

FOR LEASE

Argyle Business Center

2126 Hamilton Rd | Argyle, TX 76226



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Partner

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FLEX PARKS
USA

Accelerating success.

Property Details

2126 Hamilton Rd | Argyle, TX 76226

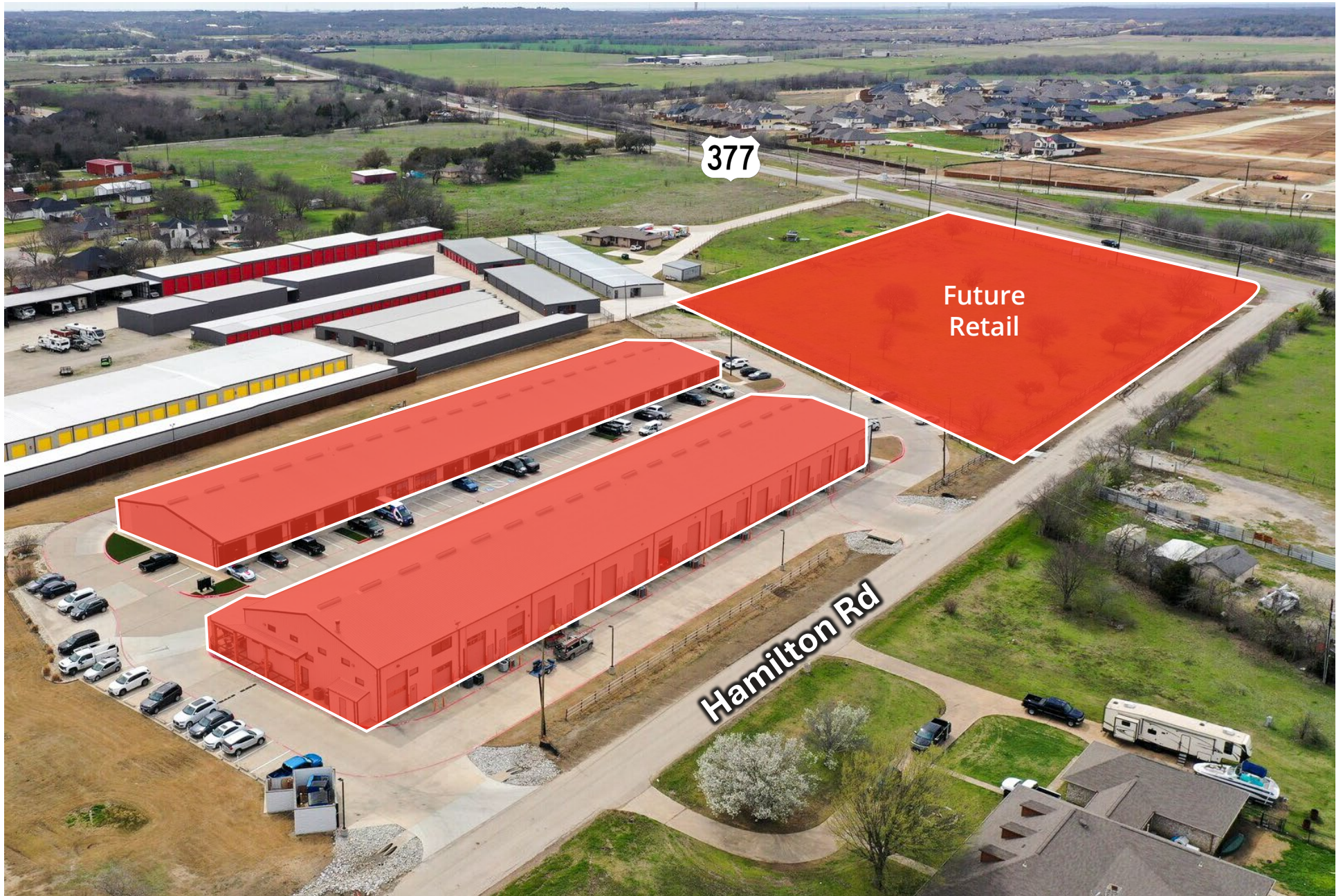
Property Type	Showroom / Flex
Available Space	1,400 – 6,000 SF
Year Built	2006
Clear Height	18'-28'
Grade Doors	12' W x 14' H
Zoning	Denton ETJ
Asking Rate	Contact Broker

Highlights:

