

# HILLTOP MEDICAL CAMPUS

941, 945, 949 and 953 Hilltop Drive  
Weatherford, Texas

# CLARK

# COMMERCIAL



## MEDICAL OFFICE BUILDINGS FOR LEASE/SALE

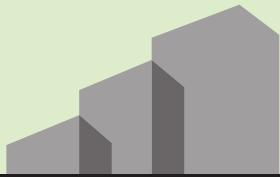


- ◆ Great location in growing Parker County
- ◆ 1/2 mile from Weatherford Regional Medical Center
- ◆ 4,400 - 4,795 sf available – 4 lease spaces
- ◆ 949 and 953 For Sale/Lease



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Tim Clark | Mobile: 817.578.0609 | Email: [tim@clarkreg.com](mailto:tim@clarkreg.com)



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## PROPERTY INFORMATION

Located in Weatherford, Texas on the north side of Hilltop Drive in the Hilltop Medical Campus, this series of Medical Office Buildings are located in close proximity (< ½ mile) to Weatherford Regional Medical Center. Equidistance from I-20 and Hwy 183, this location provides easy access to the Dallas / Fort Worth Metroplex.

The campus is comprised of 8 medical office buildings and is currently home to:

- Lone Star Medical Group
- Lung and Sleep Specialists
- Weatherford Primary Care
- Alpha Care Pharmacy

Competitive lease rates, generous improvement allowances, and a location in the heart of Weatherford's medical district, makes this medical campus attractive, convenient, and affordable.

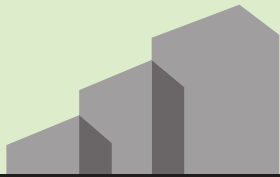
### Available spaces for lease:

- ~~933 – 2,221 sf~~ **LEASED**
- 941 – 4,795 sf
- 945 – 4,508 sf
- 949 – 4,400 sf
- 953 – 4,763 sf



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## 941 HILLTOP DRIVE

**4,795 sf**

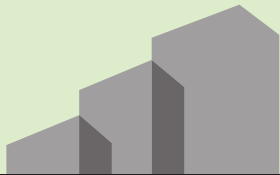
**Lease Rate \$13.00 + NNN (Est. \$7.07/sf)**

- 11 Exam Rooms
- 4 Doctor's Offices
- Lobby that seats 40 complete with Restroom
  - Patient and Staff Interior Restrooms
  - Oversized Nurse's Station
- Reception with Check-in and Check out
  - Laboratory
  - Breakroom
  - IT Room
- Medical Storage



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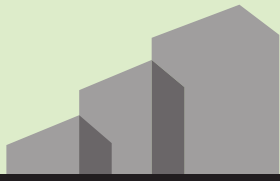


