

AUTUMN WOODS PROFESSIONAL BLDG
2275 WESTPARK CT, EULESS, TX 76040



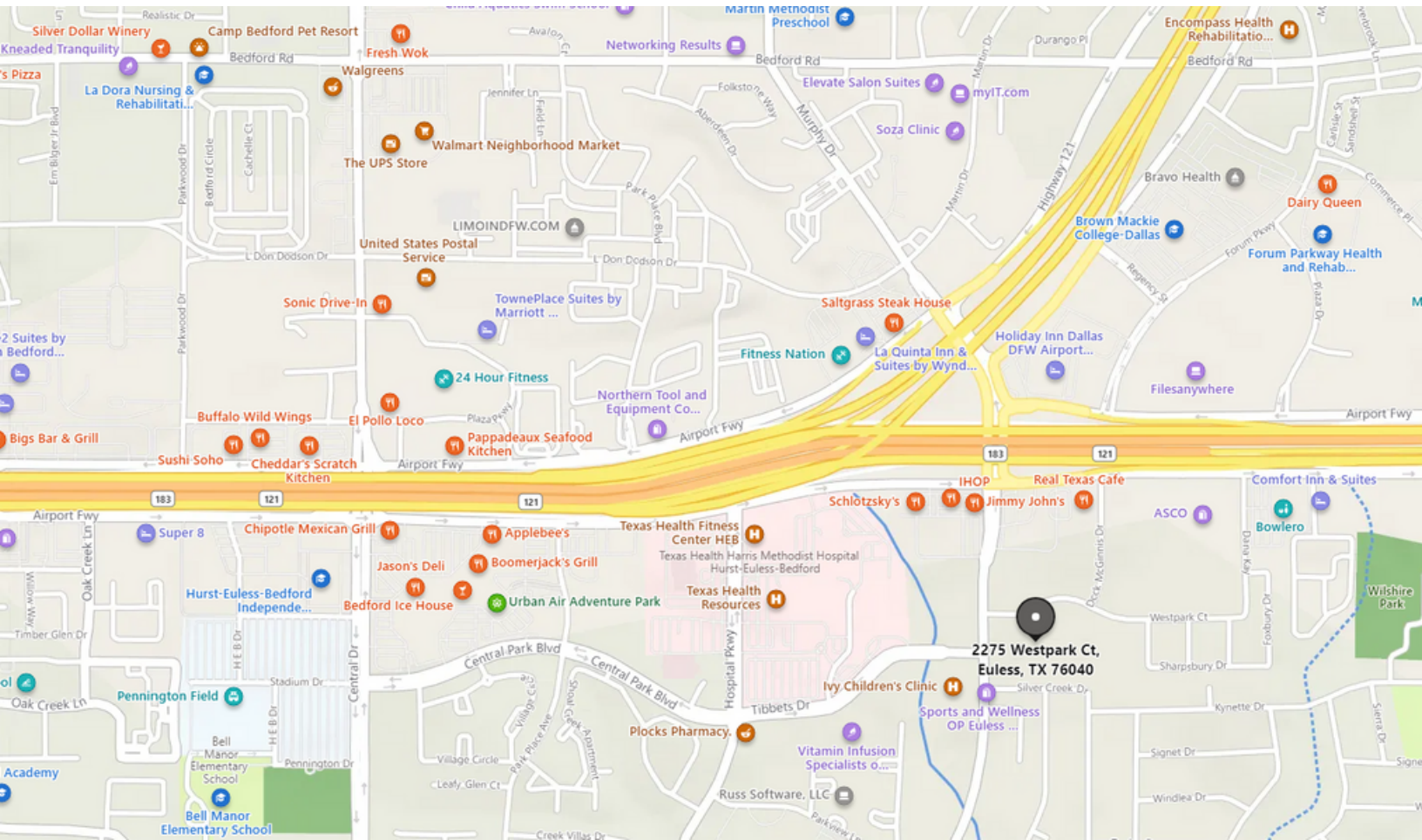
FOR LEASE

PROPERTY DETAILS

- Professional Office & Medical Office Space to Lease
- Suites from 1,032 SF to 5,029 SF Available
- Two (2) Story Office Building with Elevator
- New Remodel in 2022
- Natural Light Throughout Building
- Mezzanine Space on 3rd Floor
- Gorgeous Finishes
- No Common Area Factor
- Hard Wired Throughout Building
- 24/7/365 Tenant Access
- Security Cameras at Each Office Entry
- Quick Access to Highways 183, 820, & SH 121
- Minutes to a Gate @ DFW International Airport
- Professional On-Site Management
- Owner Occupied
- Abundant Parking on All 4 Sides of Building
- Monument Signage Available

