



OAKWOOD OFFICE PLAZA

112 Bedford Rd
Bedford, TX 76022

FOR LEASE



Multi-suite space:
\$12.00 psf Full Service

Executive Suites:
**Start at \$400/mo Full
Service**

Roger Smeltzer

O: 817-803-3287

C: 817-320-2600

roger@visioncommercial.com

www.visioncommercial.com

SPACE(S) AVAILABLE:

- 18,744 sf two-story building
- Multiple Executive Suites
- 568 to 2321 sf Multi-Suite Offices

HIGHLIGHTS:

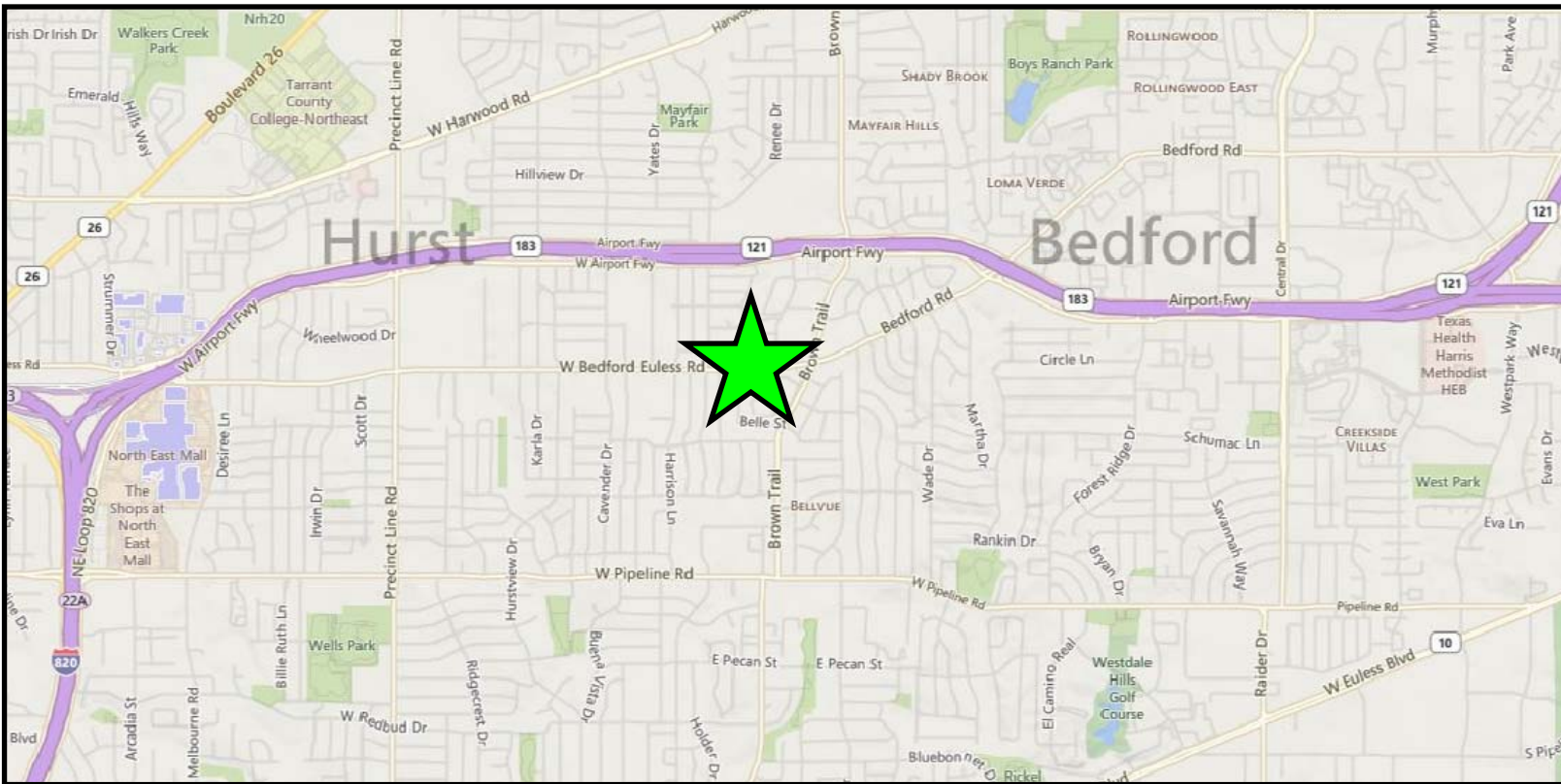
- Cost-effective office space with easy highway and express road access
- Full time receptionist and janitorial staff
- Conference room and refreshment area
- On-Site Management & Ownership

