



BEDFORD GARDENS
3901 Airport Freeway
Bedford, Texas 76021

FOR LEASE
940 SF-2,398 SF



NAI Robert Lynn / Office

FEATURES + MAP + DEMOGRAPHICS



AVAILABLE:

Suite 105 1,380 SF

Suite 110 2,398 SF

Suite 320 940 SF



Move-In Ready Executive Spaces



Monument Signage Available



Ample Parking



Highway Frontage to 183



Close Proximity to DFW International Airport



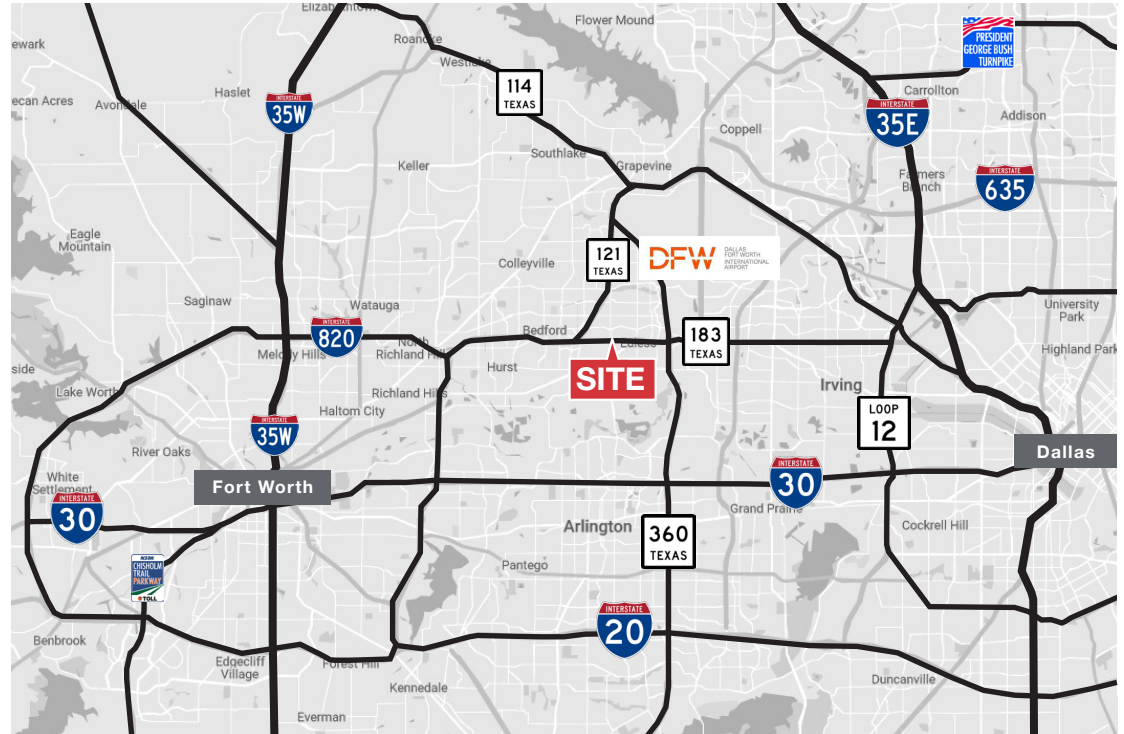
Daily Janitorial Included



Easy Access from Anywhere in the Metroplex



Lease Rate: \$15.00 FS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,147	125,506	245,898
TOTAL HOUSEHOLDS	5,357	52,570	102,751
AVERAGE HOUSEHOLD SIZE	2.6	2.3	2.3
AVERAGE HOUSEHOLD INCOME	\$100,993	\$104,863	\$108,413
STATE HWY 183 TEXPRESS	AIRPORT FWY		
129,070 VPD	10,834 VPD		

Source: CoStar 2025

3901 Airport Freeway | Bedford, Texas 76021

FOR LEASE 940 SF-2,398 SF



1,380 SF move-in ready office suite featuring private rooms, reception area, and a full glass wall ideal for a conference room or collaborative workspace. The suite includes a private sink, abundant lighting, and highly efficient layout that presents well to clients.



This 2,398 SF office suite is move-in ready featuring private rooms, reception area, collaborative workspace, and kitchenette. The suite includes abundant lighting and highly efficient layout that presents well. Natural lighting with windows looking out to Hwy 183.



940 SF third floor office space offering an efficient, professional layout, ideal for solo practitioners, consultants, and creative users. The space features great lighting, a quiet setting, and a clean, well-maintained interior that is move-in ready.



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

AGENT

Kyle Kosub

817.872.3915

KKOSUB@NAIRL.COM

NAIRobert Lynn

201 S. Adams Street
Fort Worth, Texas 76104
817.885.8333 | nairl.com

3901 Airport Freeway | Bedford, Texas 76021

FOR LEASE 940 SF-2,398 SF



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.

2-10-2025



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:
 - 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.

Robert Lynn Company dba NAI Robert Lynn	405391	mmiller@nairl.com	214-256-7100
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
Designated Broker of Firm	License No.	Email	Phone
Todd Hubbard, SIOR	516283	thubbard@nairl.com	817-885-8333
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Kyle Kosub	815848	kkosub@nairl.com	817-885-8333
Sales Agent/Associate's Name	License No.	Email	Phone