

# FOR LEASE | MEDICAL & OFFICE

3600 WILLIAM D TATE AVE GRAPEVINE, TX  
OFFICE BUILDING FOR LEASE



## PROPERTY DESCRIPTION

Experience the epitome of modern office space at this premier property in Grapevine, TX. Boasting professional amenities and contemporary design, this property offers a sophisticated and productive work environment for tenants. The space features flexible floor plans, state-of-the-art technology infrastructure, and ample parking for convenience. With meticulously landscaped grounds and stylish common areas, tenants can impress clients and create a lasting impression. The property's strategic location provides easy access to major highways and the DFW Airport, ensuring seamless connectivity for businesses. Elevate your corporate image and productivity at this sought-after office destination in Grapevine.

SPACES	LEASE RATE	SPACE SIZE
SUITE 200	\$17.00 SF/yr	3,000 - 6,494 SF
SUITE 300	\$17.00 SF/yr	3,500 - 6,561 SF

## OFFERING SUMMARY

Lease Rate:	\$17.00 SF + \$7.00 SF (nnn)/yr
Number of Units:	3
Available SF:	3,000 - 6,561 SF
Lot Size:	2.26 Acres
Building Size:	19,759 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,300	24,102	70,017
Total Population	8,661	63,140	178,028
Average HH Income	\$167,989	\$170,528	\$157,027

## DEREK ANTHONY

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derek@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

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# EXTERIOR PHOTOS

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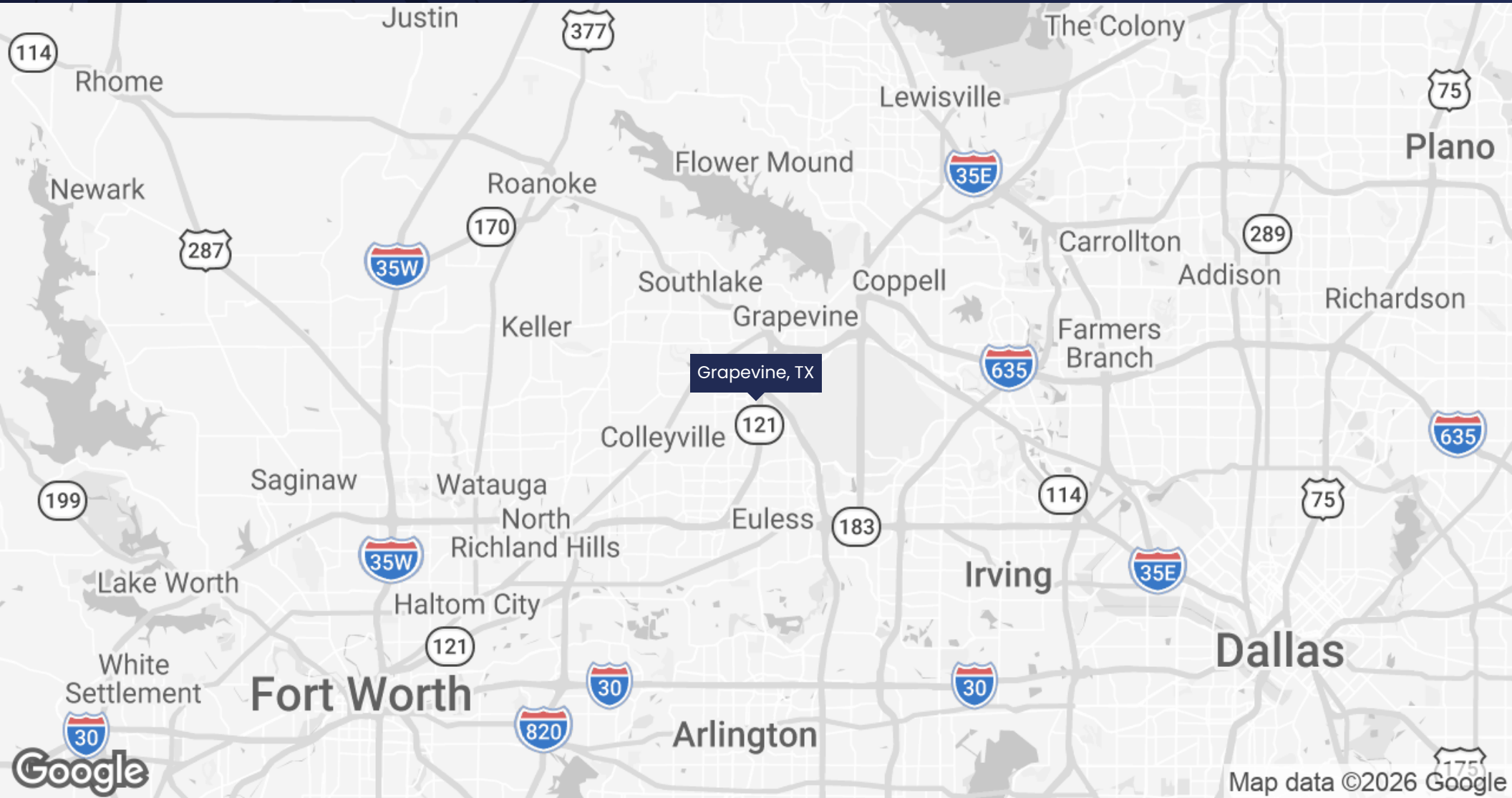
EXTERIOR PHOTOS



