

COLLEYVILLE PLAZA

**5005 COLLEYVILLE BLVD.
COLLEYVILLE, TX 76034**

FOR LEASE - Private Office Suites

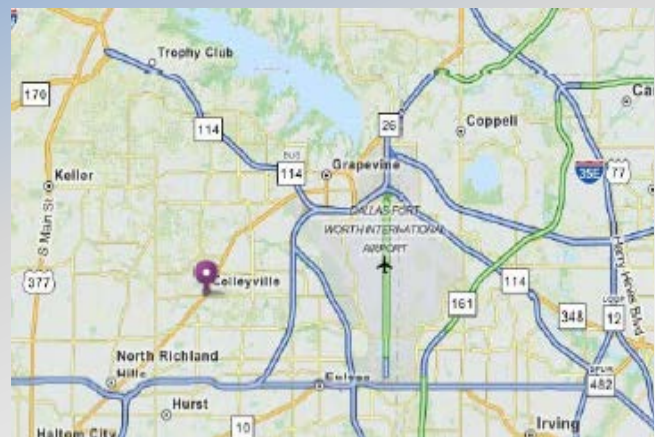


Property Highlights:

- *Available: 95 SF to 2,902 SF*
- *Total Available SF: 3,932*
- *Building SF: +/- 21,648*
- *Built: 1994*
- *Land Acres: 3.3425*

Lease rates for Private Offices include:

- *Utilities AND internet service*
- *24 hr. access (A/C turns off at 7:30 pm)*
- *Cleaning Service three times weekly*
- *Shared conference & break rooms*



ALLIANCE COMMERCIAL

Corporate Real Estate Asset &
Occupancy Solutions Worldwide

EXCLUSIVELY OFFERED BY

Alliance Commercial Real Estate Group, Inc.

Philip Samples

(214) 586-8584 Mobile

(817) 663-9000 x 219 Office

p.samples@alliance-commercial.com

Brian Buell

(214) 914-9500 Mobile

(972) 759- 9000 Ext. 216 Office

b.buell@alliance-commercial.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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Availabilities

Floor	Office #	SF	Min Div	Max Contig	Lease Rate	Comments
1	Suite 120	2,902	2,902	2,902	\$12.00 psf (plus NNN of \$4.50 psf)	Rec, 3 Pvt Ofc, 2 Pvt RR, Brk Rm, Lg Open
1	201	145	145	145	\$750.00 Monthly	Has window & exterior door
1	203	95	95	95	\$450.00 Monthly	Interior Space
1	205	100	100	100	\$375.00 Monthly	Interior Space
1	206	115	115	115	\$425.00 Monthly	Interior Space
1	207	216	216	216	\$750.00 Monthly	Has window & exterior door
1	209	120	120	120	\$425.00 Monthly	Interior Space
1	216	165	165	165	\$660.00 Monthly	Has a window
1	217	165	165	165	\$600.00 Monthly	Has a window
1	218	216	216	216	\$750.00 Monthly	Has two windows

The spaces are move-in ready and have flexible floor-plans with high end finish out, for many types of businesses.



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Excellent Parking



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Marquee Sign



On-site / near-by Restaurants



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Exterior Courtyard & Sitting Area



