

FOR LEASE

Colleyville Medical Center

4109 - 4201 Brown Trail | Colleyville, TX 76034



SPACE AVAILABLE

1,634 - 4,559 SF

PRICING INFORMATION

\$18.00 — \$20.00 psf
+ NNN (~ \$6.85)

LOCATION

SEQ of Brown Trail
and Hwy 26

TRAFFIC GENERATORS

- Near Grapevine, Southlake, North Richland Hills, Hurst and Bedford
- Great for both medical and professional offices
- Monument signage available for tenants
- Medical & professional complex with excellent co-tenants
- Perfect for Internal Medicine Practice, Family Practice, Orthodontist, Pediatric Dentist, Pediatric Care Practice, medical specialty, and professional office users
- Ample parking available for medical tenants
- Stable long - term ownership
- Professionally managed property



DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	5 MILE
Population	8,785	35,115	89,439	277,890
Employees	3,647	12,496	34,833	103,198
Average HH Income	123,907	115,173	95,639	79,988

*CoStar.com 2019



Jill Bayne

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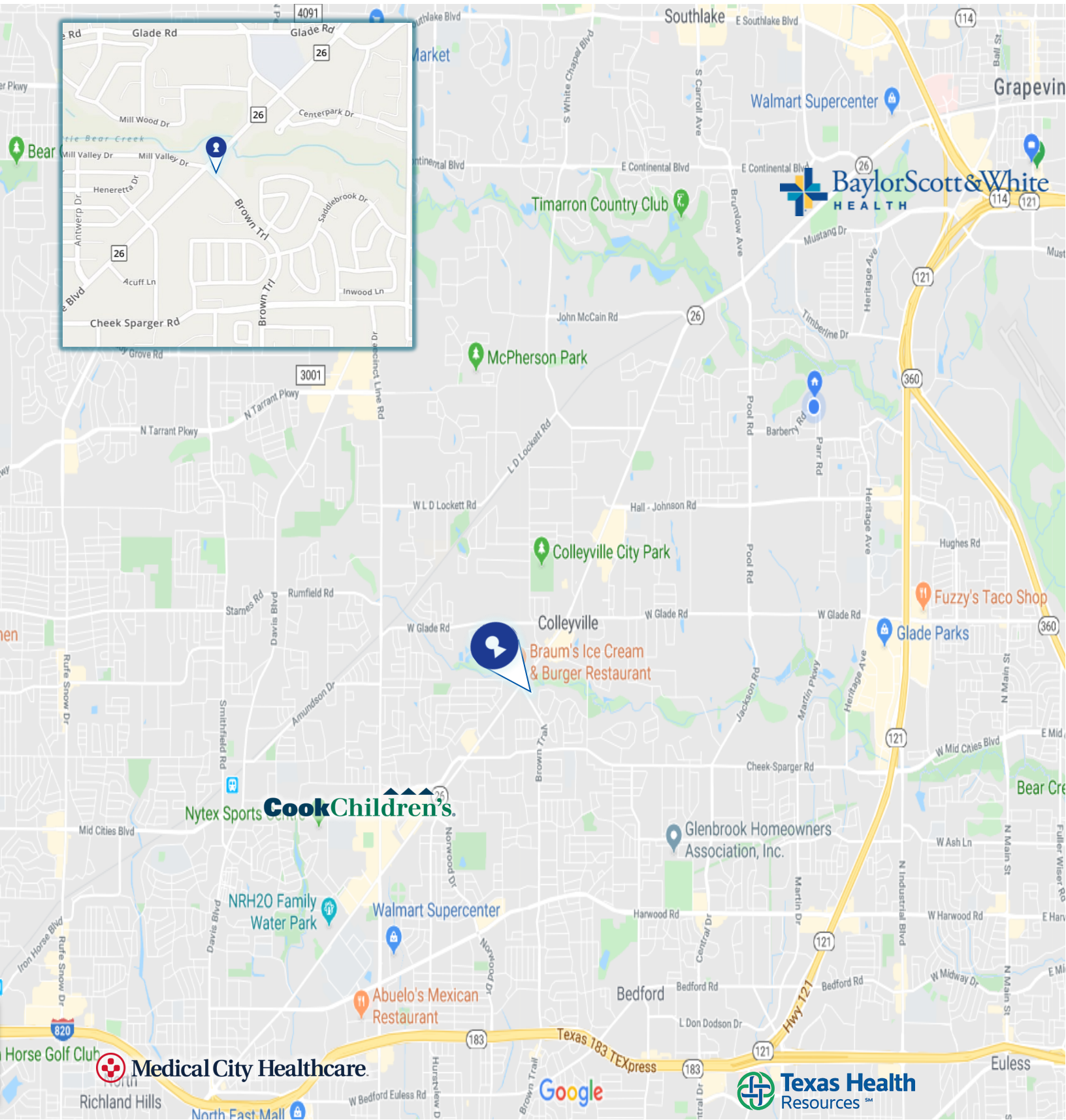
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Building 4109

