

For Lease
1,448-12,852 SF



Arlington Town Centre 4100 S. Cooper Street Arlington, Texas 76015

Property Features

- Asking Rate:
 - 1st Floor: \$18.00/SF + NNN
 - 2nd Floor: \$14.00/SF + NNN
- Total Building SF: 48,541 SF
- Ideally Positioned at Entrance to Parks Mall in Arlington
- Huge Daily Traffic Counts on S. Cooper Street
- Visibility to Lighted Intersection
- All Vacancies are 2nd Generation
- Discounted Rate Available for 2nd Floor Vacancy

Bobby Montgomery

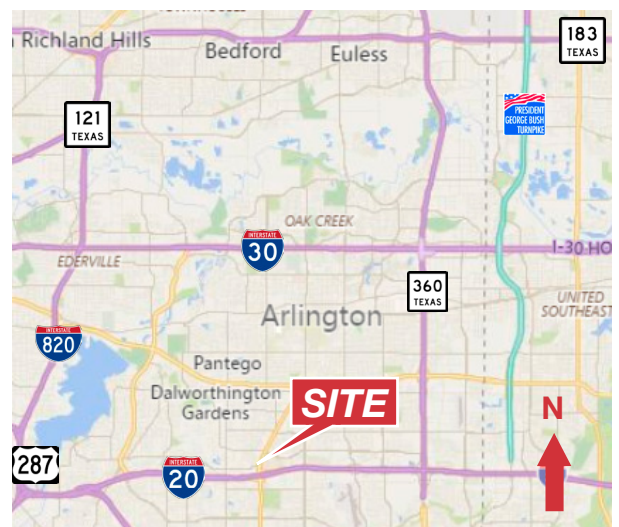
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Suite	Tenant	Size (SF)
4100	Mattress Firm	4,269
4102	Employee Solutions	932
4108	Smart Phone Repairz	1,447
4110	Available	1,448
4112	Available	2,544
4116	Available	8,860
4126	Hong Kong Cafe	2,721
4128	Available	2,589
4132	Liquor House	2,667
4134	US Marine Recruiting	1,390
4136	US Army Recruiting	1,630
4138-40	US Air Force Recruiting	1,900
4144	Available	1,482
4146	AT&T	2,484
4148	Palm Beach Tan	3,114
4156	Braiding Salon	1,120
4160	So Fabulous Virgin Hair	1,050
4164	Steven Thomas DDS	2,087
4168	Available	1,545
4178	Available	3,262

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Demographics

	1 MILE	3 MILES	5 MILES
Total Population	9,804	122,553	330,789
Total Households	3,959	44,790	116,603
Average Household Size	2.50	2.70	2.80
Average Household Income	\$69,108	\$78,237	\$77,473

Source: CoStar 2017

Traffic Counts

- S. Cooper Street 98,423 VPD



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

Information on Brokerage Services

What to know Before Working with a Real Estate Broker

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 a buyer'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.

Property: 4100 S. Cooper Street, Arlington, Texas 76015

In this transaction,  is:

☒ agent for Owner/Landlord only; ☐ agent for Buyer/Tenant only; or ☐ an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord

Buyer or Tenant