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### DEREK ANTHONY

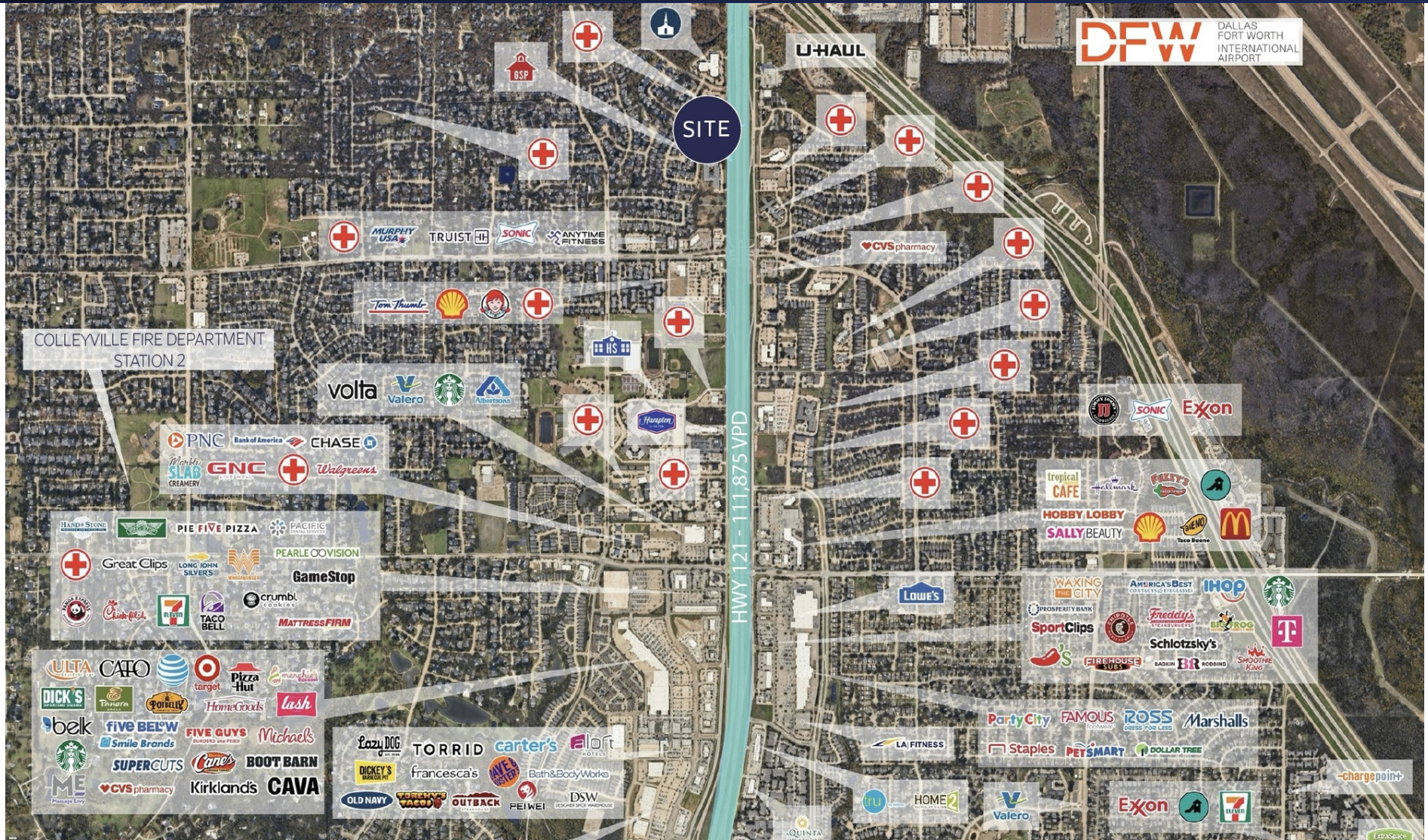
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# TRADE AREA