Suite	Tenant	Space
4109-100	Edward Jones Financial Services	Leased
4109-101	Juvia Med Spa	Leased
4109-102	Available Medical/Dental	1,634 SF
4109-103	Available Medical	2,925 SF
Contiguous	Suites 102 and 103	4,559 SF



Building 4201

Suite	Tenant	Space
4201-100	QTC Medical	Leased
4201-102	QTC Medical	Leased
4201-101	Colon & Rectal Surgeon	Leased
4201-103	QTC Medical	Leased
4201-104	Family Dentistry	Leased
4201		Fully Leased

Buildings	4109 and 4201	15,234 SF
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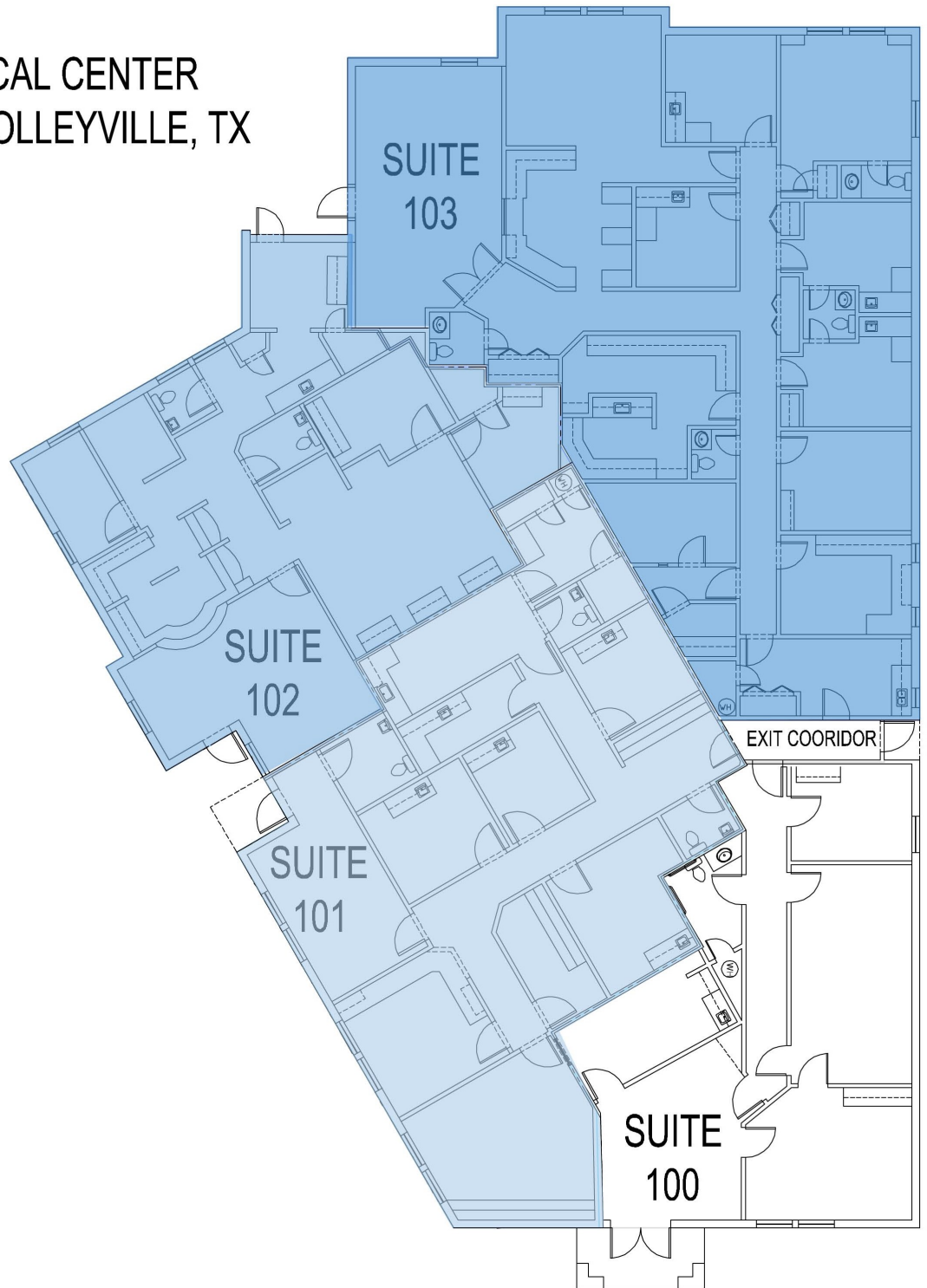
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COLLEYVILLE MEDICAL CENTER
4109 BROWN TRAIL - COLLEYVILLE, TX