## 941 HILLTOP DRIVE



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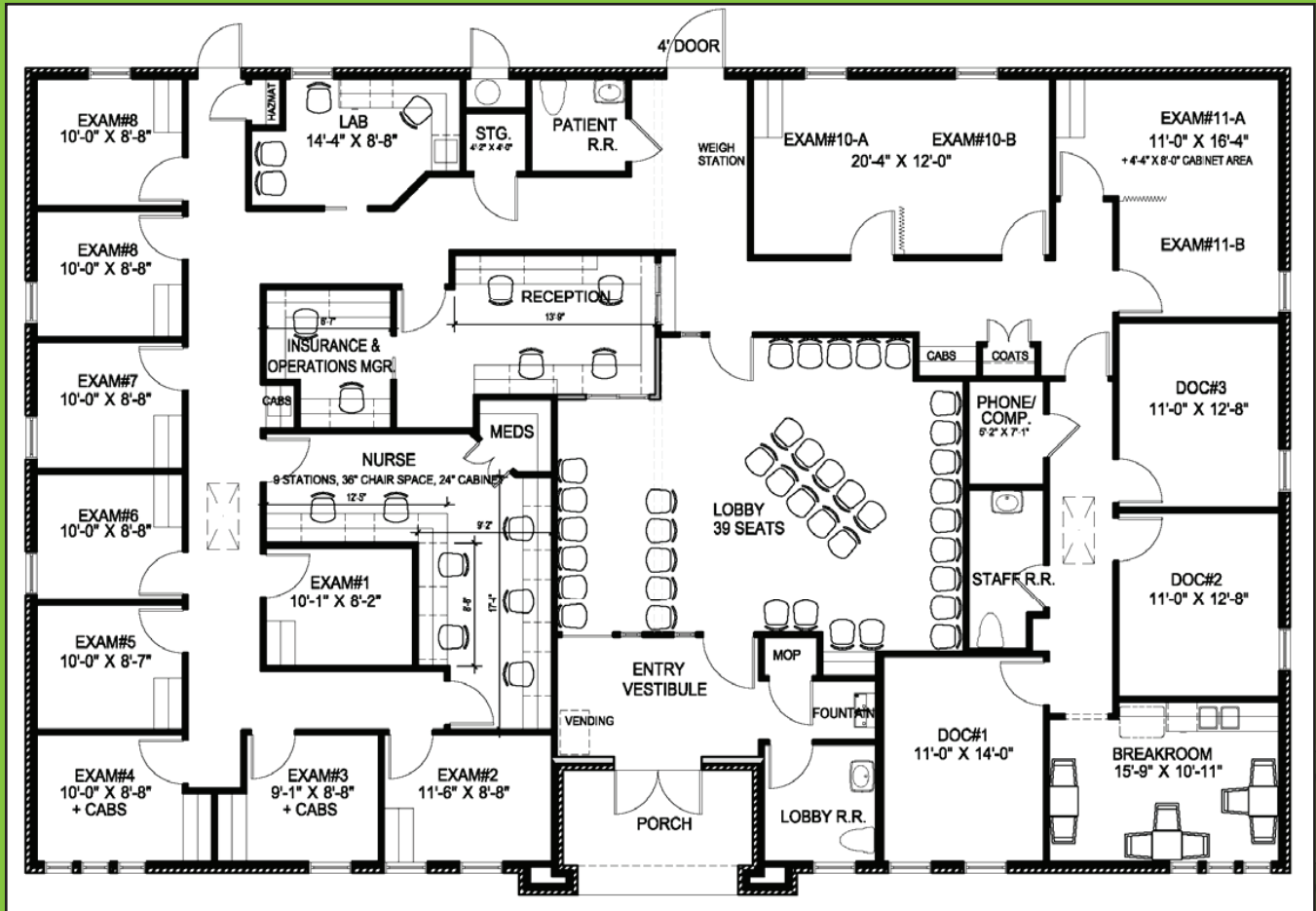
# COMMERCIAL



## 941 HILLTOP DRIVE

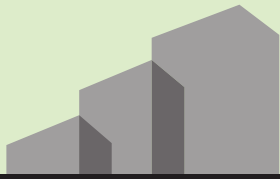
### 4,795 sf

Lease Rate \$13.00 + NNN (Est. \$7.07/sf)



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## 945 HILLTOP DRIVE

4,508 sf

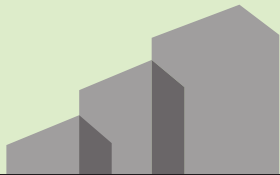
Lease Rate \$13.00 + NNN (Est. \$7.07/sf)

- 8 Exam Rooms
- 4 Doctor's Offices
- Lobby that seats 24 complete with Restroom
  - Patient and Staff Interior Restrooms
  - Oversized Nurse's Station
- Reception with Check-in and Check out
  - Laboratory
  - Breakroom
  - IT Room
- Medical Storage



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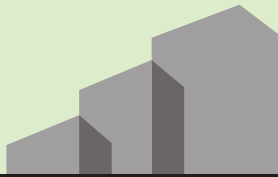


