



Retail / Office Space For Lease

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Forward thinking
commercial real estate.

streetrealty.com

OFFERED BY

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Street Realty, LLC
3909 Hulen St.
Fort Worth, TX 76107





RETAIL FOR LEASE

500 East Front Street, Arlington, TX 76012



PROPERTY DESCRIPTION

Discover the potential of this prime property in Arlington, TX. With modern design, customizable space, and excellent visibility, this property offers an ideal setting for retail or commercial endeavors. Benefit from ample parking, high accessibility, and a professional, inviting atmosphere. Experience the convenience and flexibility to tailor your business for success in a bustling market.

PROPERTY HIGHLIGHTS

- Versatile and customizable layout
- High visibility and exposure
- Ample parking for customers and employees

LOCATION DESCRIPTION

Discover the vibrant surroundings of the property, located in the heart of Arlington, TX. This lively area is renowned for its dynamic mix of retail and entertainment options, offering an ideal opportunity for a retail or street retail tenant to thrive. Just moments away from prominent destinations such as AT&T Stadium, Globe Life Field, and Six Flags Over Texas, the area provides a prime location for attracting a steady flow of visitors and locals alike. With a diverse array of dining, shopping, and recreational choices in the vicinity, the property offers an exciting environment for businesses to establish a strong presence and connect with the community.

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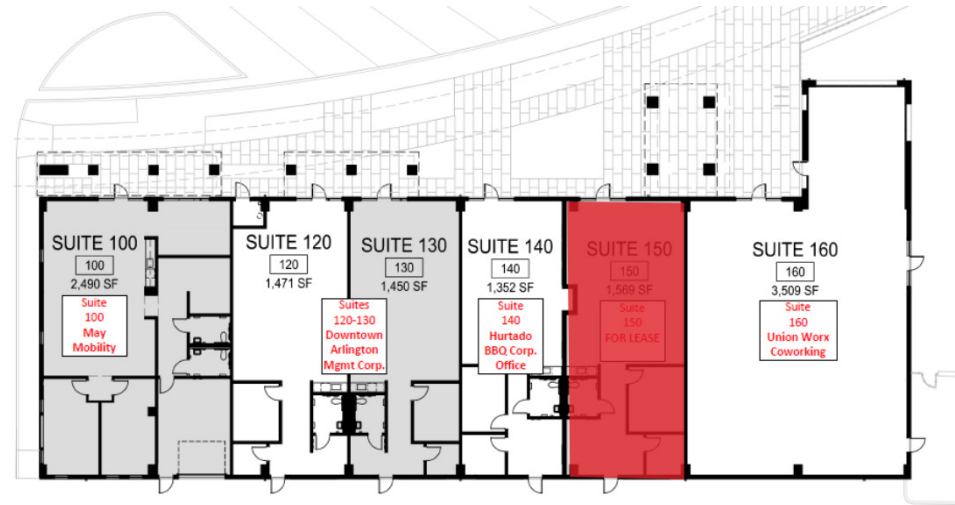
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,569 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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Urban Union District

- 155,557 SF Mixed-Use
- Home to 46 Small Businesses
- 24 Room Boutique Hotel
- 20 Buildings on ~8 acres



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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.

<u>Street Realty</u>	<u>9010542</u>	<u>alex@streetrealty.com</u>	<u>817.469.4868</u>
Licensed Broker / Broker Firm Name	License Number	Email	Phone
<u>Alex S. Bryant</u>	<u>568528</u>	<u>alex@streetrealty.com</u>	<u>713.992.2548</u>
Designated Broker of Firm	License Number	Email	Phone

Buyer / Tenant / Seller / Landlord Initials Date



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