SUITE 100
~1,321 S.F.

SUITE 101
~2,100 S.F.

SUITE 102
~1,634 S.F.

SUITE 103
~2,925 S.F.



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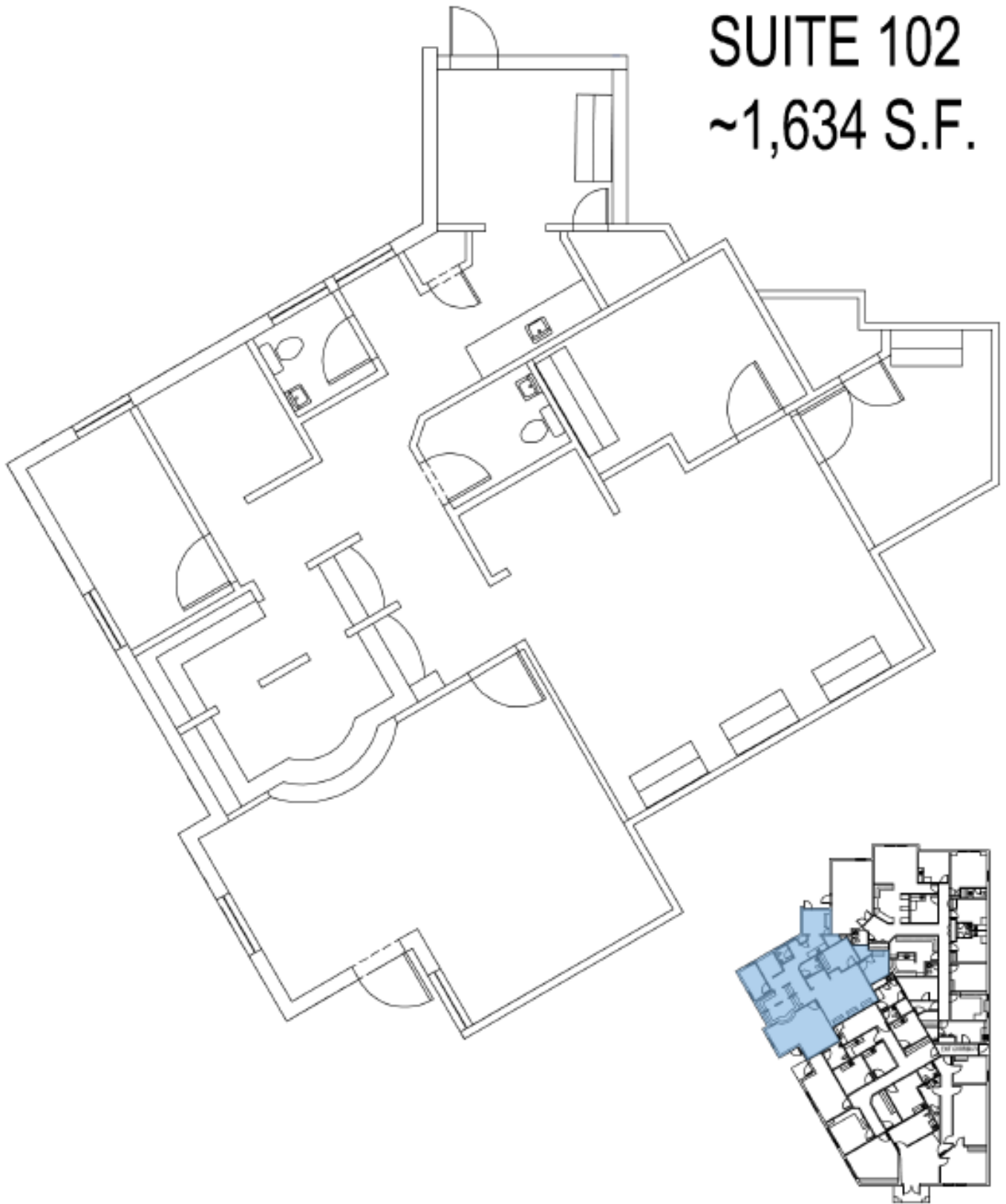
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SUITE 102
~1,634 S.F.