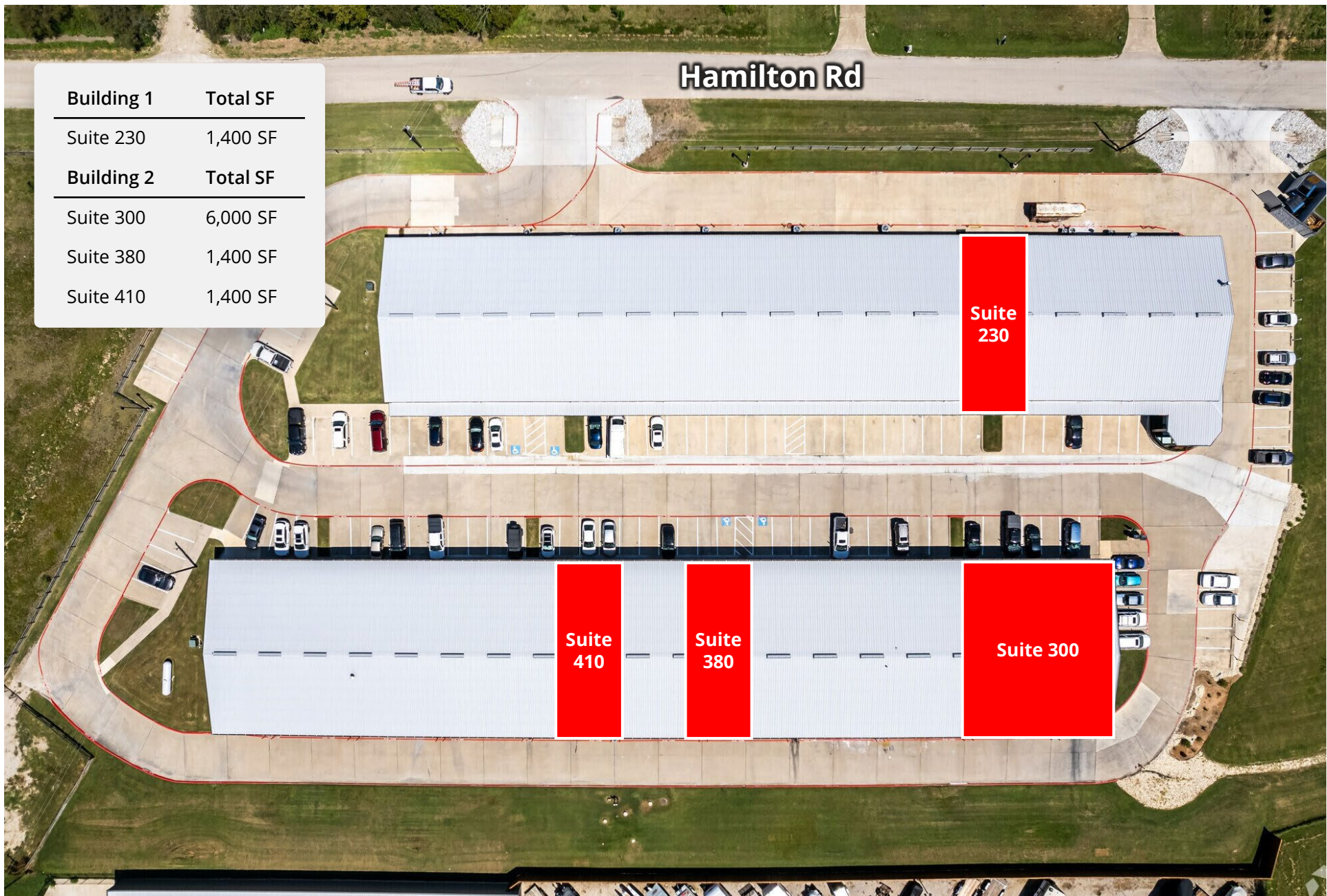
- Showroom / Flex suites with glass storefront & 12' x 14' rear overhead doors
- BTS / Outside Storage Opportunity
- Creative finish-out options available to tailor each suite for showroom display, office build-out, or service/retail configurations
- Located off US-377 — 1.5 miles from I-35W, 3.5 miles from I-35E
- Ideal Uses: Athletics, Light Industrial, Contractor/Trade Services, Warehousing, Distribution, Showroom, Retail, Office, and Medical/Professional.



