

FOR SALE OR LEASE

5510+/-SF Professional Office Building

**7416 S. Cooper
Arlington, TX 76001**



- Good opportunity for Owner occupant/Investor
- 5510+/- Total SF built in 2008 (per TAD) divided into two suites of 2755 SF each with front and rear entrances and parking.
- Suite 100 containing 2755 SF is leased to a Dental Practice. Current lease terminates June 30, 2022 with one option to renew for a 5-year term.
- Suite 150 containing 2755 SF is available for lease. This space is currently occupied as a sleep center however tenant will vacate with 60-day notice. Ideal for medical or general office.
- Lease Rate-Suite 150: \$16.00 PSF + NNN
- Sales Price: \$1,375,000.00

Contact: Mark Sullivan-Office (817)473-9393 x 2-email at ms@ritterrealty.com

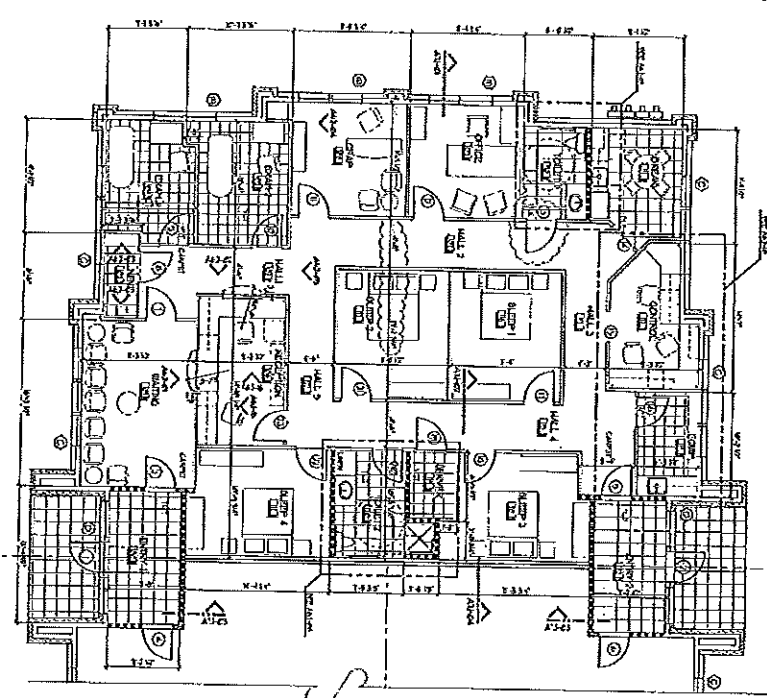
Ritter and Associates

1703 Fountainview Dr., Suite 103, Mansfield, Texas 76063

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AL-01 FLOOR PLAN



DOOR SCHEDULE

- 1 20' x 40' REINFORCED CONCRETE FRAME
- 2 20' x 40' REINFORCED CONCRETE FRAME
- 3 20' x 40' REINFORCED CONCRETE FRAME
- 4 20' x 40' REINFORCED CONCRETE FRAME
- 5 20' x 40' REINFORCED CONCRETE FRAME
- 6 20' x 40' REINFORCED CONCRETE FRAME
- 7 20' x 40' REINFORCED CONCRETE FRAME
- 8 20' x 40' REINFORCED CONCRETE FRAME
- 9 20' x 40' REINFORCED CONCRETE FRAME
- 10 20' x 40' REINFORCED CONCRETE FRAME
- 11 20' x 40' REINFORCED CONCRETE FRAME
- 12 20' x 40' REINFORCED CONCRETE FRAME
- 13 20' x 40' REINFORCED CONCRETE FRAME
- 14 20' x 40' REINFORCED CONCRETE FRAME
- 15 20' x 40' REINFORCED CONCRETE FRAME
- 16 20' x 40' REINFORCED CONCRETE FRAME
- 17 20' x 40' REINFORCED CONCRETE FRAME
- 18 20' x 40' REINFORCED CONCRETE FRAME
- 19 20' x 40' REINFORCED CONCRETE FRAME
- 20 20' x 40' REINFORCED CONCRETE FRAME