JENNIFER GRAY, CCIM | JGRAY@TIGUSA.COM | 817.456.4603





DEMOGRAPHICS

	2 mile	5 mile	10 mile
• Est. Population	54,751	253,003	985,312
• Total Households	23,358	107,037	373,740
• Avg. Household Inc.	\$81,181	\$99,020	\$91,387

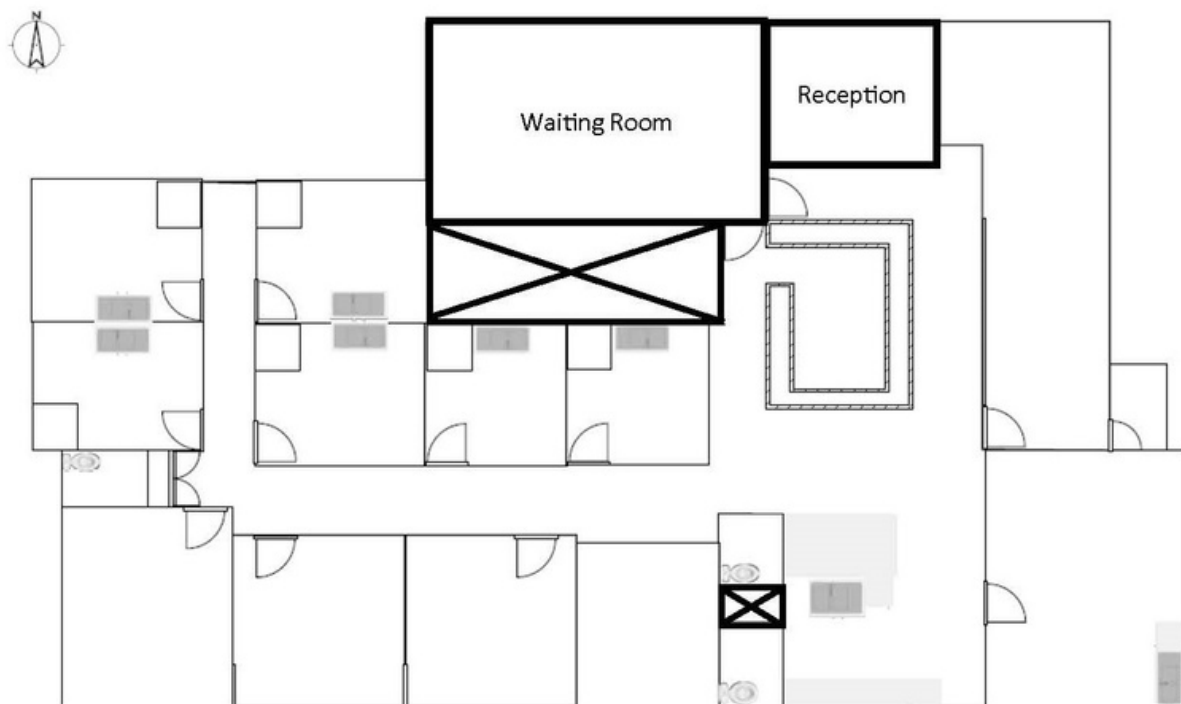
TRAFFIC COUNT

- Westpark Way x Westpark Ct S - 20,817 VPD (2020)
- Murphy Dr x Airport Fwy S - 21,480 VPD (2018)

MEDICAL OFFICE SPACE FOR LEASE FROM 4,574 SF TO 5,059 SF IN EULESS, TX
BASE RENT: 1ST FLOOR \$18-\$20/SF/YR | 2ND FLOOR: \$16-\$18/SF/YR | MEZZANINE: \$12-13/SF/YR