## 3600 WILLIAM D TATE AVE GRAPEVINE, TX OFFICE BUILDING FOR LEASE



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# PROPERTY HIGHLIGHTS

3600 WILLIAM D TATE AVE GRAPEVINE, TX  
OFFICE BUILDING FOR LEASE



## BUILDING INFORMATION

Building Class	B
Occupancy %	45.0%
Tenancy	Multiple
Ceiling Height	19 ft
Minimum Ceiling Height	9 ft
Number of Floors	1
Average Floor Size	6,400 SF
Year Built	1996
Year Last Renovated	2024
Free Standing	Yes
Number of Buildings	1
Office Buildout	Yes

## PROPERTY HIGHLIGHTS

- Professional amenities and contemporary design
- Flexible floor plans
- State-of-the-art technology infrastructure
- Ample parking for convenience
- Meticulously landscaped grounds
- Stylish common areas
- Strategic location with easy access to major highways
- Proximity to DFW Airport

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# 6 PROPERTY DETAILS & HIGHLIGHTS

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OFFICE BUILDING FOR LEASE

Property Type	Office
Property Subtype	Medical
Building Size	19,759 SF
Lot Size	2.26 Acres
Building Class	B
Year Built	1996
Year Last Renovated	2024
Number of Floors	1
Average Floor Size	6,400 SF
Parking Spaces	114
Free Standing	Yes
Number of Buildings	1

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- Flexible floor plans
- State-of-the-art technology infrastructure
- Ample parking for convenience
- Meticulously landscaped grounds
- Stylish common areas
- Strategic location with easy access to major highways
- Proximity to DFW Airport
- On-site management and maintenance
- Tenant lounge and break areas

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# 7 PROPERTY DETAILS

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Lease Rate

\$17 SF/YR

## LOCATION INFORMATION

Street Address	3600 William D Tate Ave
City, State, Zip	Grapevine, TX 76051
County	Tarrant
Market	Dallas/Fort Worth
Sub-market	Grapevine
Cross-Streets	William D Tate Ave & Hall Johnson Rd
Side of the Street	West
Road Type	Highway Service Drive
Market Type	Mega
Nearest Highway	HWY 121
Nearest Airport	DFW

## BUILDING INFORMATION

Building Size	19,759 SF
Building Class	B
Occupancy %	45.0%
Tenancy	Multiple
Ceiling Height	19 ft
Minimum Ceiling Height	9 ft
Number of Floors	1

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	Office or Medical Office
Lot Size	2.26 Acres
Lot Frontage	330 ft
Lot Depth	400 ft
Corner Property	No
Traffic Count	111875
Traffic Count Street	HWY 121
Traffic Count Frontage	111875
Amenities	All 2nd gen office.
Power	Yes

## PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	5.71
Number of Parking Spaces	114

## UTILITIES & AMENITIES

Central HVAC	Yes
Gas / Propane	No

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# PROPERTY DESCRIPTION

## 3600 WILLIAM D TATE AVE GRAPEVINE, TX OFFICE BUILDING FOR LEASE



### SITE DESCRIPTION

Property Size: Approximately 19,759 square feet.

The building typically houses three major suites, each around 6,500 square feet.

**Lot Frontage:** The site boasts significant frontage on the west side of Hwy 121 / William D Tate Ave, offering high visibility to through-traffic. It sits on a 2.26-acre lot.

**High-Profile Neighbors:** The building has recently attracted the H-E-B corporate office staff, signaling its status as a top-tier choice for established regional brands.