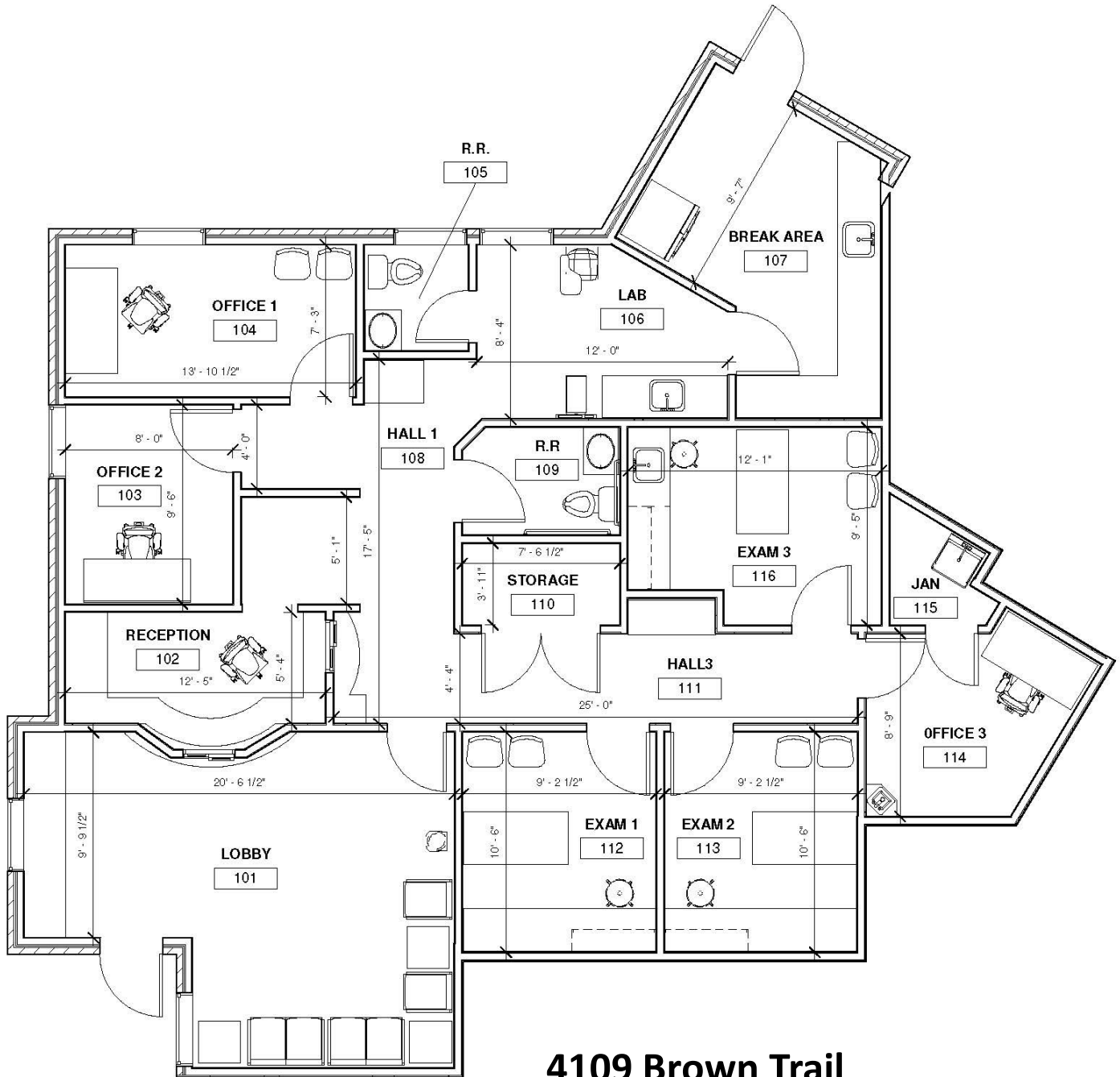
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4109 Brown Trail PROPOSED DENTAL/MEDICAL SUITE 102 ~ 1,634 SF