SUITE 101 | 4,574 SF

- 8 EXAM ROOMS
- 1 LOBBY
- 1 RECEPTION
- 3 OFFICES
- 1 NURSES STATION
- 1 BREAK ROOM
- 3 RESTROOMS
- 1 MEDICAL ASSISTANT OFFICE THAT FITS 4 WORK AREAS
- 1 LAB SPACES
- 5 STORAGE ROOMS
- 1 IT NETWORK CLOSET



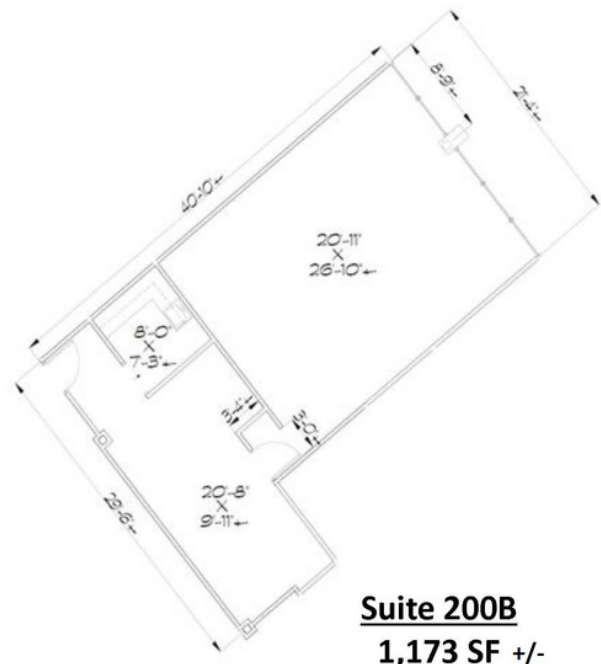
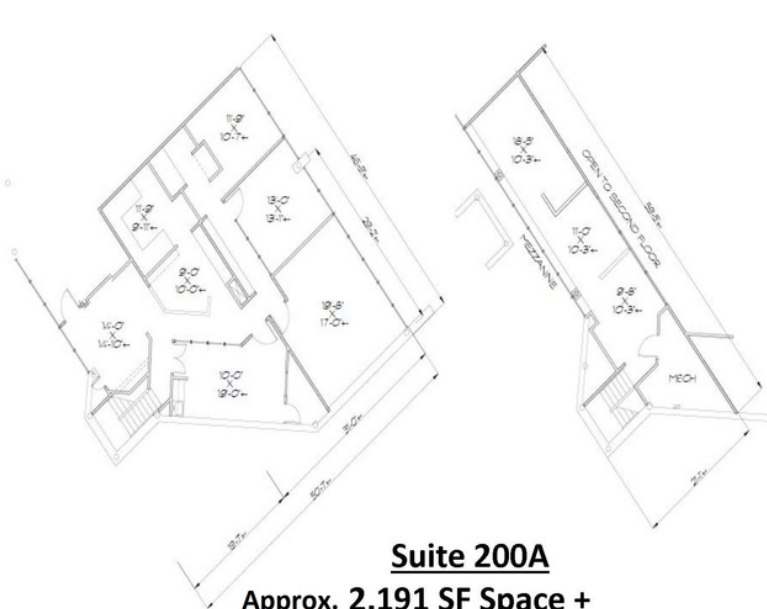
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SUITE 200/202 WITHOUT MEZZANINE | 4,261 SF

- 9 EXAM ROOMS
- 1 LOBBY
- 1 RECEPTION
- 3 OFFICES
- 3 RESTROOMS, 1 W/SHOWER
- 1 BREAK ROOM
- 1 LAB SPACE OR PRIVATE OFFICE
- 1 MEDICAL ASSISTANT AREA
FITS 5 WORKSTATIONS
- 5 STORAGE ROOMS
- 1 IT NETWORK

SUITE 200/202 WITH MEZZANINE | 5,059 SF

FOR MEZZANINE ADD: • 5 BUILT-IN CUBICLES • 1 STORAGE





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/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 coincidental 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.

TIG REAL ESTATE SERVICE	439783	MHICKEY@TIGUSA.COM	(972)661-0232
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
MATTHEW HICKEY	300434	MHICKEY@TIGUSA.COM	(972)661-0232
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
JENNIFER GRAY, CCIM	0371731	JGRAY@TIGUSA.COM	(817)456-4603
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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