

# 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](http://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

# 220 S. Nolen Drive \* Southlake, TX 76092

For Lease or Sale



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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**BIB**  
BAIRD, HAMPTON & BROWN  
engineers and architects  
1011 Ross Street, Suite 200, Dallas, TX 75202  
972.343.1100  
www.bhb.com

**OES**  
OFFICE EQUITY SOLUTIONS  
365 MIRON, SUITE A  
SOUTHLAKE, TX 76092  
NOLEN OFFICE PARK - PHASE 2  
NOLEN OFFICE PARK ADDITIONAL LOT 1, BLOCK 2  
210, 220, 230 & 240 S. NOLEN DRIVE, SOUTHLAKE, TX 76092

**COLOR LANDSCAPE PLAN**

NO.	DESCRIPTION	DATE

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2/24/2022

PROJECT NUMBER: 220 S. NOLEN DRIVE  
 SHEET NUMBER: L1  
 OF: L1-L4

## Site Plan

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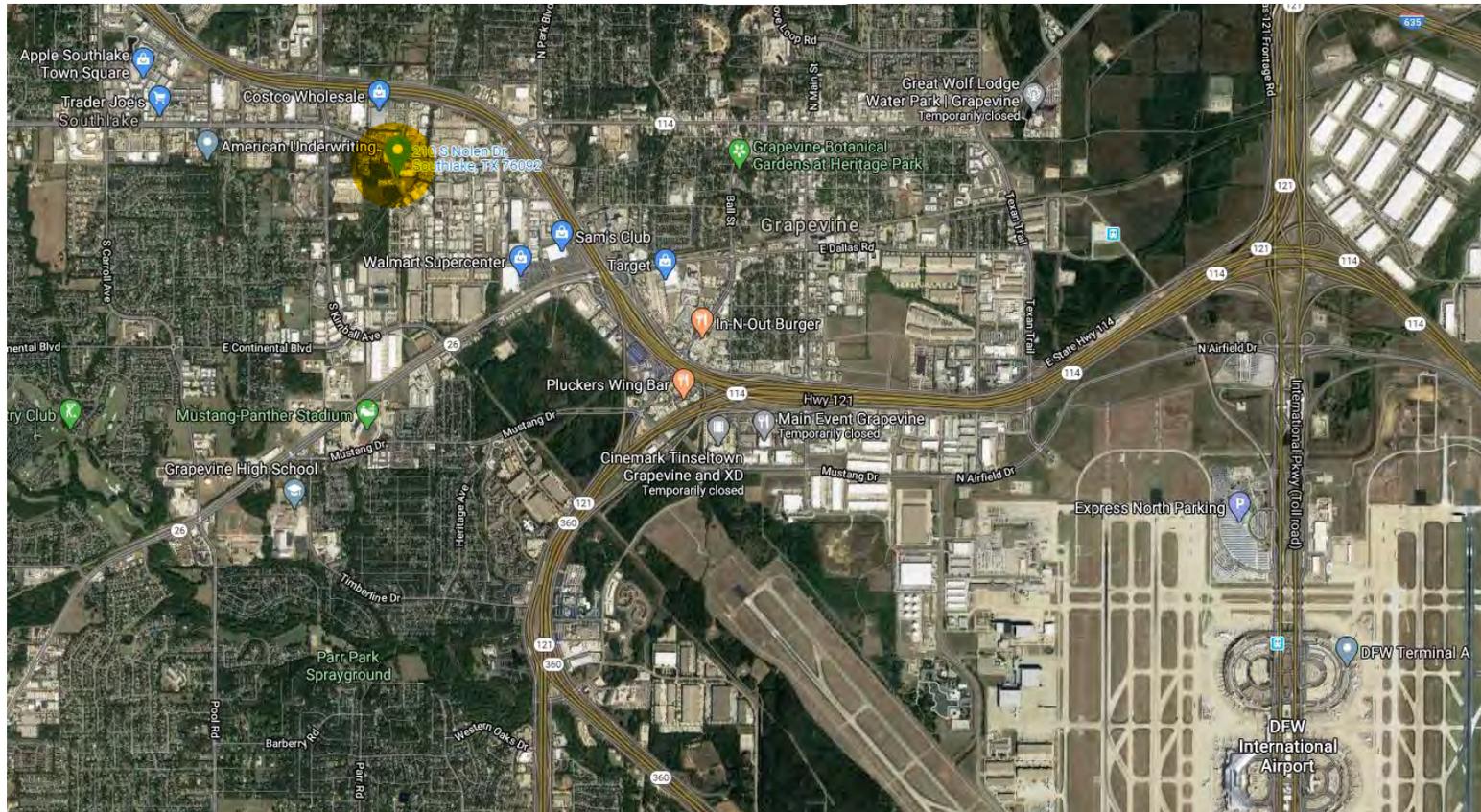
F 817-416-8372

