

FOR LEASE | THE HILLS

6321-6361 GRAPEVINE HWY, N. RICHLAND HILLS, TEXAS

+/- 175,068 SF AVAILABLE WITH CONVENIENT ACCESS TO MAJOR THOROUGHFARES



CONTACT

JOHN GRACE

DIR: 817 377 0771

CELL: 817 992 7080

john.grace@colliers.com

JIM NOWELL

DIR: 817 840 0057

CELL: 817 707 6775

jim.nowell@colliers.com

COLLIERS INTERNATIONAL

1200 Summit Ave, Suite 750

Fort Worth, TX 76102

817 335 5600

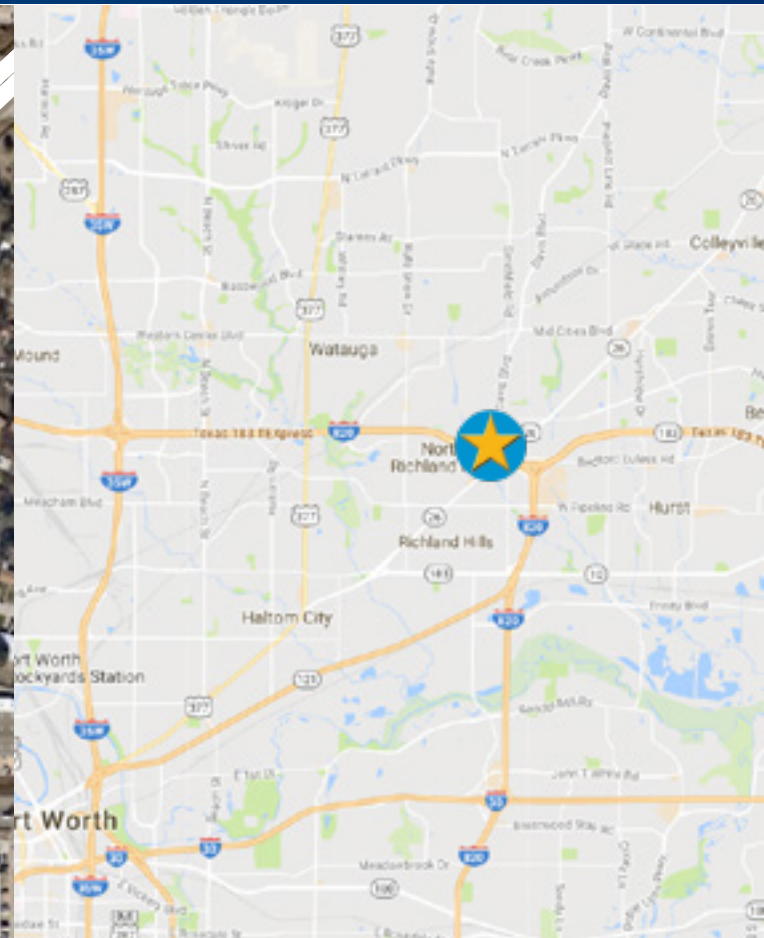
www.colliers.com



THE HILLS | PROPERTY OVERVIEW

- › Up to +/- 175,068 SF available
- › Convenient access to Interstate/Highway 35W, 121, 820, 114 and 183

- › Minutes from DFW airport, downtown Fort Worth
- › Highway frontage with excellent visibility