② FLOOR PLAN - NEW CONSTRUCTION
1/4" = 1'-0"



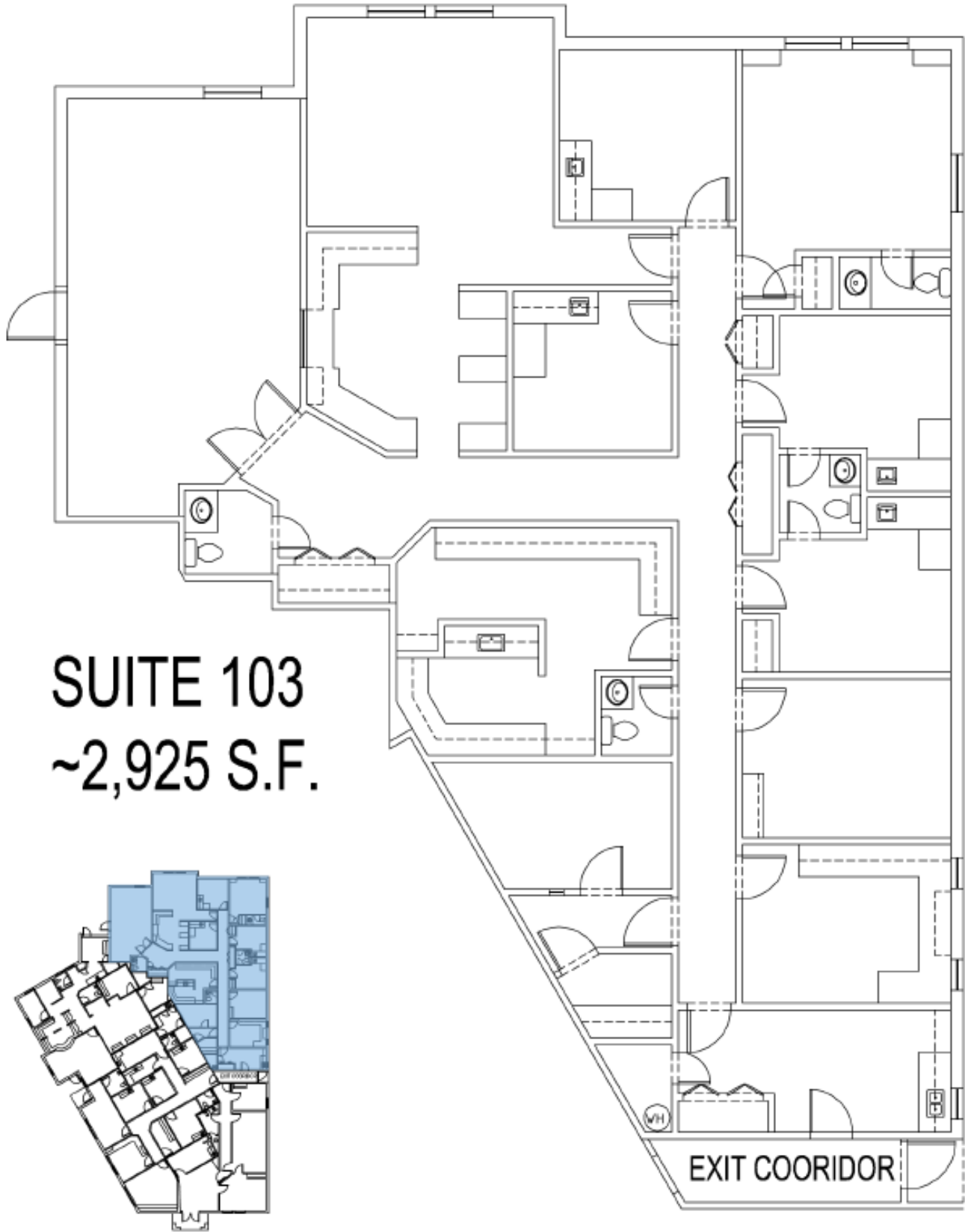
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SUITE 103
~2,925 S.F.