**Strategic Location:** It is located less than 5 miles from three major hospitals (Baylor Scott & White, Texas Health, and Methodist Southlake), making it a primary "synergy" site for medical practitioners.

### EXTERIOR DESCRIPTION

The building features a professional, low-profile masonry design. It is equipped with accent lighting, prominent monument signage, and controlled access points. The 2024 renovations have modernized the exterior appeal to compete with newer Class A builds in the Southlake/Grapevine submarket.

### INTERIOR DESCRIPTION

Feature 9-foot finished ceilings, dedicated laboratory spaces, multiple exam rooms, and private restrooms.

**Office Suites:** Designed with a mix of partitioned private offices, conference rooms, and open workstations. Many suites are offered "Plug & Play," fully furnished with desks and cubicles.

**Common Areas:** Includes high-end finishes, updated reception areas, and

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# SUITE 200

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SUITE 200 PHOTOS



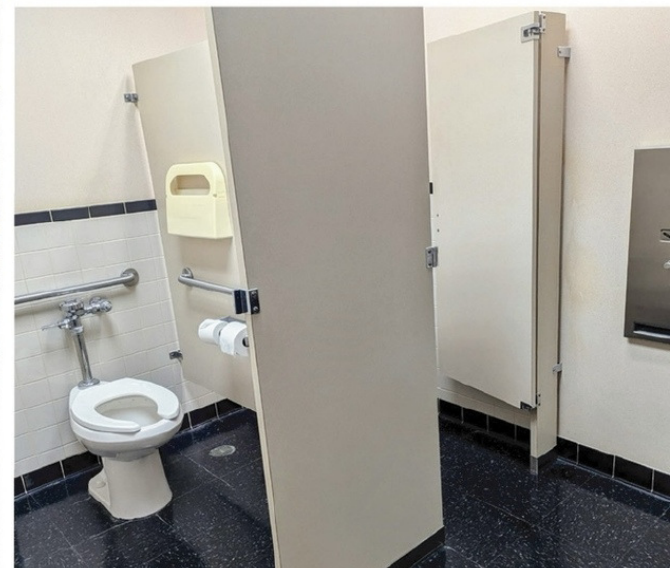
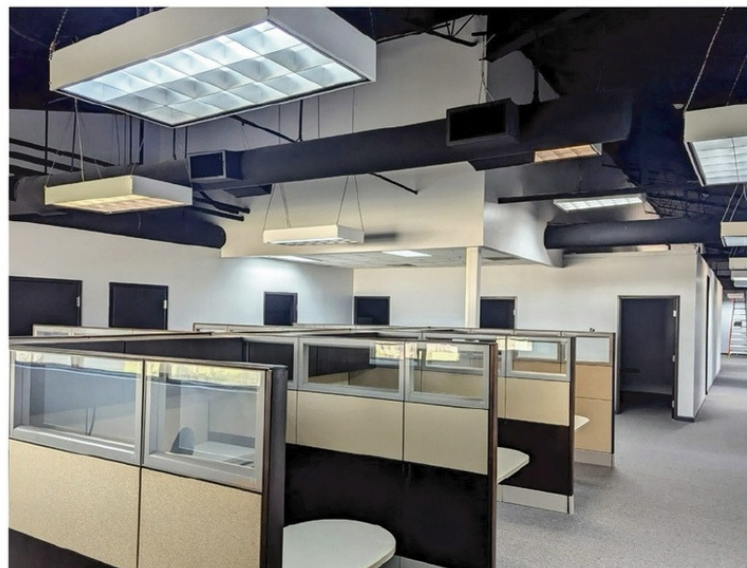
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# SUITE 300