LOCATION:

- Between Brown Trail & Norwood
- 1 mile west of Hwy 183 on Bedford Rd

Cost-Effective Office Space

Bedford Rd between Brown Trail and Norwood



DEMOGRAPHICS (STDBonline.com 2015)

	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	16,118	54,741	107,662	231,965
2015-2020 Annual Rate	0.72%	0.79%	1.22%	1.16%
Median HH Income	\$50,954	\$52,432	\$57,723	\$63,846
Average HH Income	\$63,279	\$67,377	\$75,546	\$85,659

Traffic Counts (STDBonline.com 2015)

Bedford Rd.

12,900 VPD

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Cost Effective Office Space

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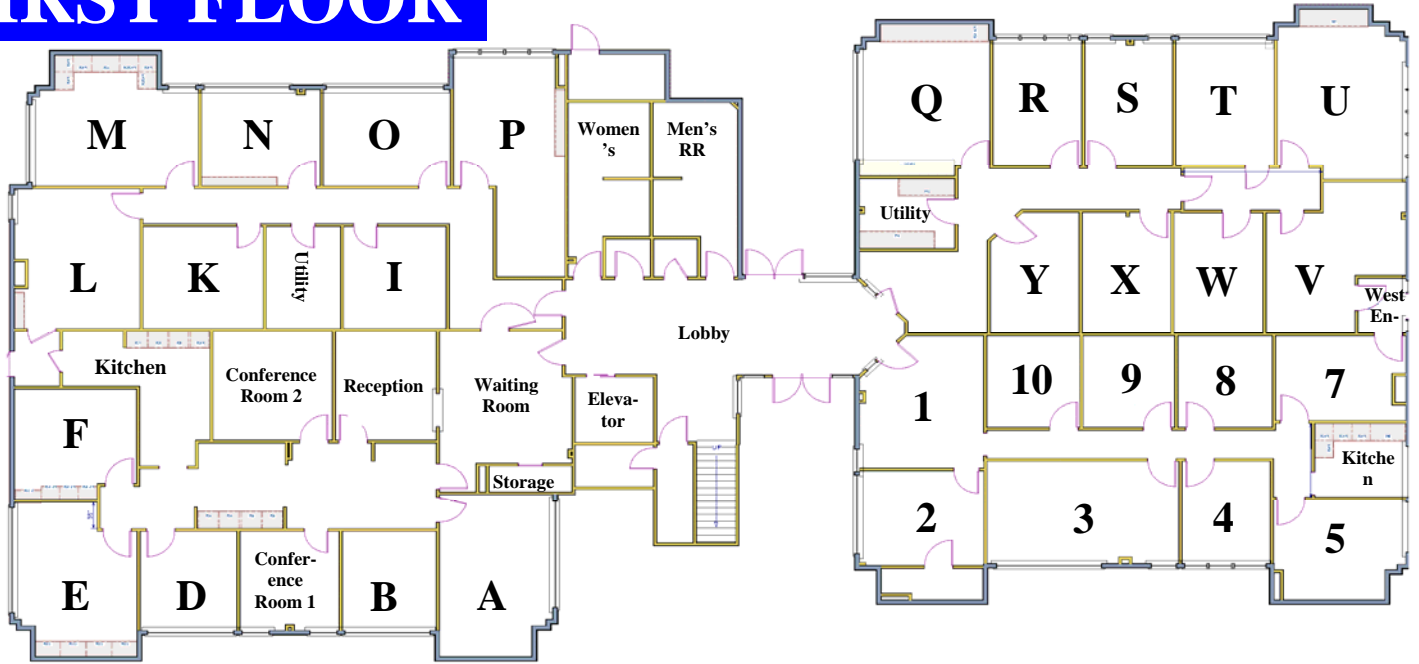
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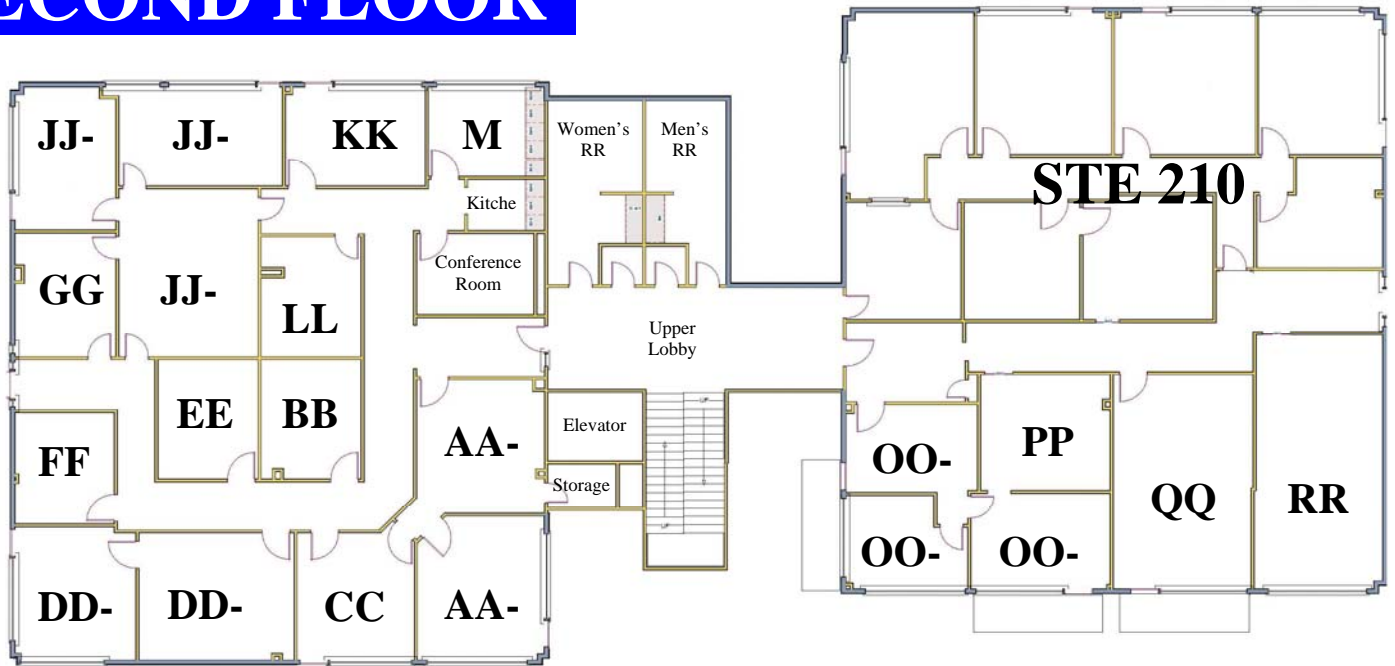
Floorplan - Oakwood Plaza