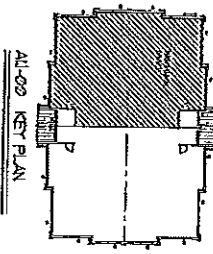
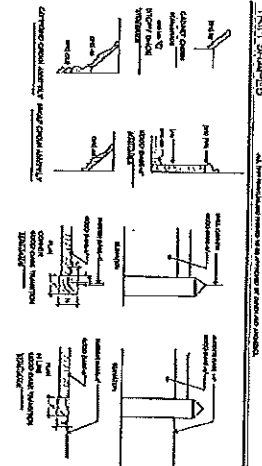
FINISHING NOTES

- 1. ALL FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.
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- 10. ALL FINISHES TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES.

ROOF FINISH SCHEDULE - SLEEP CLINIC LEASE

| NO. | DESCRIPTION | UNIT | QTY | PRICE | TOTAL |
|-----|-------------|---------|------|-------|----------|
| 1 | ROOF FINISH | SQ. FT. | 1000 | 10.00 | 10000.00 |
| 2 | ROOF FINISH | SQ. FT. | 1000 | 10.00 | 10000.00 |
| 3 | ROOF FINISH | SQ. FT. | 1000 | 10.00 | 10000.00 |
| 4 | ROOF FINISH | SQ. FT. | 1000 | 10.00 | 10000.00 |
| 5 | ROOF FINISH | SQ. FT. | 1000 | 10.00 | 10000.00 |
| 6 | ROOF FINISH | SQ. FT. | 1000 | 10.00 | 10000.00 |
| 7 | ROOF FINISH | SQ. FT. | 1000 | 10.00 | 10000.00 |
| 8 | ROOF FINISH | SQ. FT. | 1000 | 10.00 | 10000.00 |
| 9 | ROOF FINISH | SQ. FT. | 1000 | 10.00 | 10000.00 |
| 10 | ROOF FINISH | SQ. FT. | 1000 | 10.00 | 10000.00 |
| 11 | ROOF FINISH | SQ. FT. | 1000 | 10.00 | 10000.00 |
| 12 | ROOF FINISH | SQ. FT. | 1000 | 10.00 | 10000.00 |
| 13 | ROOF FINISH | SQ. FT. | 1000 | 10.00 | 10000.00 |
| 14 | ROOF FINISH | SQ. FT. | 1000 | 10.00 | 10000.00 |
| 15 | ROOF FINISH | SQ. FT. | 1000 | 10.00 | 10000.00 |
| 16 | ROOF FINISH | SQ. FT. | 1000 | 10.00 | 10000.00 |
| 17 | ROOF FINISH | SQ. FT. | 1000 | 10.00 | 10000.00 |
| 18 | ROOF FINISH | SQ. FT. | 1000 | 10.00 | 10000.00 |
| 19 | ROOF FINISH | SQ. FT. | 1000 | 10.00 | 10000.00 |
| 20 | ROOF FINISH | SQ. FT. | 1000 | 10.00 | 10000.00 |

- ROOF FINISH SCHEDULE LEGEND**
- 1. ROOF FINISH
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 - 19. ROOF FINISH
 - 20. ROOF FINISH



SLEEP CLINIC
 2155 SF GROSS
 OCCUPANCY: LESS THAN 50 PEOPLE
 ONLY ONE EXIT IS REQUIRED - IBC 103

| | | | |
|-------------|---------------------------------------|--|--|
| AL.1 | FLOOR PLAN SCHEDULES SUITE 200 | VALISTA OFFICE CENTER 2 7416 S. COOPER ST. ARLINGTON, TEXAS | TERRY R. CUNNINGHAM ARCHITECTS <small>1000 W. WOODLAND ST. SUITE 200 ARLINGTON, TEXAS 76010</small> |
|-------------|---------------------------------------|--|--|



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:
 - 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.

| | | | |
|--|-------------|---------------------|--------------|
| Ritter and Associates Real Estate LLC | 9002899 | ds@ritterrealty.com | 817-473-9393 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Dana Lynn Sullivan | 301635 | ds@ritterrealty.com | 817-473-9393 |
| Designated Broker of Firm | License No. | Email | Phone |
| Dana Lynn Sullivan | | | |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date