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SUITE 300 PHOTOS



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11  
**SITE PLAN**

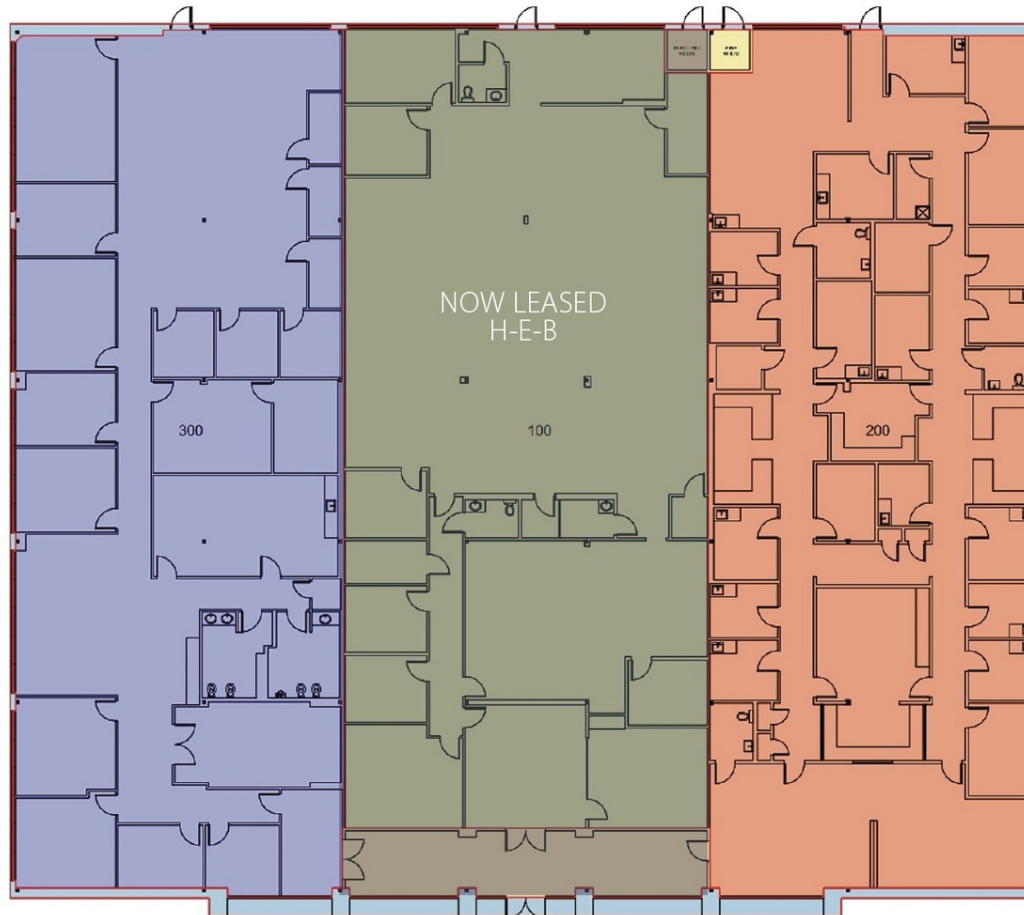
**3600 WILLIAM D TATE AVE GRAPEVINE, TX  
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**SUITE 300 (North) - ±6,561 SF**

- open ceiling office space
- 13 fully equipped offices and 10 cubicles
- large conference room & break area
- Will do flex space leases on individual offices

**SUITE 200 (South) - ±6,494 SF**

- configured for medical with large waiting room, exam rooms, sinks, nurse stations, etc.