Bedford Rd between Brown Trail and Norwood

FIRST FLOOR



SECOND FLOOR



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Cost Effective Office Space

Bedford Rd. between Brown Trail and Norwood

STE	Exec. Suites Vacancies	RSF	FS Monthly RENT
K	Internal (non-window) Executive Suite	167	\$400
X	Internal (non-window) Executive Suite	147	\$400
Y	Internal (non-window) Executive Suite	140	\$400
BB	Internal (non-window) Executive Suite	155	\$400
EE	Internal (non-window) Executive Suite	156	\$400
LL	Internal (non-window) Executive Suite	155	\$400
N	Executive Suite w/ Window	160	\$500
O	Executive Suite w/ Window	172	\$500
R	Executive Suite w/ Window	155	\$500
S	Executive Suite w/ Window	153	\$500
KK	Executive Suite w/ Window	184	\$500
E	Large Executive Suite w/ Window	242	\$550
F	Large Executive Suite w/ Window	178	\$550
AA-1&2,CC	1 Reception & 2 Offices	800	\$850
DD-1&2	2 Office OR 1 Reception & 1 Office	568	\$700
RR	1 Open Room - Walls can be added for up to 3 Ofc	512	\$550
210	1 Reception & 7 Offices - AVAILABLE 8/2016	2321	\$2320
STE	TENANT	SF	
A	Attorney	250	
B	General Office	130	
D	Insurance Company	133	
I	Non-Profit	143	
L, M, T, U, V & W	Animal Nutrition	800	
P	Logistics Company	283	
Q	General Office	266	
FF	Job Placement & Training Company	148	
GG, JJ 1-3 & MM	Attorney	1019	
OO 1-3 & PP	Marketing Company	681	
QQ	Attorney	386	

