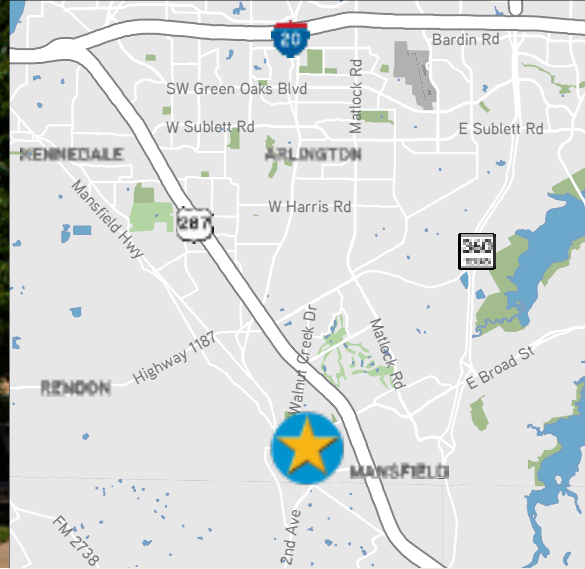


FOR LEASE > OFFICE SPACE

Walnut Creek Plaza

990 N WALNUT CREEK DRIVE, MANSFIELD, TEXAS 76063



Walnut Creek Plaza > Office Space

Walnut Creek Plaza is a two story office building located south of Interstate 20 in Mansfield, Texas. The property has convenient access to State Highway 287 and is surrounded by retail and restaurants.

Features

- > 36,353 square foot office building
- > Competitive full service rates
- > Chase Bank on first floor
- > Secured after hours access
- > Free surface parking

Space Available

- > Suite 2020 — 1,212 SF

Contact Us

JIM NOWELL
817 840 0057
FORT WORTH, TX
jim.nowell@colliers.com

GREG HOFFMAN
214 217 1211
DALLAS, TX
greg.hoffman@colliers.com

COLLIERS INTERNATIONAL
1200 Summit Avenue, Suite 750
Fort Worth, TX 76102
www.colliers.com

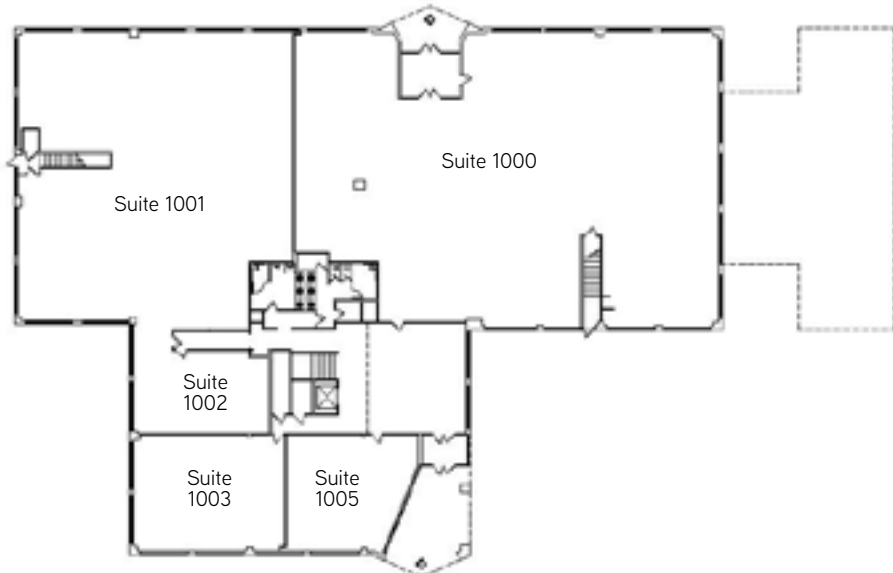
This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy 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 therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). All rights reserved.

FOR LEASE > OFFICE SPACE

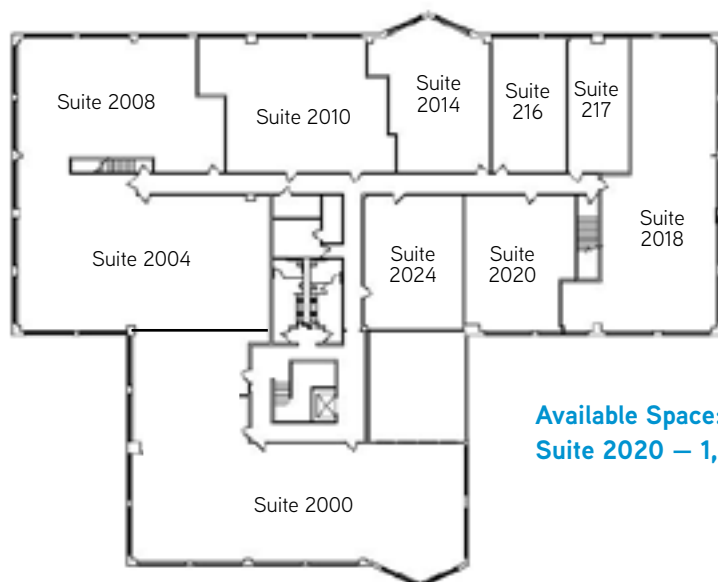
Walnut Creek Plaza

990 N WALNUT CREEK DRIVE, MANSFIELD, TX 76063

FIRST FLOOR



SECOND FLOOR



Available Space:
Suite 2020 – 1,212 SF



JIM NOWELL
817 840 0057
jim.nowell@colliers.com

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

COLLIERS INTERNATIONAL
1200 Summit Avenue, Suite 750
Fort Worth, TX 76102
www.colliers.com





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.

11-2-2015



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 |
| Gregory Hoffman | 193533 | greg.hoffman@colliers.com | 214-217-1211 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date