## 945 HILLTOP DRIVE



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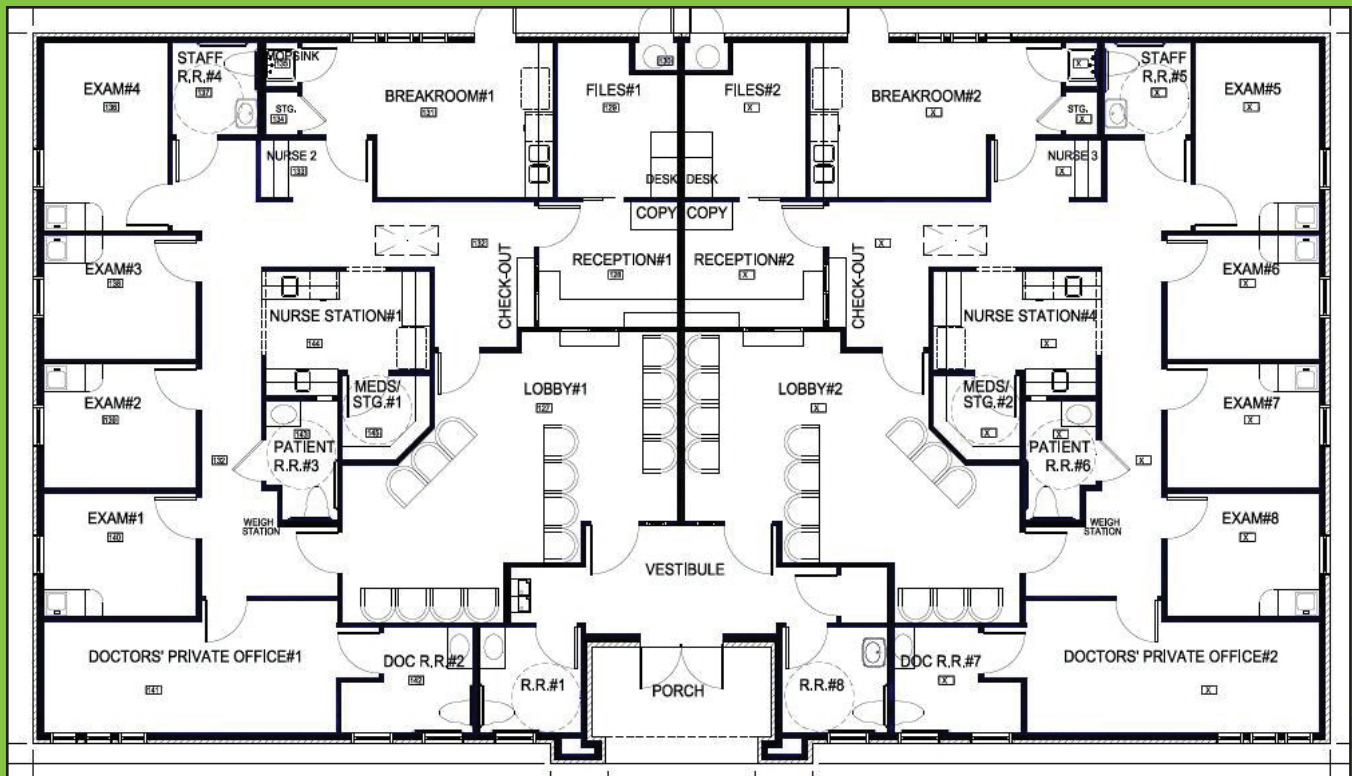
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## 945 HILLTOP DRIVE

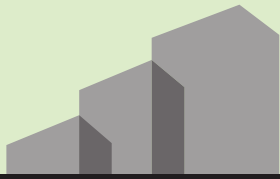
### 4,508 sf

Lease Rate \$13.00 + NNN (Est. \$7.07/sf)