Break Room



Conference Room

Common Areas



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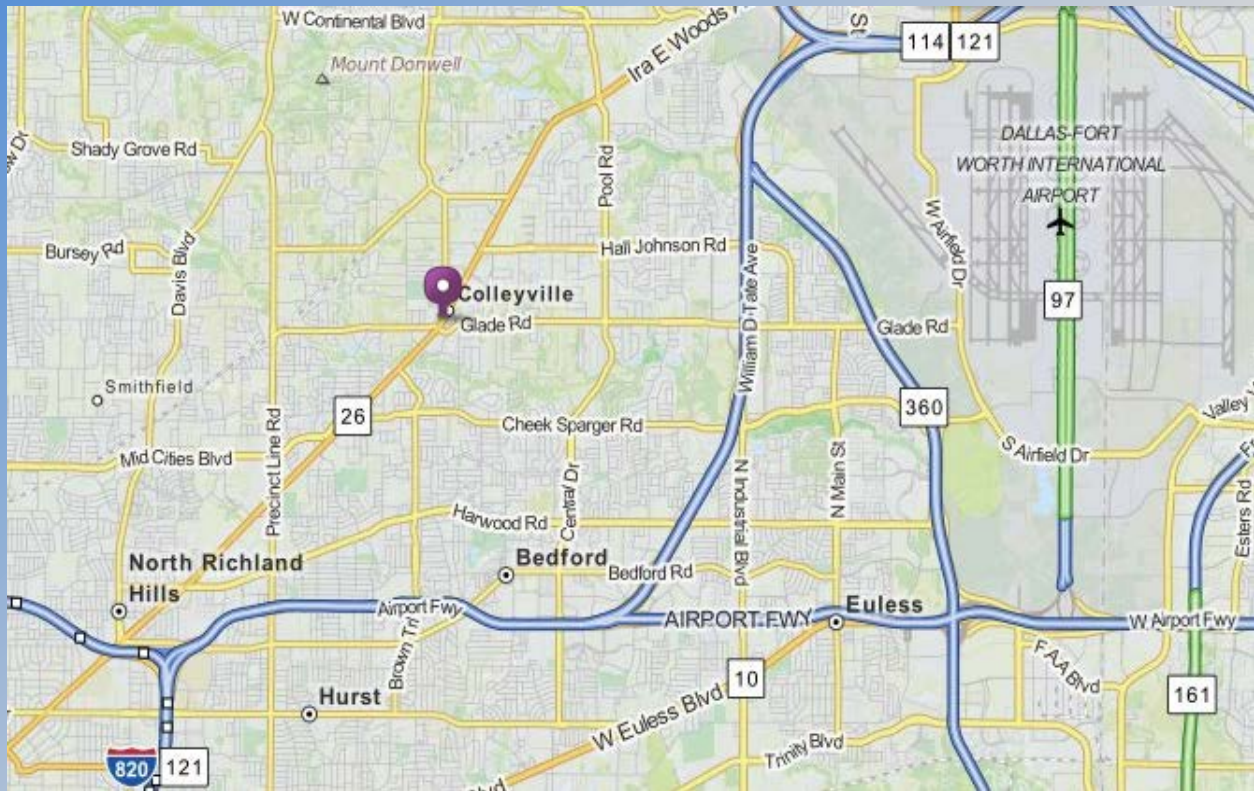
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Colleyville Plaza - 5005 Colleyville Blvd, Colleyville, TX 76034 is an upscale office property conveniently located on Colleyville Blvd. /Hwy 26 between Glade Road and Hall Johnson Road in the heart of Colleyville and Northeast Tarrant County growth. The building has a prominent Colleyville Boulevard address with signage opportunities, excellent visibility and frontage. The property is constructed in a beautiful Mediterranean European stucco architecture exterior with an immaculate park-like courtyard and sitting area which is impressively landscaped. Excellent demographics, close proximity to high-net worth residents, restaurants, county clubs and shopping. Multiple freeway access points, Highways 121, 114, 360, 35-W., 183/Airport Freeway & Loop 820. Convenient access to DFW International Airport, midway point between Dallas and Fort Worth, 10 minutes to Las Colinas Urban Center and Downtown Ft. Worth and 30 minutes to Downtown Dallas.



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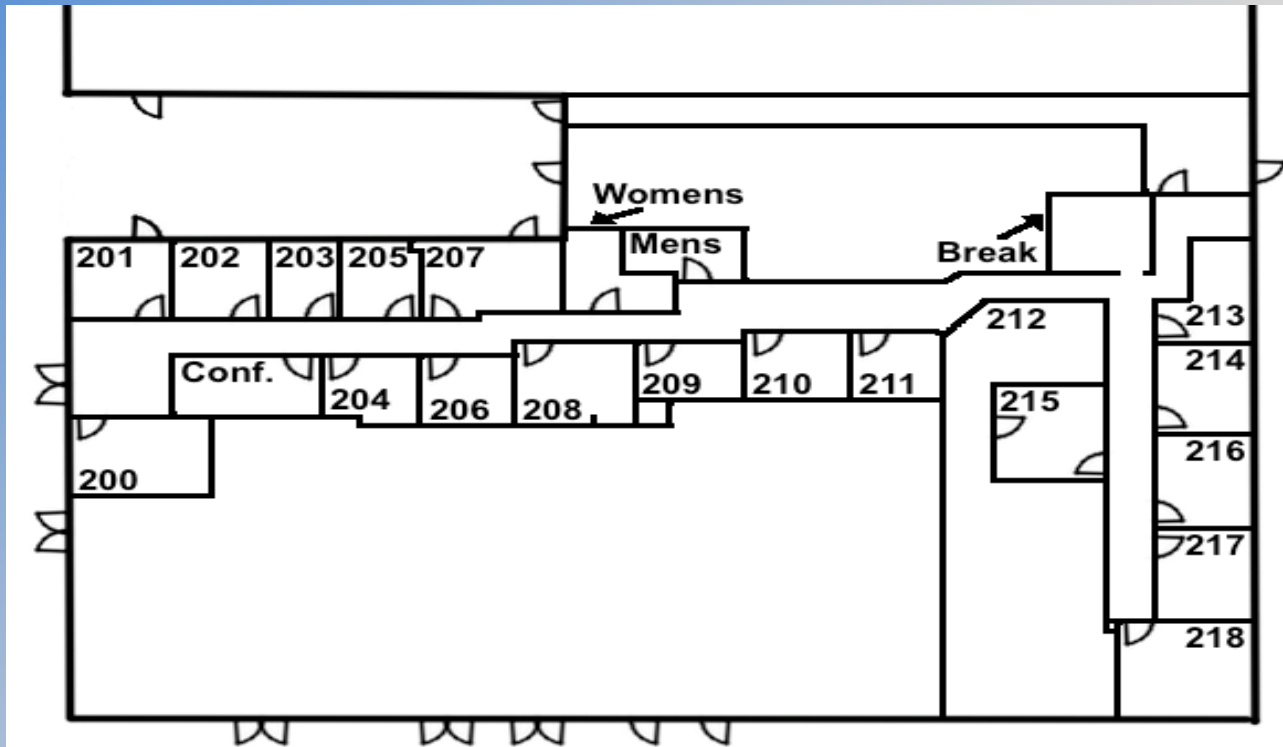
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Private Office Floor Plan