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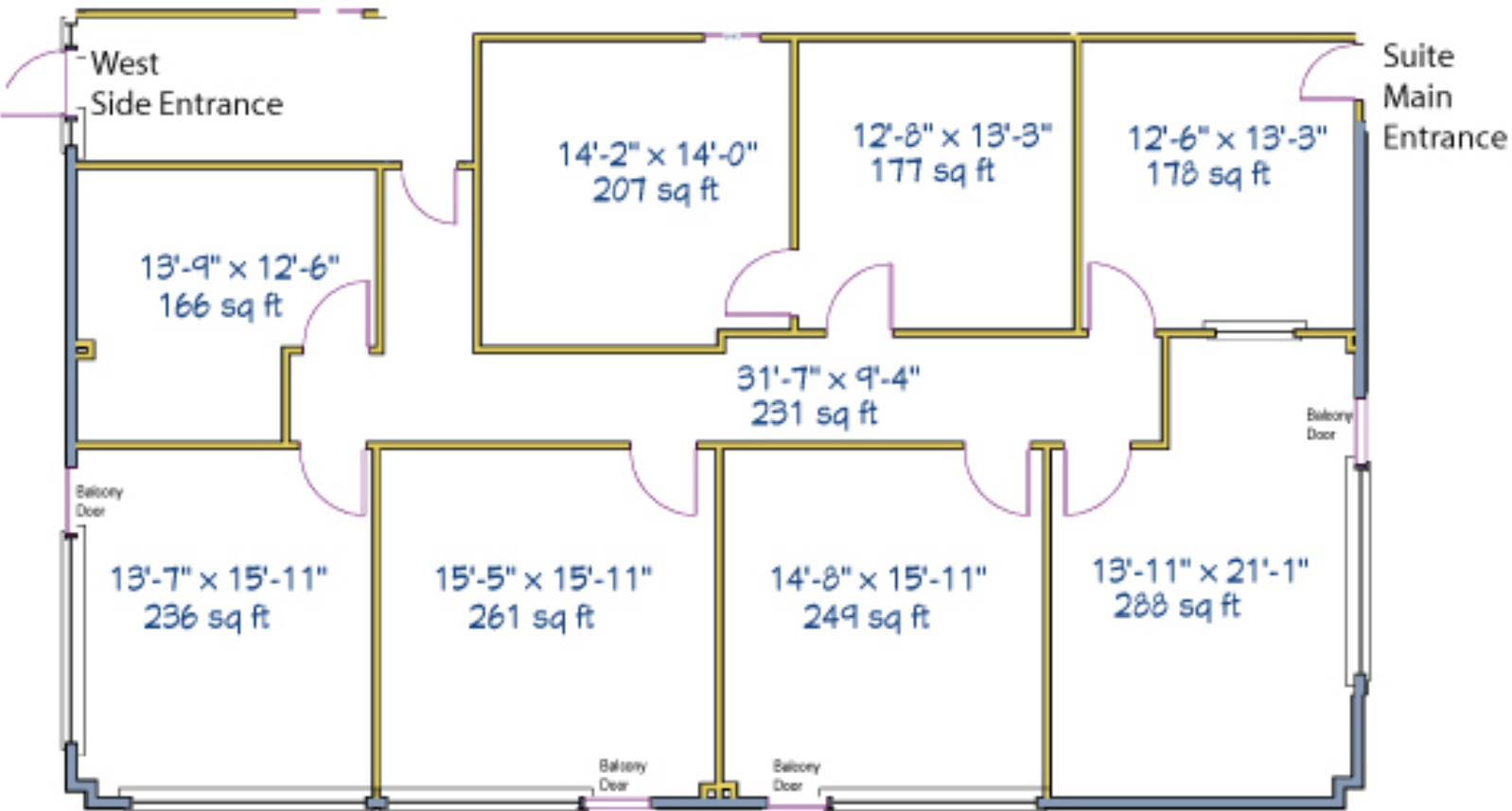
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Suite 210 Floorplan

Bedford Rd. between Brown Trail and Norwood

Suite 210



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Approved by the Texas Real Estate Commission for Voluntary Use
*Texas law requires all real estate licensees to give the following information about
 brokerage services to prospective buyers, tenants, sellers and landlords.*

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)