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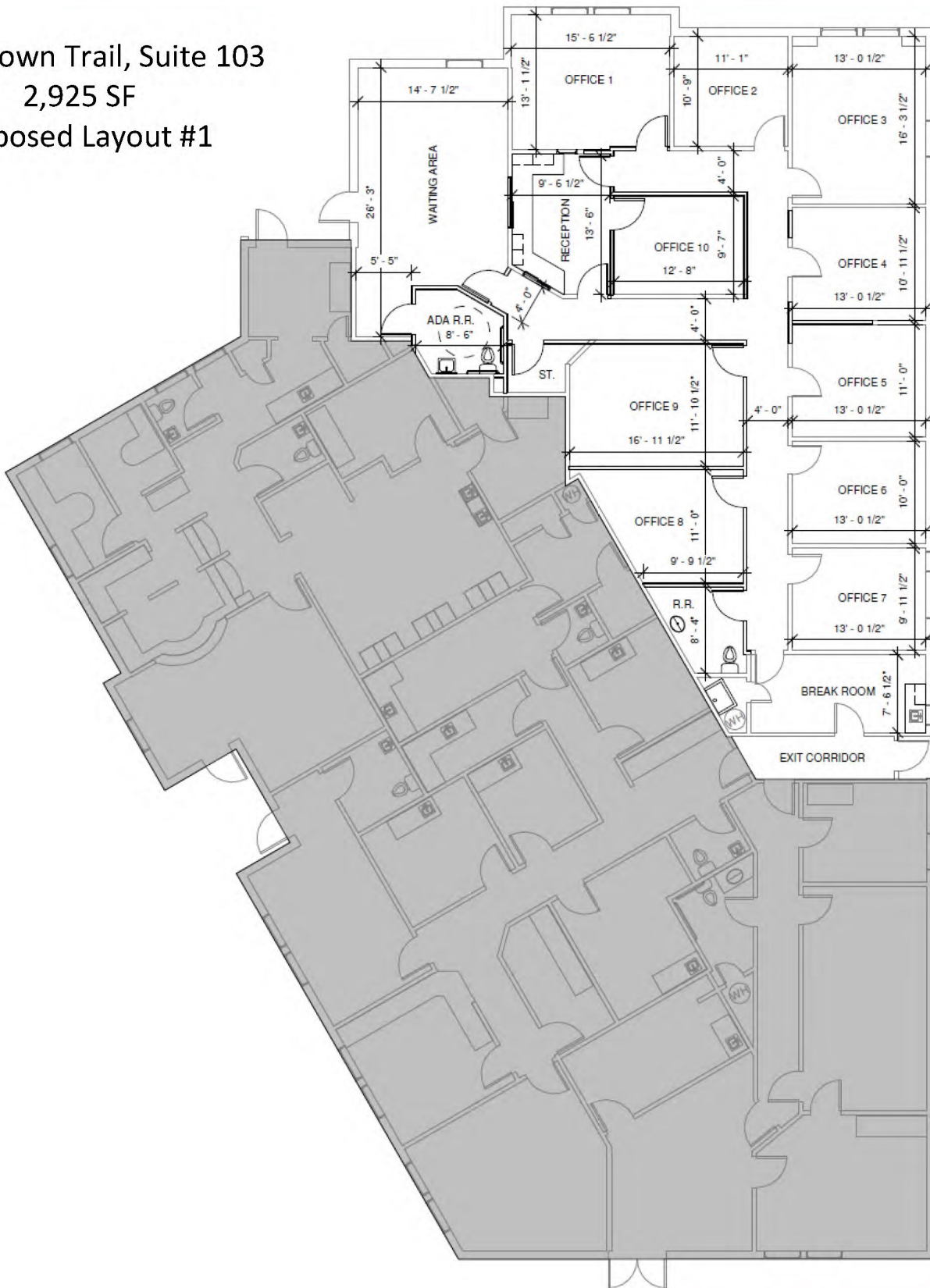
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4109 Brown Trail, Suite 103
2,925 SF
Proposed Layout #1



