

FOR LEASE

# Beautifully Restored Office

2808 Hemphill St | Fort Worth, TX 761010



## SPACE AVAILABLE

2,160 SF

## PRICING INFORMATION

\$15 PSF NNN  
(Est NNN: \$4.50 PSF)

## LOCATION

SWQ of Hemphill  
St & W Cantey St

## TRAFFIC GENERATORS



- Built in 1919 - Carefully restored to maintain character, classified by
- Fort Worth as an historic and cultural site
- New HVAC, plumbing, and electric
- Monument sign
- Restroom, break room, reception/open workspace, four private offices, upstairs storage area
- Ample parking
- Hemphill St restriping underway
- On site property manager, local ownership
- Easy access to I-35
- Close to Medical District/Near Southside and TCU area

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	5 MILE
Population	16,743	64,700	114,382	275,193
Employees	8,156	47,837	101,053	197,895
Average HH Income	\$59,391	\$58,613	\$61,759	\$66,710
2018-2023 Annual Rate	2.74%	2.33%	2.50%	2.42%
Traffic Count	17,310 Vehicles Per Day on Hemphill Street			

\*STDBonline.com 2019



**Colleen Lefebvre | Molly MacEwan**

817-803-3287

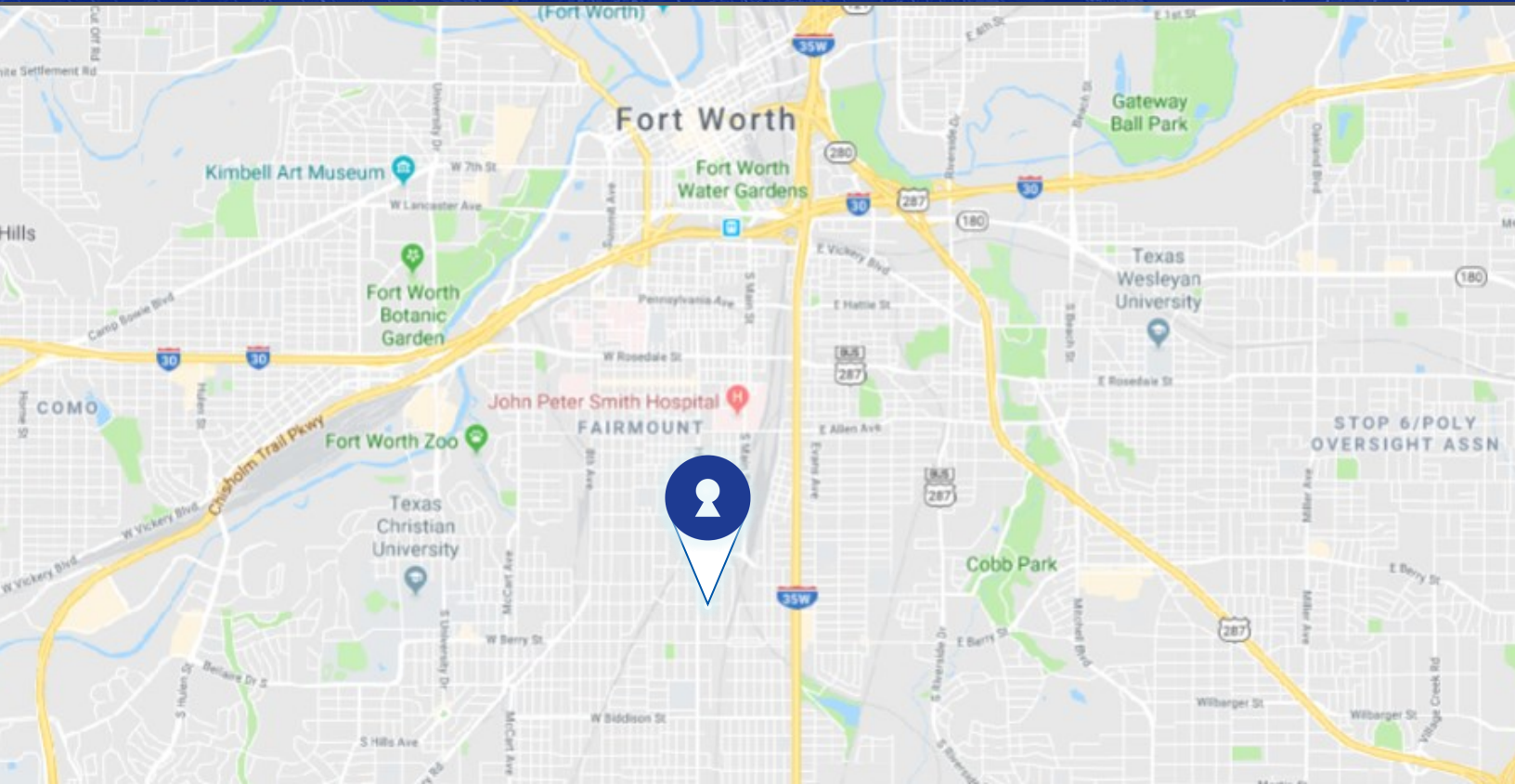
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## Hemphill St Restriping Complete



