Located in the Heart of Southlake
Just south of 1709 / Southlake Blvd

- High Income area along growth
corridor

- Ample Parking

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Nolen Medical Investments, LLC

Print #221101037
Date: 11/01/22
Lat/Lon: 32.937844 -97.111955
Order No. 70479
Aerial Photography, Inc. 954-568-0484

Up to 6,732sf Ready For
Delivery!



Nolen Medical Investments, LLC

Print #221101038
Date: 11/01/22
Lat/Lon: 32.937844 -97.111955
Order No. 70479
Aerial Photography, Inc. 954-568-0484

Exterior Photos

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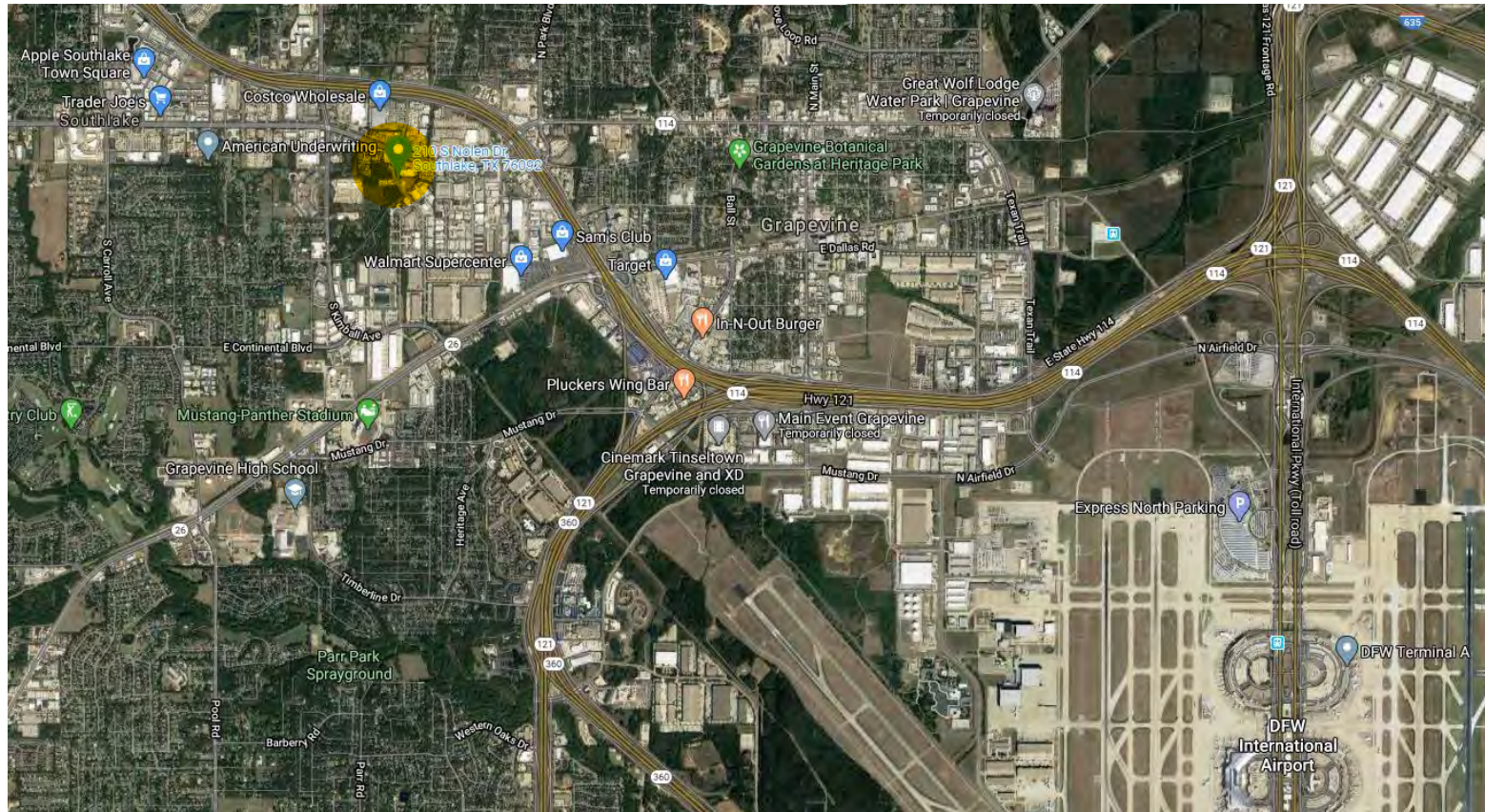
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- * 1.4 miles to Texas Health Harris Hospital
- * 1.4 miles to Cooks Children's
- * 1.7 miles to Baylor Scott & White Medical Center

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Location

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Demographics / Traffic

Demographics »

	1 Mi	3 Mi
Population	3,960	61,254
Households	1,442	22,231
Average Age	38.40	38.20
Median HH Income	\$143,296	\$105,230
Daytime Employees	13,003	51,955
Population Growth '18-'23	▲ 7.3%	▲ 8.3%
Household Growth '18-'23	▲ 7.1%	▲ 8.0%

Traffic »