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## 949 HILLTOP DRIVE

4,400 sf or

Two (2) separate medical offices of 2,200 sf each

Sale Price: \$600,000

Lease Rate \$16.50 + NNN (Est. \$7.07/sf)

T.I. Allowance = \$45/sf

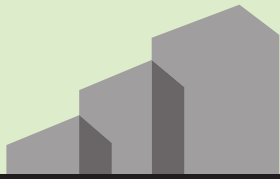
- Entry vestibule with restrooms, reception areas, and lobbies are already demised
- Multiple plumbing stub outs already in place
  - HVAC in remaining shell
  - Build to suit



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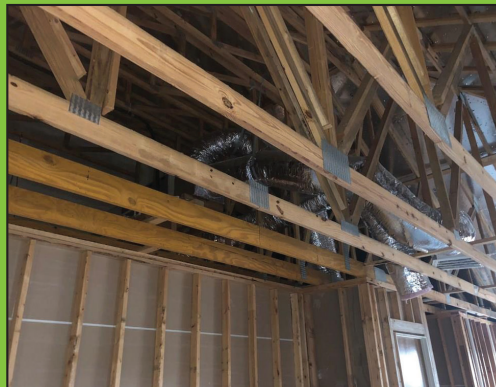
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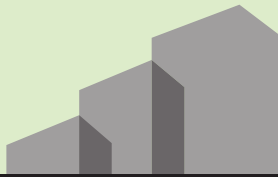


## 949 HILLTOP DRIVE



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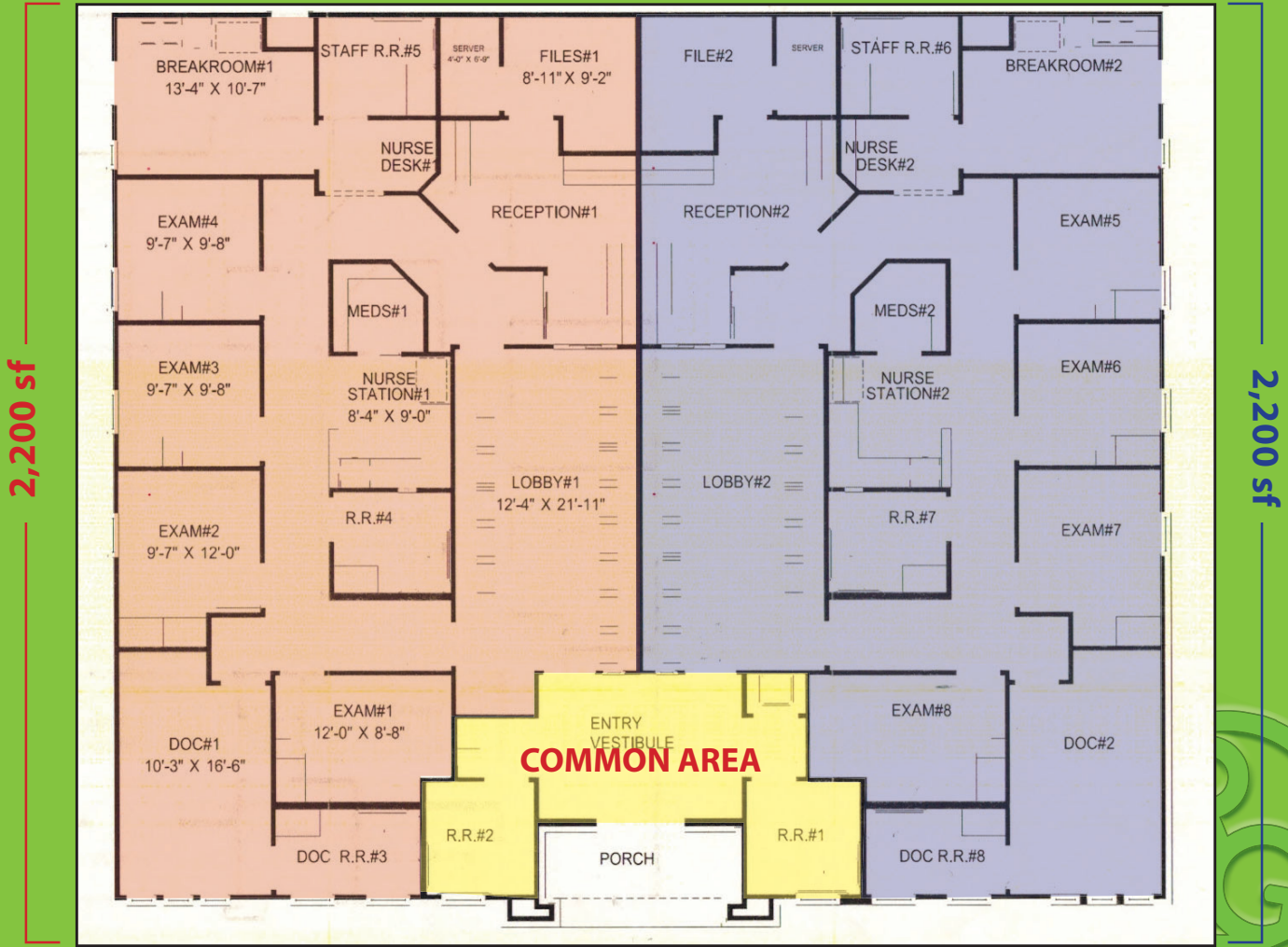
## 949 HILLTOP DRIVE

