FOR LEASE



RICHLAND COMMONS

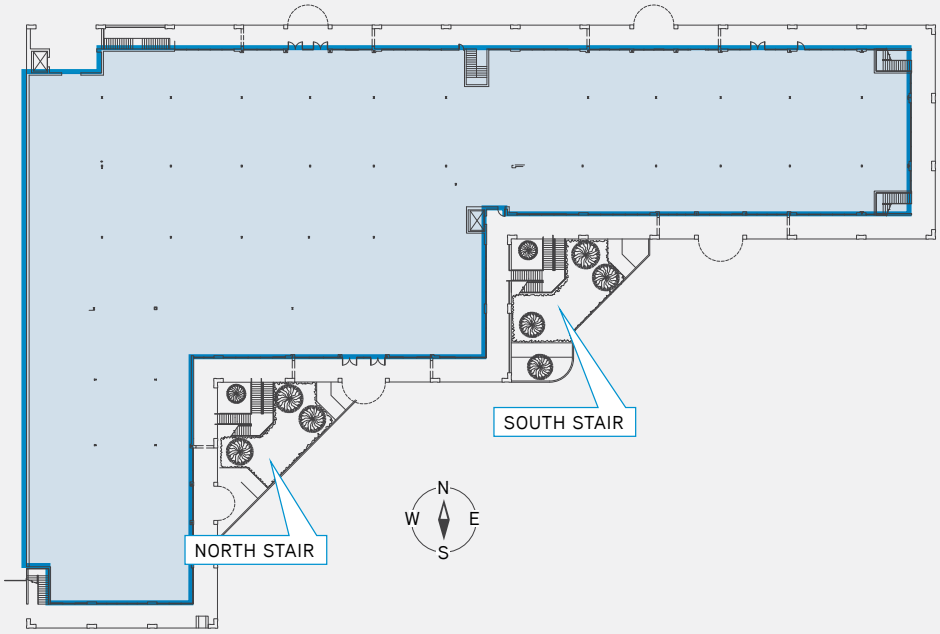
8251 Bedford Euless Rd. // North Richland Hills, TX 76180

GREG HOFFMAN
214 217 1211
greg.hoffman@colliers.com

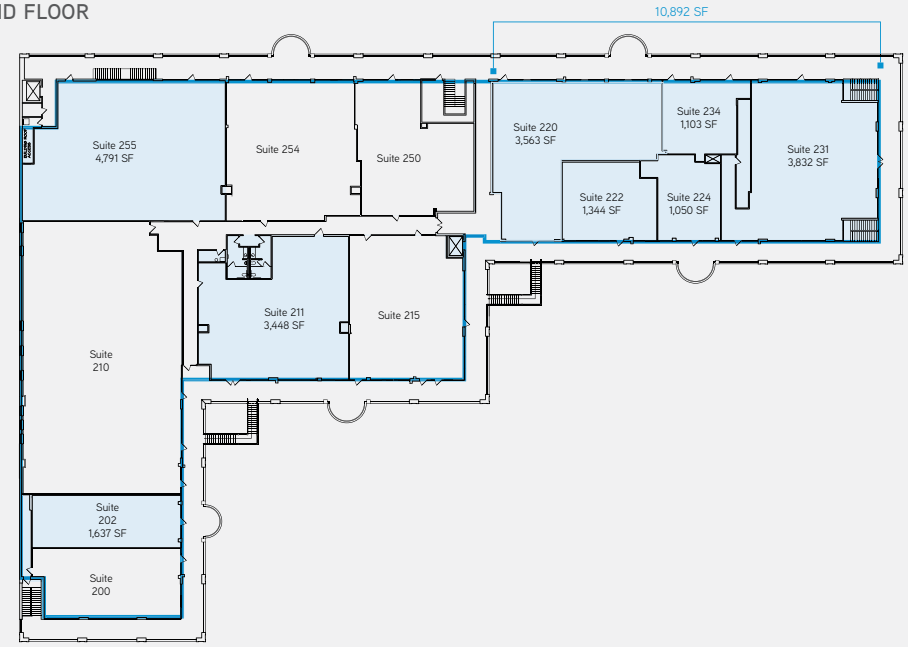
BRIAN CYPHERS
214 706 6053
brian.cyphers@colliers.com