Collection Street	Cross Street	Traffic Vol	Year	Distance
S Nolen Dr	Crooked Lane Blvd SE	4,783	2017	0.04 mi
E Southlake Blvd	Crooked Lane Blvd E	37,374	2017	0.21 mi
Crooked Ln	-	897	2017	0.22 mi
N Nolen Dr	Village Center Dr N	3,882	2017	0.26 mi
S Kimball Ave	E Southlake Blvd N	8,076	2017	0.28 mi

Made with TrafficMetrix® Products

FOR MORE INFORMATION:

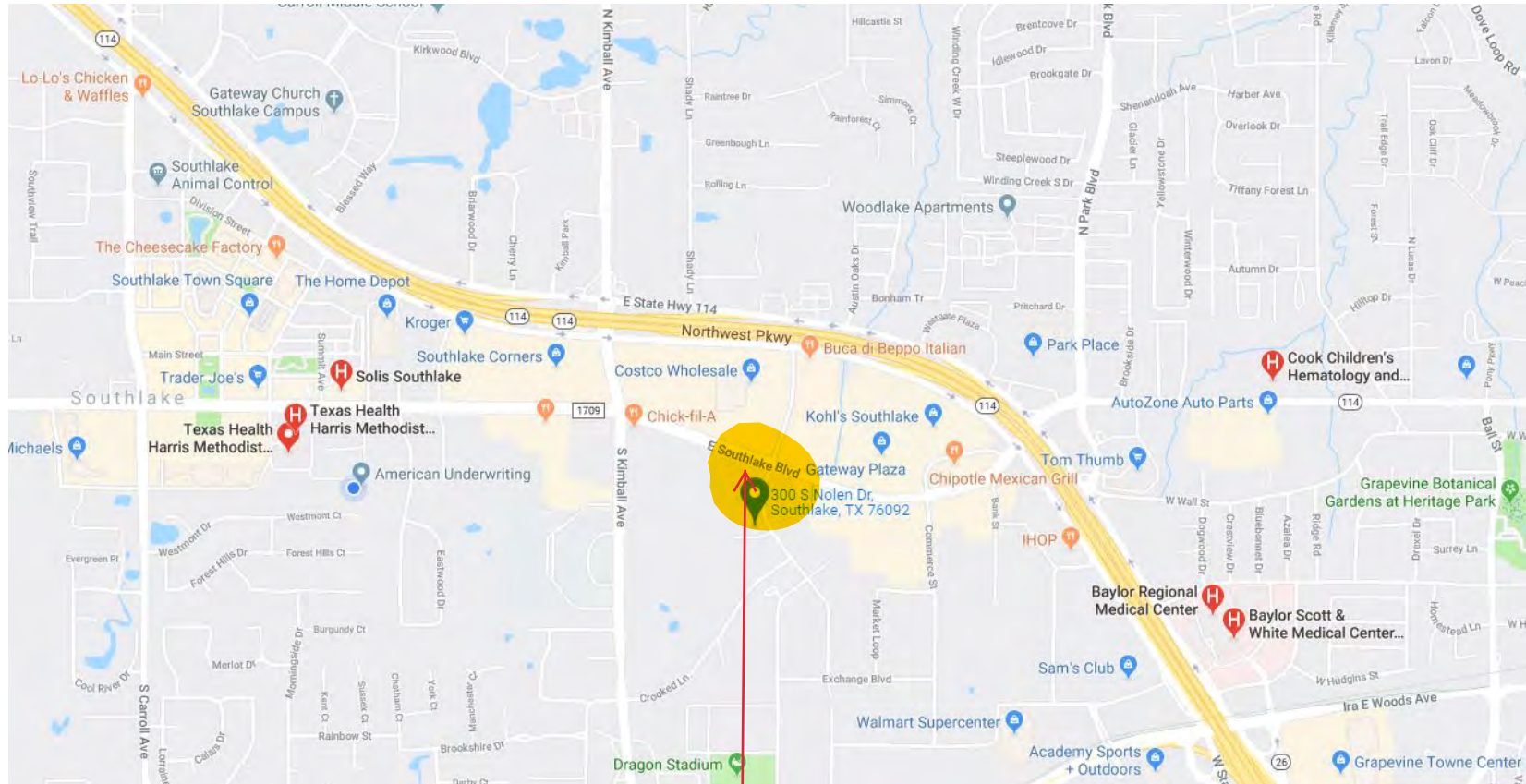
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Map



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/TENANT/OWNER): 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 undelined 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:
- **Must**, 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 **one** party, disclose:
 - o that the **owner** will accept a price less than **the** written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

ULTIMA REAL ESTATE	0377623	Ultimaceo@gmail.com	(972)980-9393
Licensed Broker / Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
PAUL OBED BERMUDEZ	0377623	ultimaceo@gmail.com	(972)980-9393
Designated Broker of Firm	License No.	Email	Phone
Paul Bermudez	0377623	ultima.ceo@gmail.com	(972)980-9393
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Daniel Molina	0525467	dmolina@officeequi solutions.com	(817)416-3981
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Oats

Regulated by the Texas Real Estate Commission

TXR-2501

365 Miron Drive, Suite # A Southlake, TX 76092
Daniel Molina

Information available at www.trec.texas.gov

JASS 1-0 Date

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