### 4,400 sf

or Two (2) separate medical offices of 2,200 sf each

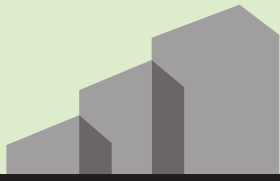
Lease Rate \$16.50 + NNN (Est. \$7.07/sf) • Sale Price: \$600,000

4,400 sf



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## 953 HILLTOP DRIVE

**4,763 sf or Two (2) separate offices of 2,382 sf each**

**Lease Rate \$16.50 + NNN (Est. \$7.07/sf) • Sale Price: \$635,000**

**T.I. Allowance = \$45/sf**

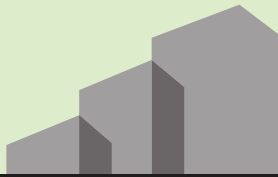
- Entry vestibule with restrooms, reception areas, and lobbies are already demised
  - Multiple plumbing stub outs already in place
    - HVAC in remaining shell
      - Build to suit
- Entry vestibule with restrooms, reception areas, and lobbies are already demised



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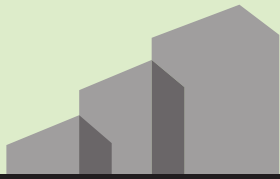


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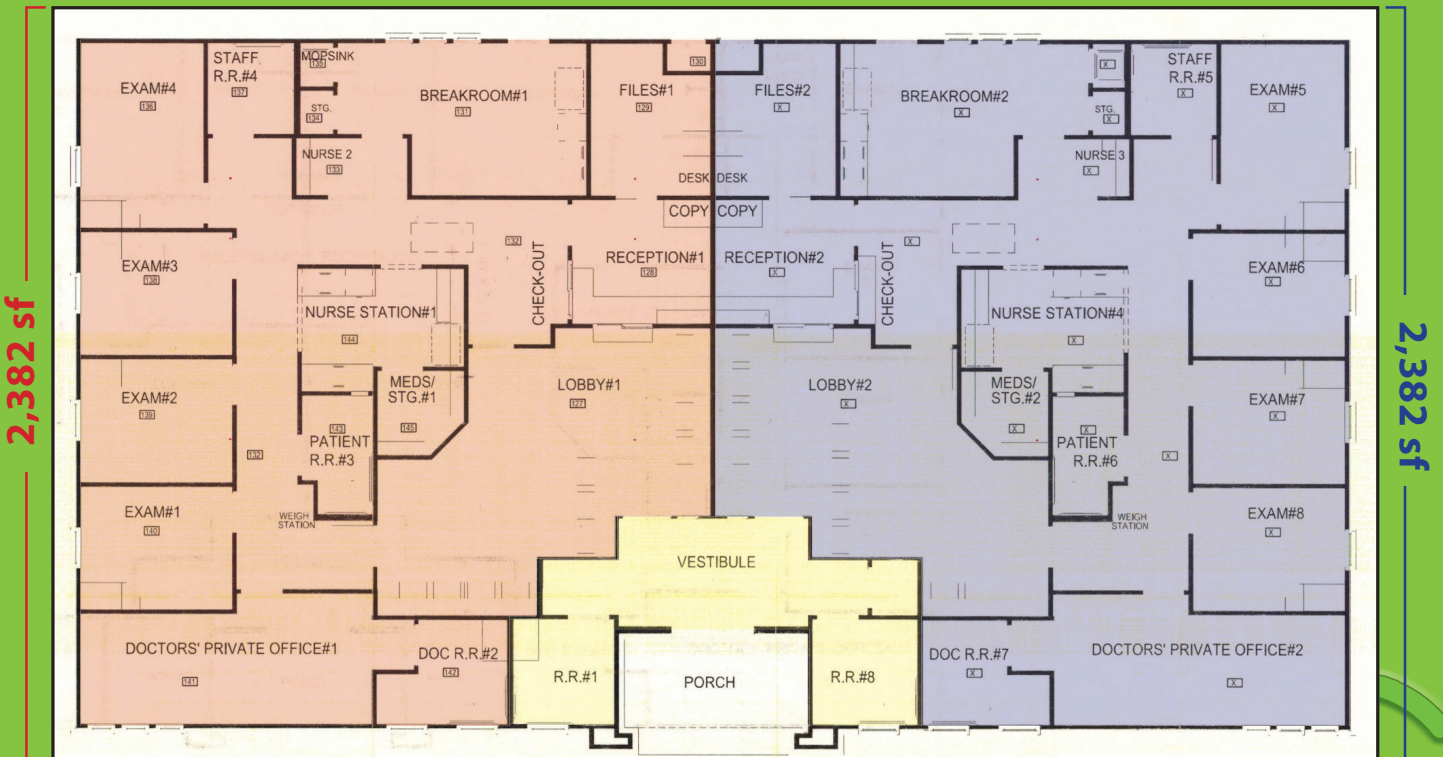
## 953 HILLTOP DRIVE

### 4,763 sf

or Two (2) separate medical offices of 2,382 sf each

Lease Rate \$16.50 + NNN (Est. \$7.07/sf)