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# 220 S. Nolen Drive \* Southlake, TX 76092

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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 »

	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

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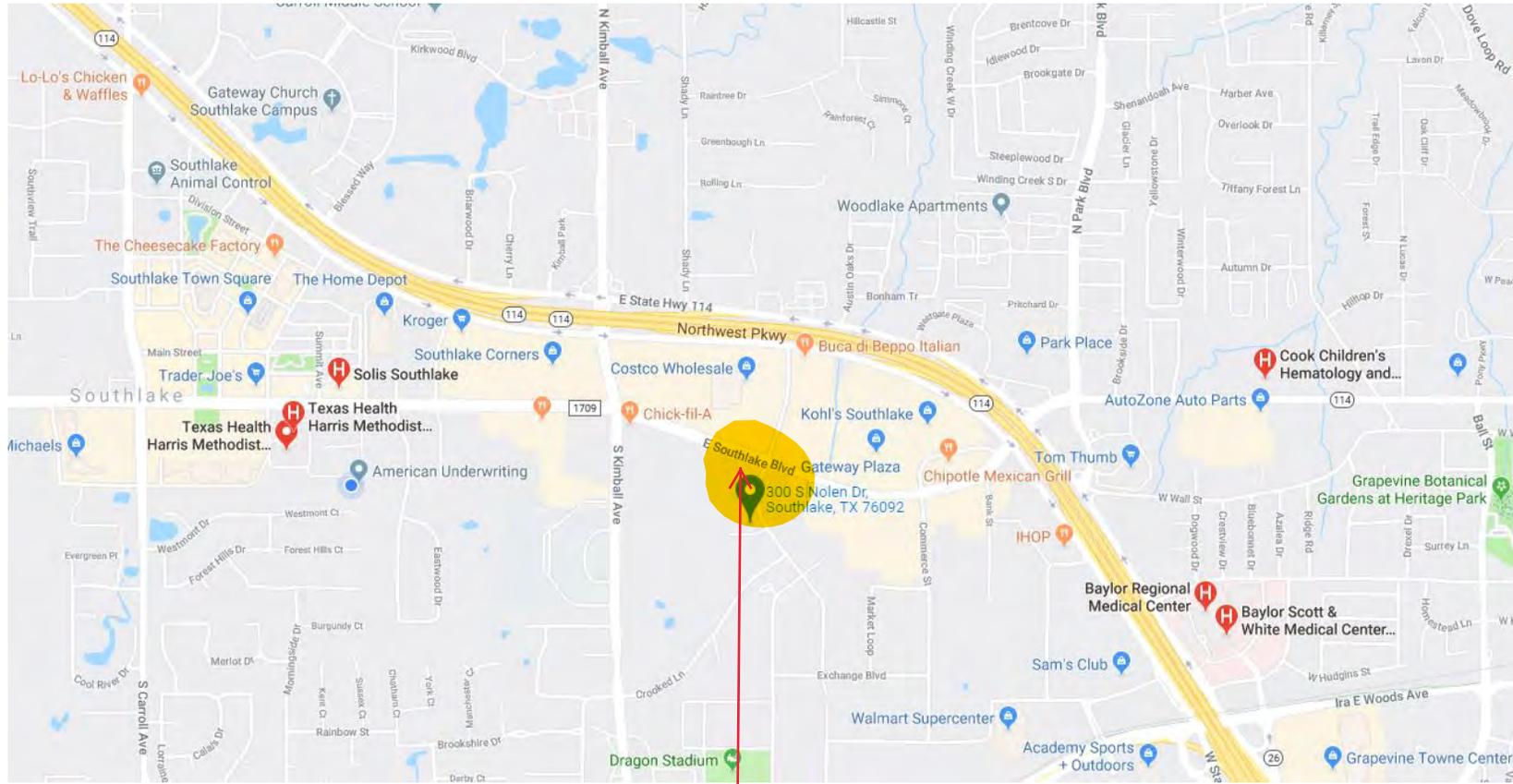
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Demographics / Traffic

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220 S. Nolen Dr.

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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):

- **Protect** 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/TANOLORO):** 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 undeclined 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 on 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.

<b>ULTIMA REAL ESTATE</b> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<b>0377623</b> License No.	<b>Ultimaceo@gmail.com</b> Email	<b>(972)980-9393</b> Phone
<b>PAUL OBED BERMUDEZ</b> Designated Broker of Firm <b>Paul Bermudez</b>	<b>0377623</b> License No.	<b>ultimaceo:@gmail.com</b> Email	<b>(972)980-9393</b> Phone
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Buyer/Tenant/Seller/Landlord Initials

Oats

Regulated by the Texas Real Estate Commission

TXR-2501

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

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

JASS 1-0 Date

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