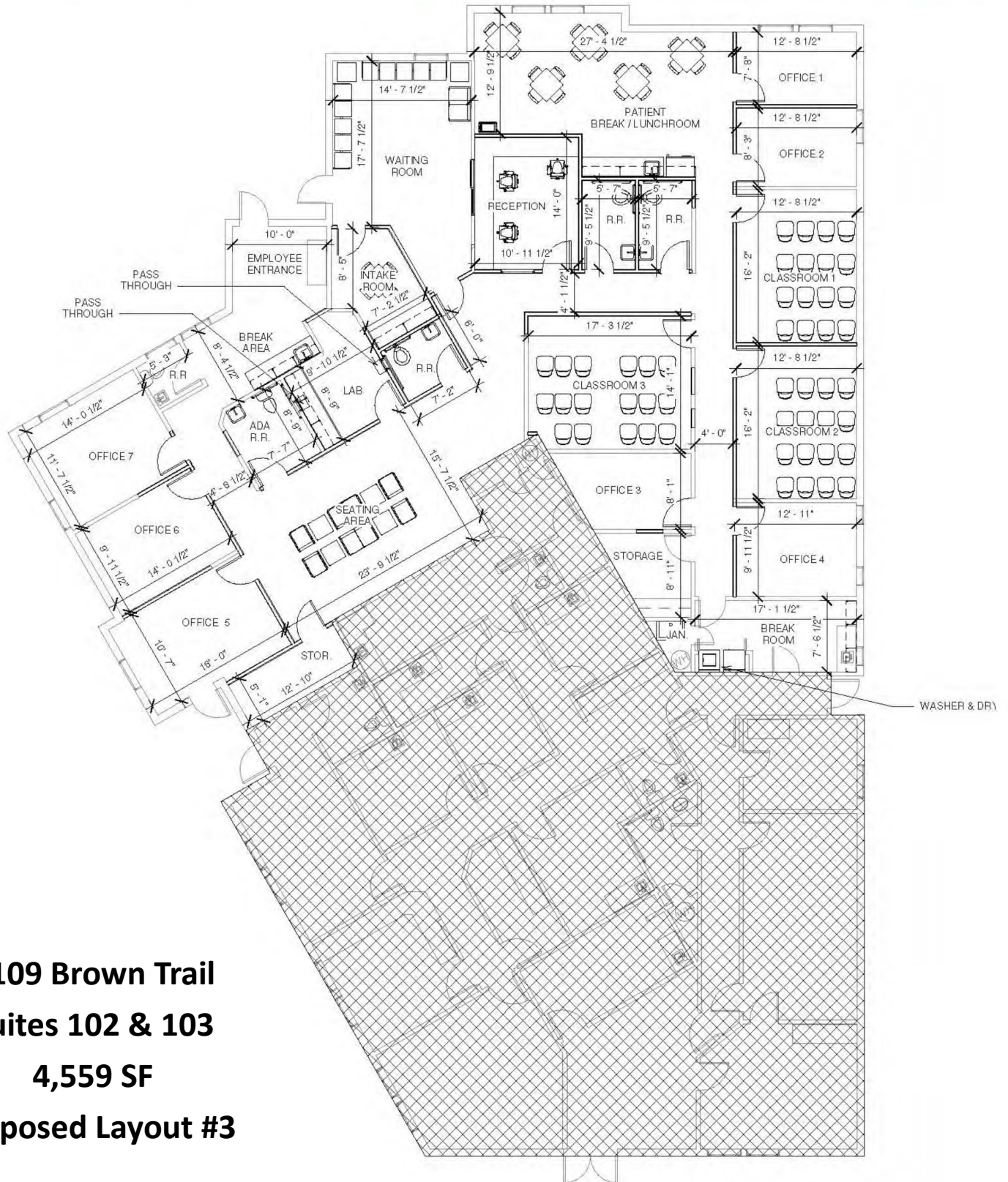
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4109 Brown Trail
Suites 102 & 103
4,559 SF
Proposed Layout #3

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

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Trenton Price

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Regulated by the Texas Real Estate Commission

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