- Two lanes (north-south)
- Middle turn lane
- Street parking and bike lanes
- Cross walks for school safety
- Decrease speed and improve safety
- More accommodating for local businesses
- Make Hemphill St a destination
- Connect neighborhoods



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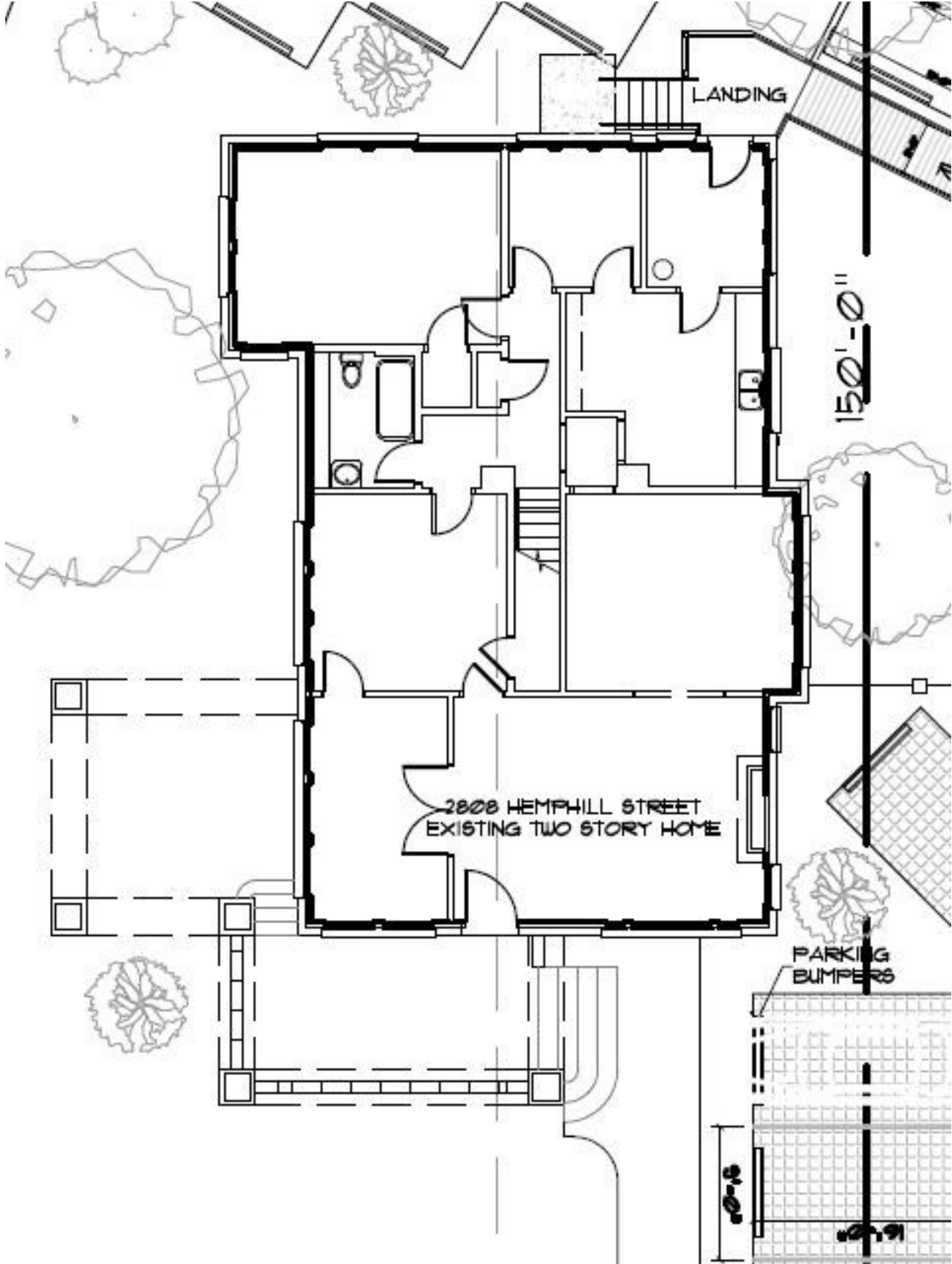
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# Information On Brokerage Services

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

## 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.

Vision Commercial RE DFW LLC

Broker Firm Name

9006752

License No.

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Trenton Price

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Regulated by the Texas Real Estate Commission

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



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