Aerial

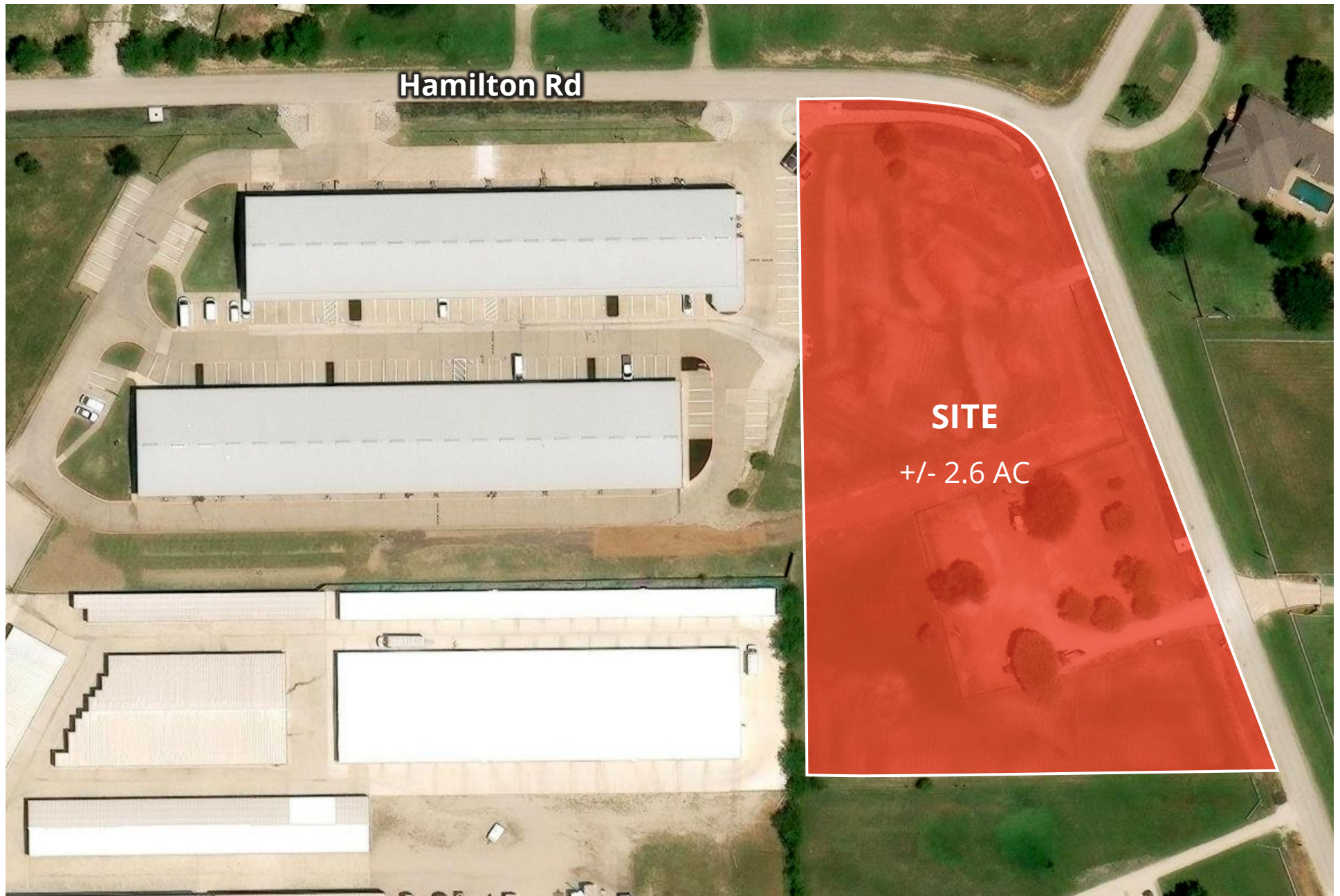


Availabilities



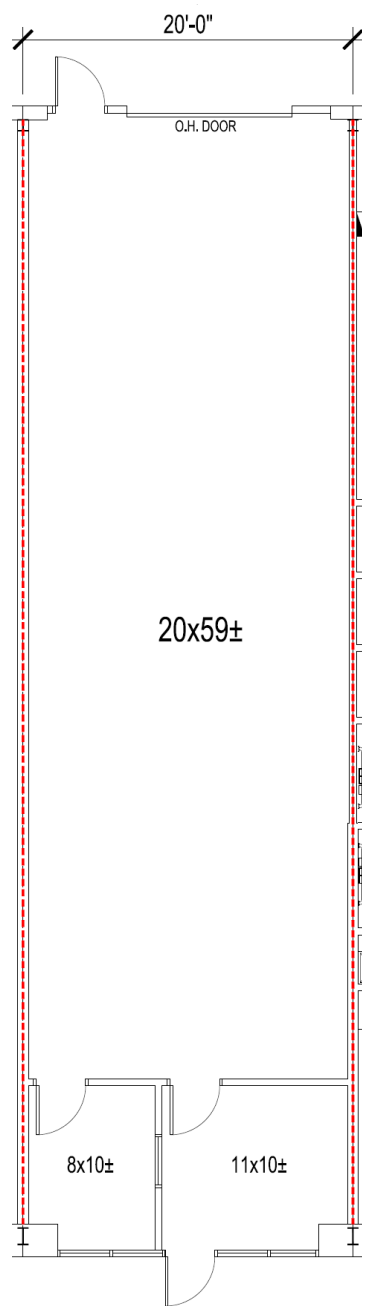
Building 1	Total SF
Suite 230	1,400 SF
Building 2	Total SF
Suite 300	6,000 SF
Suite 380	1,400 SF
Suite 410	1,400 SF