4,763 sf

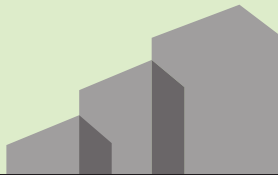


2,382 sf

2,382 sf

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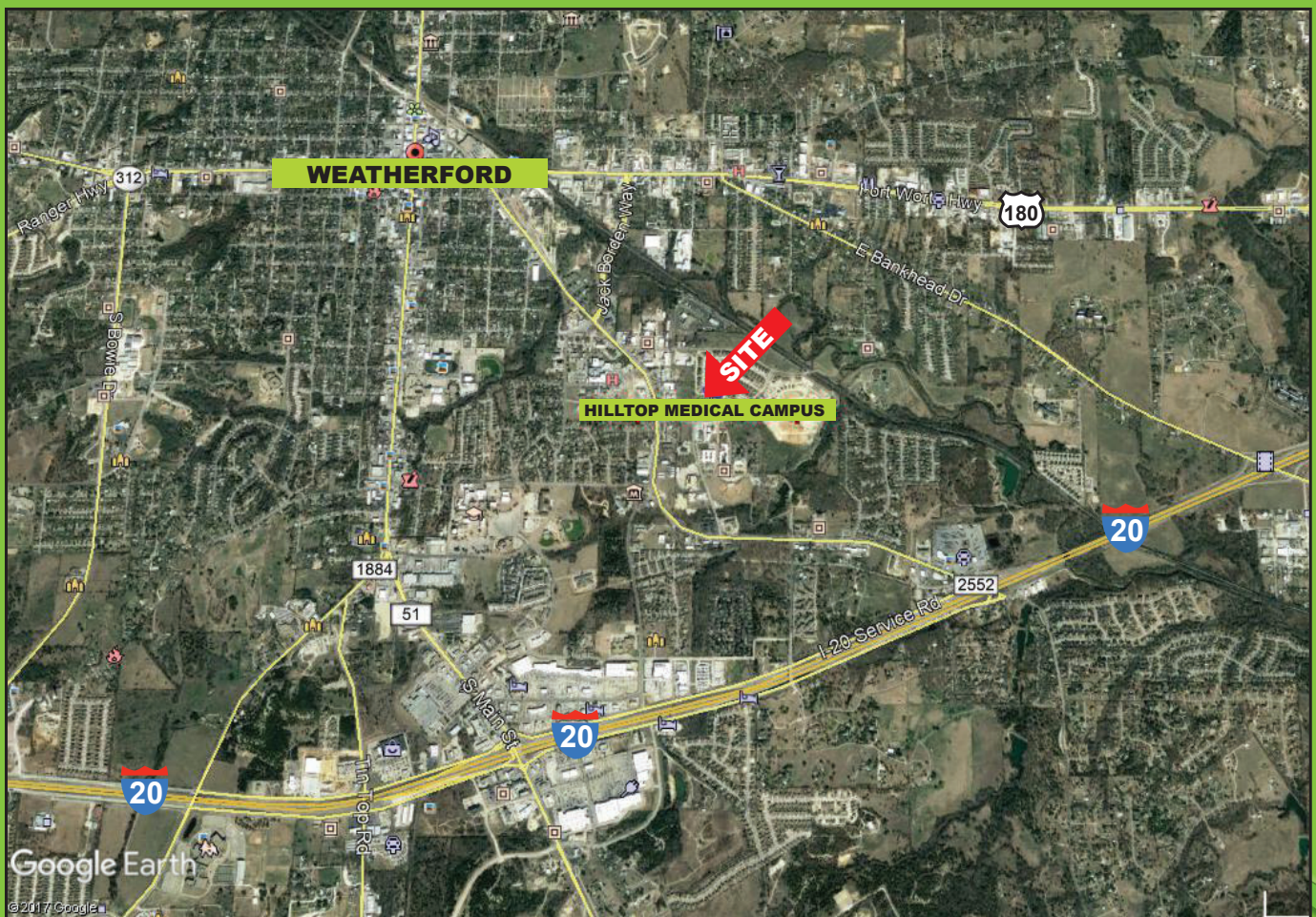
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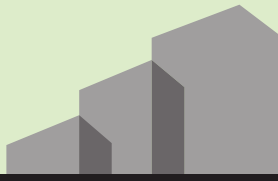


**AERIAL**



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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.

<u>Clark Real Estate Group</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>0590750</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 458-0402</u> Phone
<u>Tim Clark</u> Designated Broker of Firm	<u>0516005</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 578-0609</u> Phone
<u>Tim Clark</u> Licensed Supervisor of Sales Agent/ Associate	<u>0516005</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 578-0609</u> Phone
<u>John McMackin</u> Sales Agent/Associate's Name	<u>687523</u> License No.	<u>jtm@clarkreg.com</u> Email	<u>(817) 992-4423</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

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

TAR 2501

IABS 1-0

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