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# DEMOGRAPHICS MAP & REPORT

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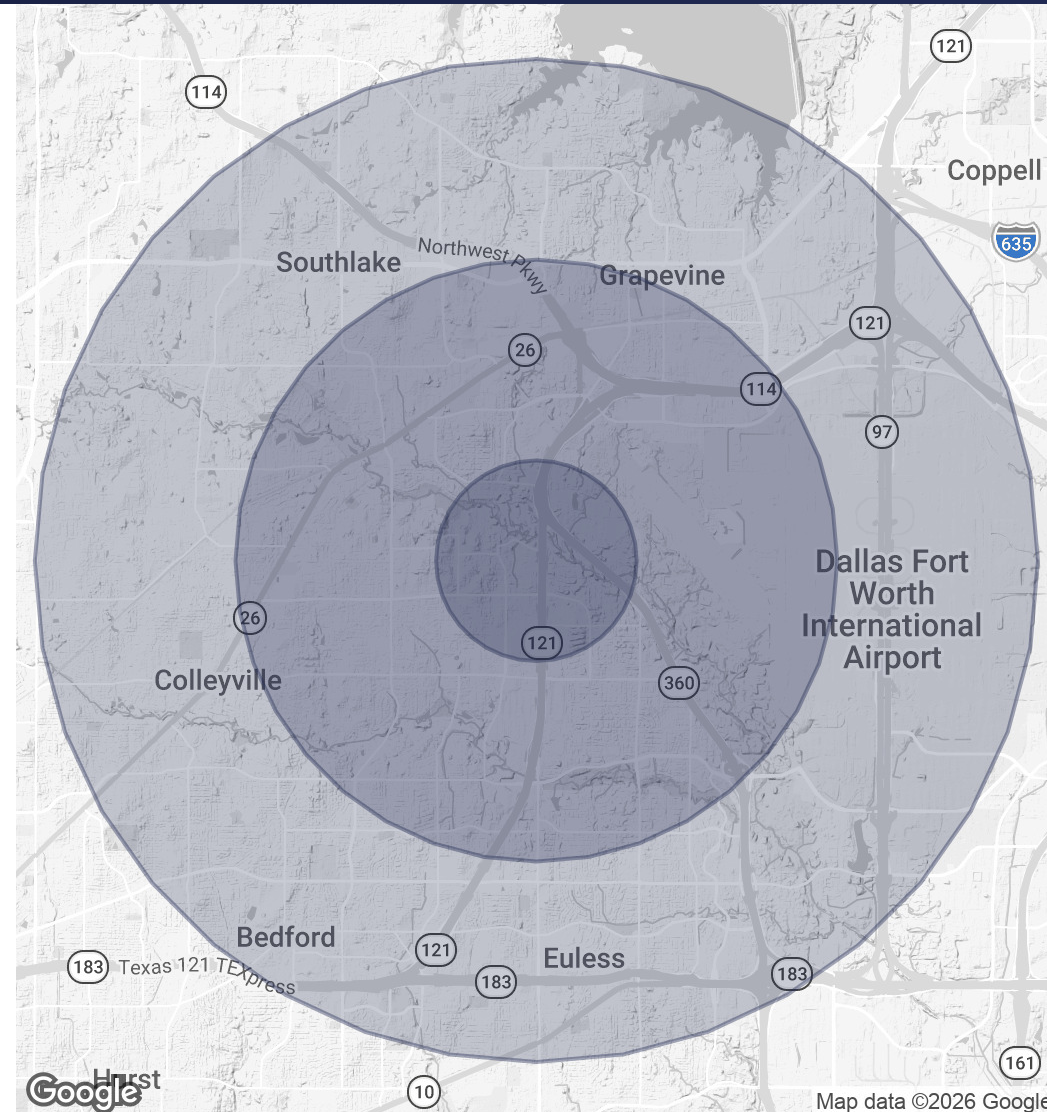
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,661	63,140	178,028
Average Age	41.0	40.7	40.3
Average Age (Male)	41.6	39.2	38.7
Average Age (Female)	42.3	41.3	41.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,300	24,102	70,017
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$167,989	\$170,528	\$157,027
Average House Value	\$549,476	\$562,797	\$592,427

TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
William D Tate Ave & Hall Johnson Rd	111,875/day		



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# DEREK ANTHONY BIO

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## DEREK ANTHONY

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Direct: **817.991.5072**

TX #677154-B

### PROFESSIONAL BACKGROUND

At Waypoint, as a licensed Broker (#677154-B) Derek focuses on landlord and tenant representation, development advisory, and investment brokerage. Known for combining market data with practical business insight, he helps clients make informed real estate decisions aligned with long-term growth objectives. His work spans retail, land, office, flex, and specialty real estate assets throughout the DFW region and beyond.

Derek's success is rooted in relationship-driven brokerage. He emphasizes understanding each client's operational goals and translating them into real estate strategies that create measurable value. His entrepreneurial mindset and hands-on execution style have made him a trusted advisor to business owners, developers, and investors alike.

Throughout his career, Derek has completed more than \$150 million in transactions and earned multiple industry recognitions, including D CEO Power Broker honors and Top CRE Broker distinctions in Fort Worth.

In addition to brokerage and development work, Derek hosts the commercial real estate podcast Rated "R" – Real Estate Uncensored, where he shares industry insights and interviews professionals across the real estate ecosystem.

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# IABS FORM


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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.



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Waypoint Real Estate Advisors LLC	9015127	jake@waypoint-red.com	817-505-5894
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702534	jake@waypoint-red.com	817-505-5894
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek@waypoint-red.com	817-991-5072
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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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