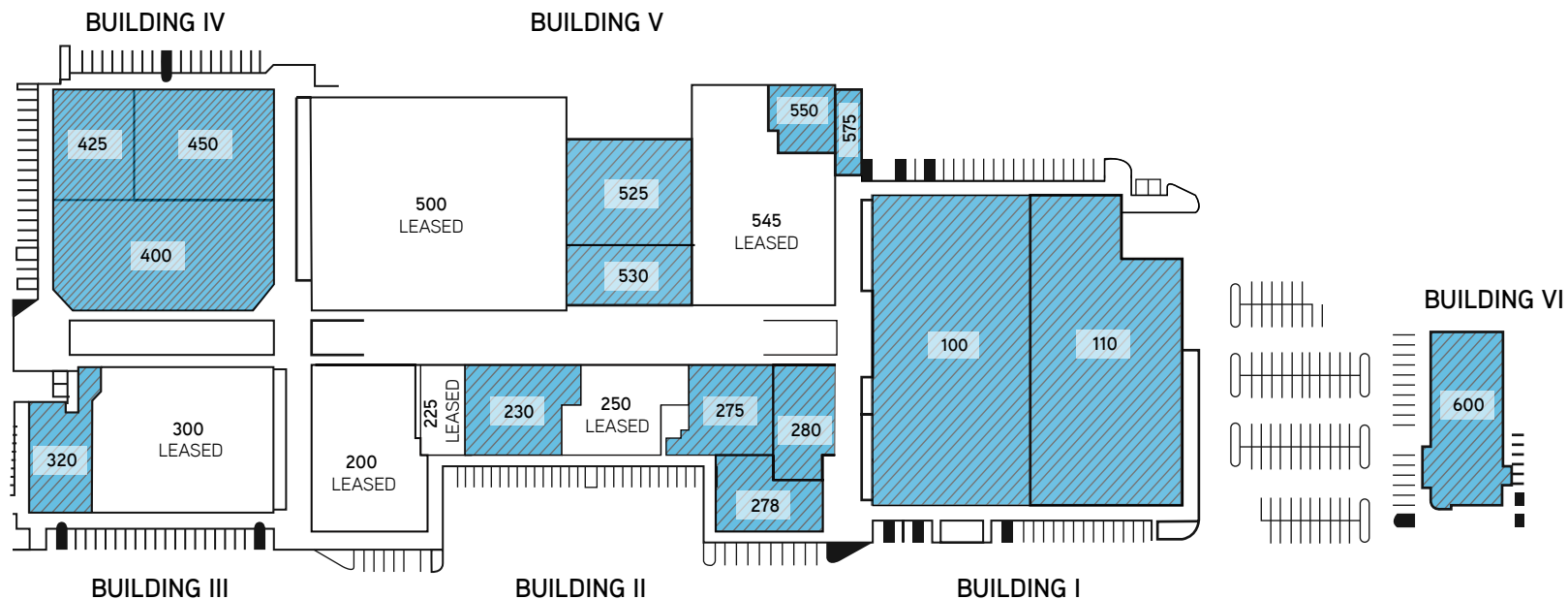
SPECIFICATIONS

- › 100% air conditioned
- › Ample 8:1000 parking
- › Available building signage
- › Restaurants and other amenities nearby
- › Fiber available to the building
- › Large workforce in immediate area

LEASING RATES

- › \$4.50 - \$9.50 per square foot NNN
- › \$1.90 per square foot estimated NNN charges
- › 3 to 5 year lease term

THE HILLS | FLOOR PLAN



VACANT SUITES

BUILDING I

Suite 100 - 50,378 SF
\$9.50/sf NNN

Suite 110 - 25,262 SF
\$9.50/sf NNN

BUILDING II

Suite 230 - 7,436 SF
\$9.50/sf NNN

Suite 275 - 7,554 SF
\$9.50/sf NNN

Suite 278 - 4,529 SF
\$9.50/sf NNN

BUILDING III

Suite 320 - 5,660 SF
\$9.50/sf NNN

BUILDING IV

Suite 400, 425 & 450
39,637 SF
\$9.50/sf NNN

BUILDING V

Suite 525 - 11,043 SF
\$4.00/sf NNN

Suite 530 - 6,118 SF
\$9.50/sf NNN

Suite 550 - 3,472 SF
\$9.50/sf NNN

Suite 575 - 1,855 SF
\$4.00/sf NNN

BUILDING VI

Suite 600 - 11,924 SF
\$9.50/sf NNN

Leasing Information



CONTACT

JOHN GRACE

DIR: 817 377 0771

CELL: 817 992 7080

john.grace@colliers.com

JIM NOWELL

DIR: 817 840 0057

CELL: 817 707 6775

jim.nowell@colliers.com



COLLIERS INTERNATIONAL

1200 Summit Ave, Suite 750

Fort Worth, TX 76102

817 335 5600

www.colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2016. All rights reserved.



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.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Colliers International North Texas, LLC	522575	DFWMarketing@colliers.com	214-692-1100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Everbach	367974	steve.everbach@colliers.com	214-217-1254
Designated Broker of Firm	License No.	Email	Phone
Steve Everbach	367974	steve.everbach@colliers.com	214-217-1254
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
John Grace	333789	john.grace@colliers.com	817-992-7080
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------