BTS / Outside Storage

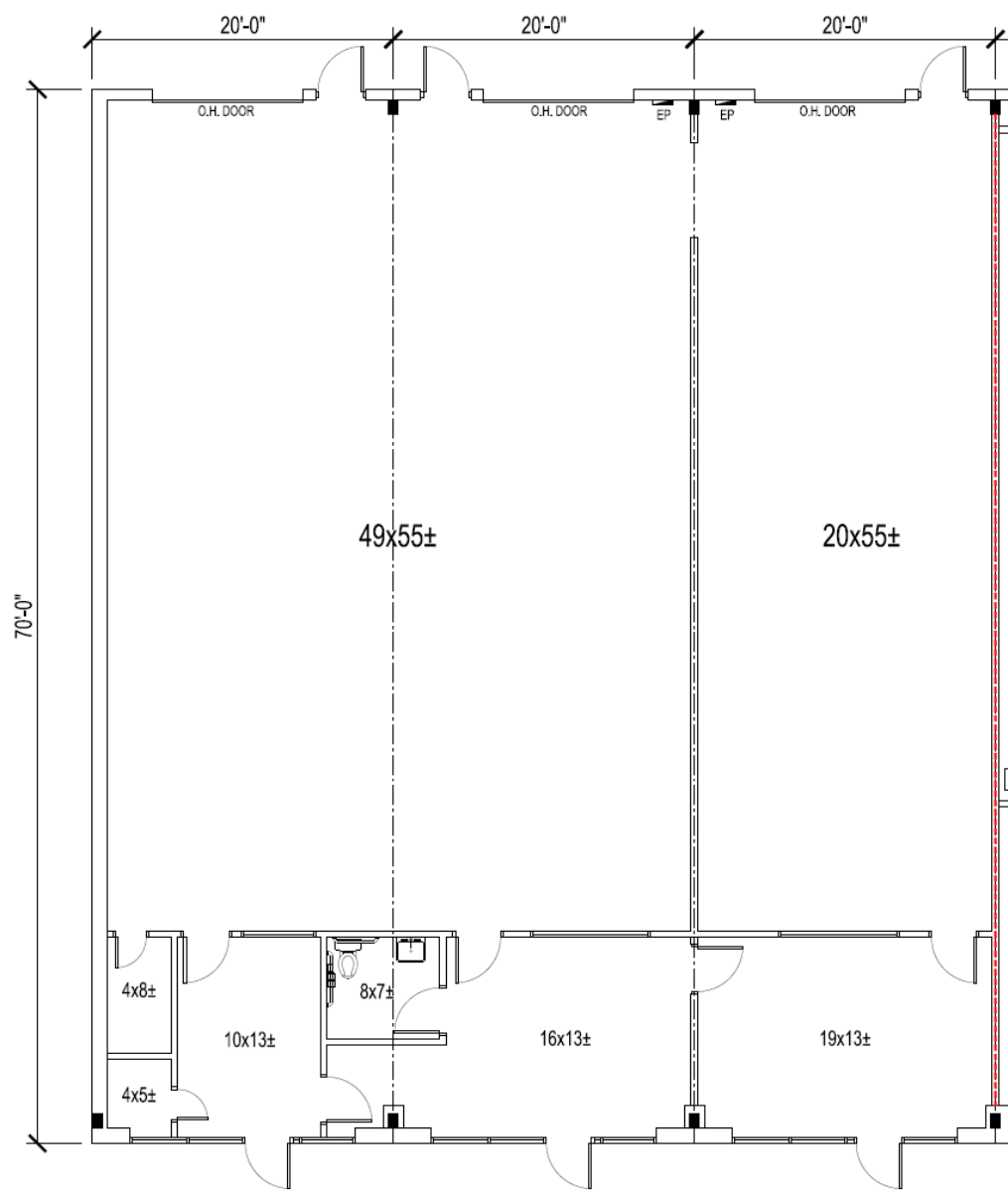


Floors Plans

SUITE 230

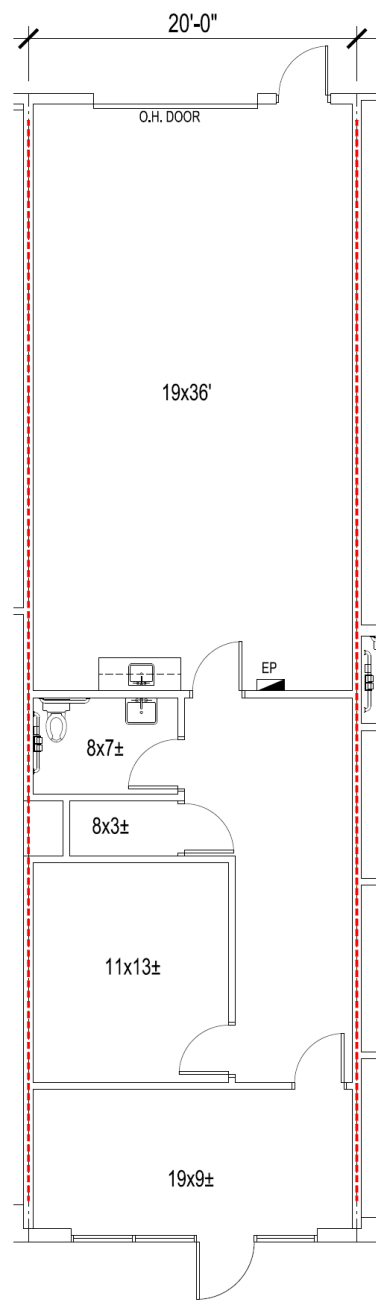


SUITE 300

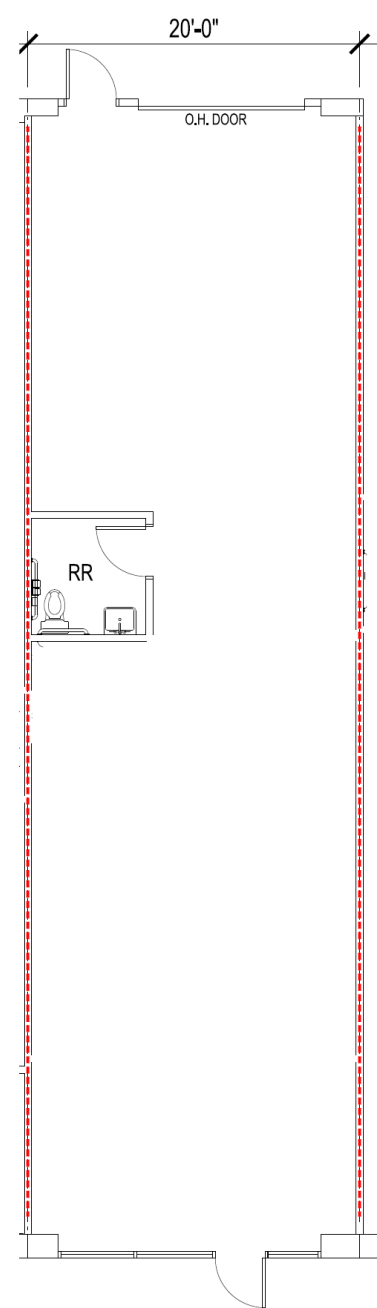


Floors Plans

SUITE 380



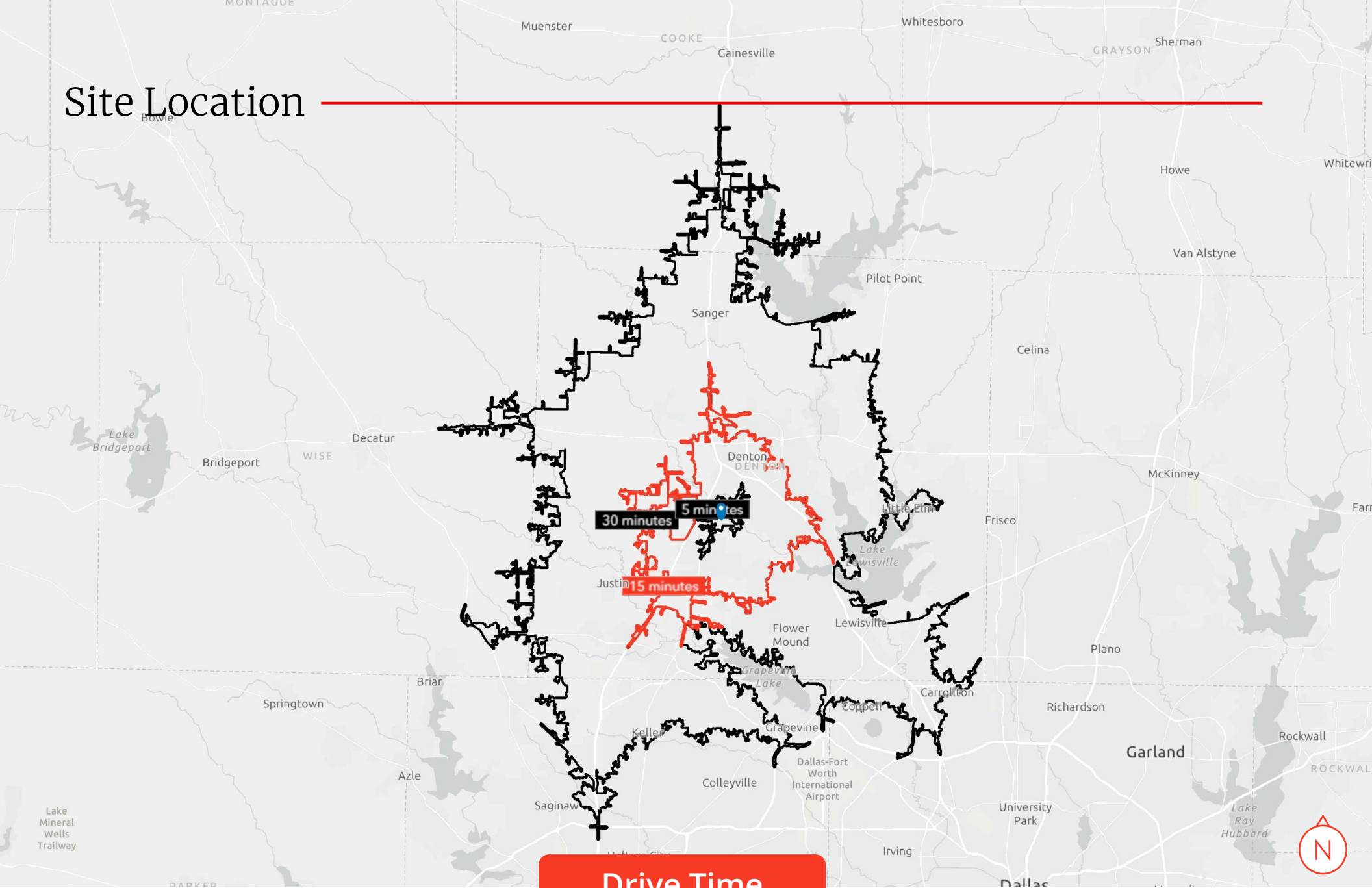
SUITE 410



Exterior Photos



Site Location



Hwy 377

<1 Minute

I-35W

5 Minutes

Denton

12 Minutes

Alliance

24 Minutes

Fort Worth

34 Minutes

Dallas

48 Minutes



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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wayne Bares	9012245-BB	wayne@flexparksusa.com	
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jakob Nunez	665747	jakob@flexparksusa.com	972-348-0702
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date