For Individual Private Offices, Lease Rates include:

- *Utilities AND internet service included (does not include VIOP or phone service).*
- *Cleaning Service (three times weekly) included.*
- *24 hour access (HVAC turns off at 7:30 p.m.).*
- *Conference room available on first-come first-serve basis with a friendly business atmosphere.*
- *Shared break Room.*



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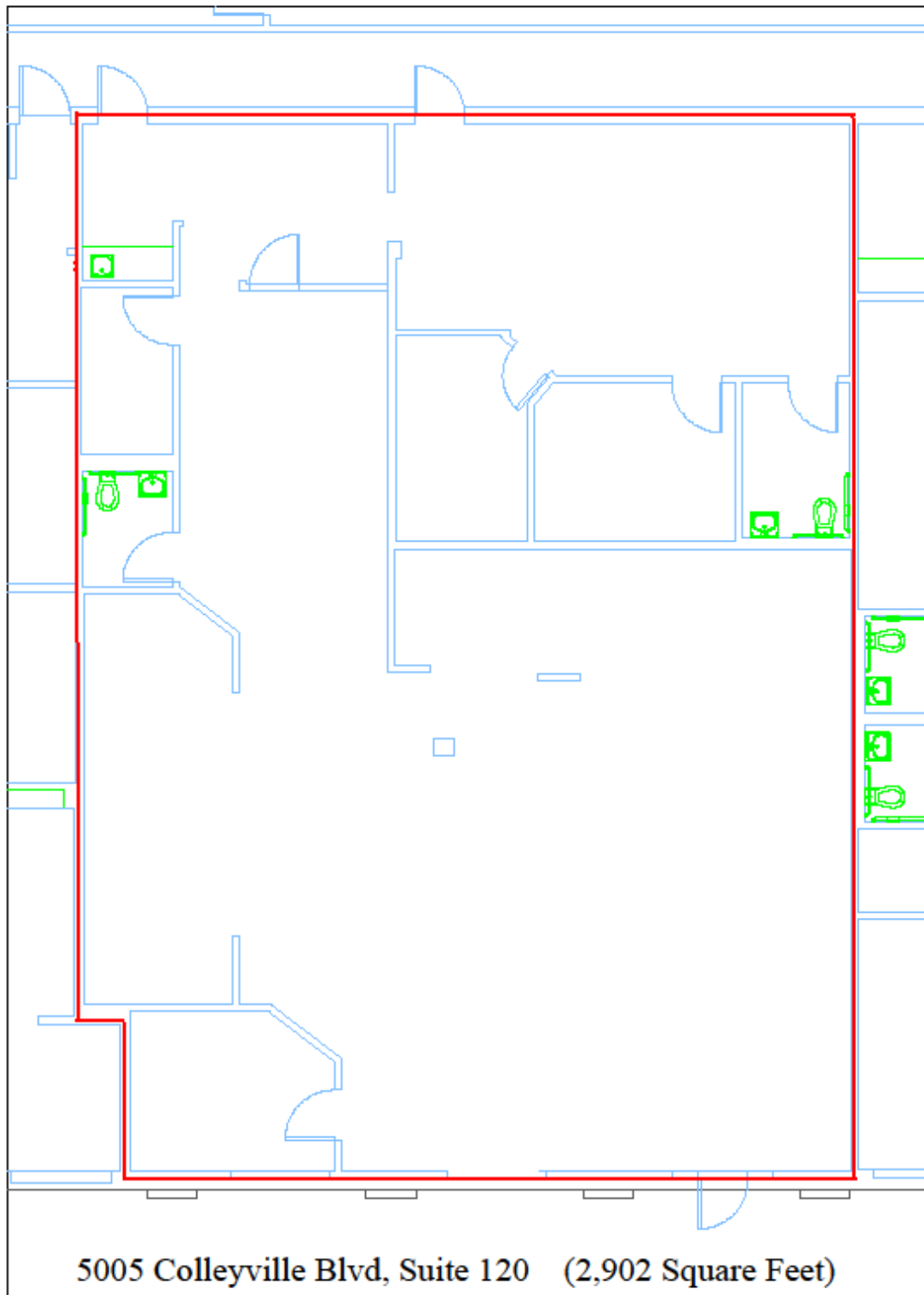
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NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

EXHIBIT "C"

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

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the

transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Alliance Commercial Real Estate Group, Inc.

Real Estate Broker Company

09/15/14

Real Estate Licensee

Date

Buyer, Seller, Tenant or Landlord

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Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512 465 3960.