Colliers International
1717 McKinney Ave, Suite 900
Dallas, TX 75202

ENTIRE FIRST FLOOR // AVAILABLE IMMEDIATELY // 43,461 SF



SECOND FLOOR



Richland Commons is an 85,043 SF retail/medical/office building located in North Richland Hills. Located near Hwy 183 & Loop 820 interchange and 10 minutes to DFW airport.

FEATURES

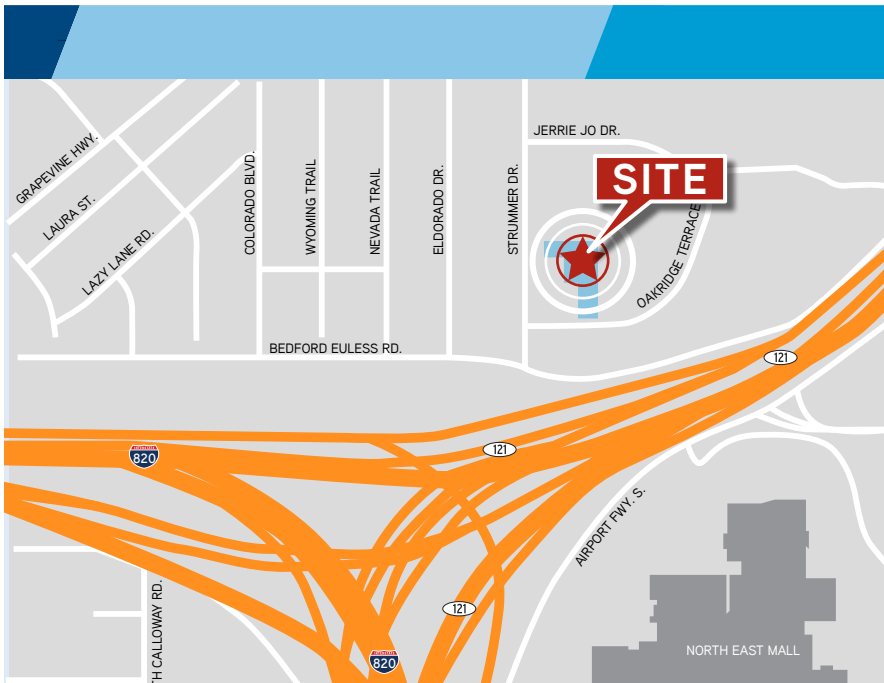
- Individual tenant signage
- Great freeway visibility
- 10 minutes west of the DFW International Airport
- Tenant finish dollars available for longer term deals
- Restrooms and HVAC controls in every space

AVAILABLE SPACE

- Suite 100 - 43,461
- Suite 202 - 1,637 SF
- Suite 211 - 3,448 SF
- Suite 220 - 3,563 SF
- Suite 222 - 1,344 SF

Will Divide

- Suite 224 - 1,050 SF
- Suite 231 - 3,832 SF
- Suite 234 - 1,103 SF
- Suite 255 - 4,791 SF





AREA RETAILERS

at home
Sleep Experts
MATTRESS FIRM
AMERICAN FREIGHT FURNITURE - MATTRESS
LA-Z-BOY

GREG HOFFMAN
214 217 1211
greg.hoffman@colliers.com

BRIAN CYPHERS
214 706 6053
brian.cyphers@colliers.com

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Dallas, TX 75202

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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.

EQUAL HOUSING OPPORTUNITY

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.

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
Brian Cyphers	582332	brian.cyphers@colliers.com	214-706-6053
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials		Date