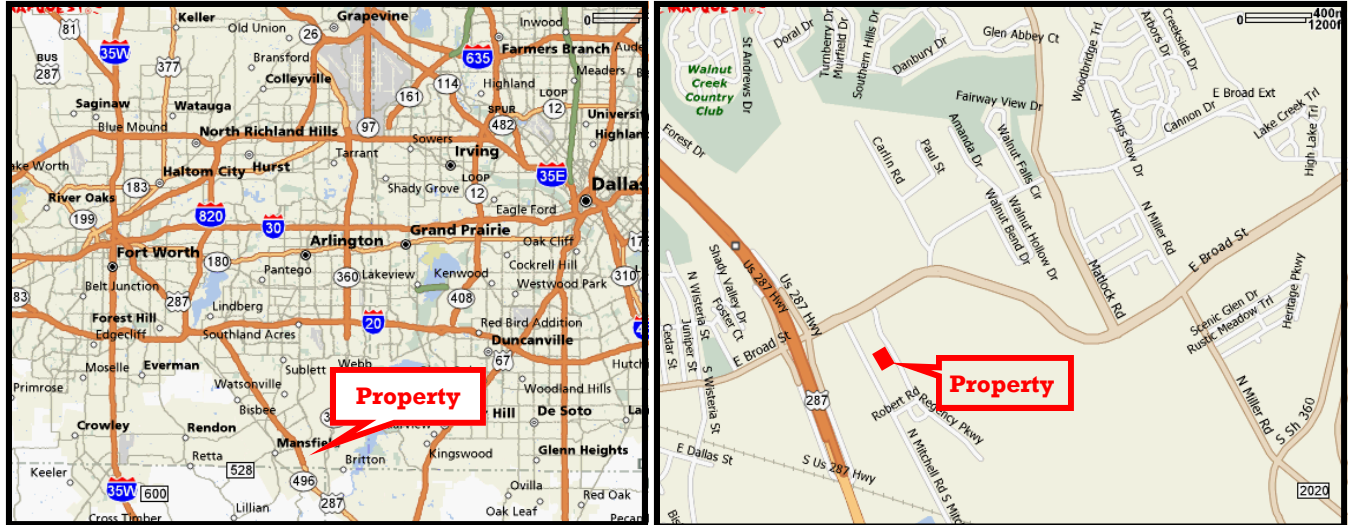




BURGDORF REALTY GROUP

General and Medical Offices Available Regency Station Offices 305 Regency Parkway, Mansfield



- **Great location at SE quadrant of US-287 & East Broad Street, Mansfield, map 124R.**
- **Near the new Mansfield Methodist Hospital, HCA Hospital Site, THR Hospital site, plus more.**
- **New construction with good building standard finish and upgrades available.**
- **Suite sizes from 881 to 3,869 sq.ft.**
- **Aggressive Lease Rates at \$13 NNN for built suites, and ownership opportunities as well.**



**See the Following Pages for More Property Details
Contact: Wayne Burgdorf, Broker at 817-467-6483 x203**

BURGDORF REALTY GROUP — AVAILABLE PROPERTY

PROPERTY HIGHLIGHTS

General and Medical Offices Available Regency Station Offices 305 Regency Parkway, Mansfield



Project Highlights:

Total Project: 2.6-acre site, 26,048 sf of buildings planned with as many as 24 suites, campus layout.

Buildings: Eight buildings, European style elevations, one story, 100% brick and stone, composition roofs, covered entry porches.

Site Improvements: Concrete parking (1 space for every ±210 sf of building), well landscaped, sprinkler system, landmark complex sign at street.

Suites: Potential for up to 24 suites in modules of 881, 967, 1157, 1529, and 1613 sf each as measured from exterior of walls. Each suite has is self-contained with private entrance, private restroom(s), private attic access with flooring, burglar alarm system, custom office features. Developer has a variety of popular layouts or occupant can customize one for their use. Acquiring two adjoining units doubles the size.

Leasing: Built General Office: Suite 509: \$13/sf plus \$6/sf NNN, \$0.50/sf annual bumps, five-year term.
Suite 301: \$14/sf plus \$6/sf NNN, \$0.50/sf annual bumps, five-year term.
Proposed General or Medical Office: Quoted based on desired finish. General office should be budgeted higher at around \$16 + \$6 NNN initial rate based on recently built suites.

Purchase: These units can be purchased for owner occupancy. Contact broker for additional details contained in supplemental brochure.

Contact: **Wayne Burgdorf of Burgdorf Realty Group, LP (represents seller)**
Phone: 817-467-6483 x203; E-mail: Wayne@1404mayfield.com

Any physical or financial information contained herein was obtained from sources believed to be reliable; however, the broker makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price, change of conditions, prior sale or lease, or withdrawal without notice. Any potential buyer is responsible for full verification of information on this property.

AREA PHOTOS



City Hall



Regency corridor from Broad



Retail on E. Broad corridor



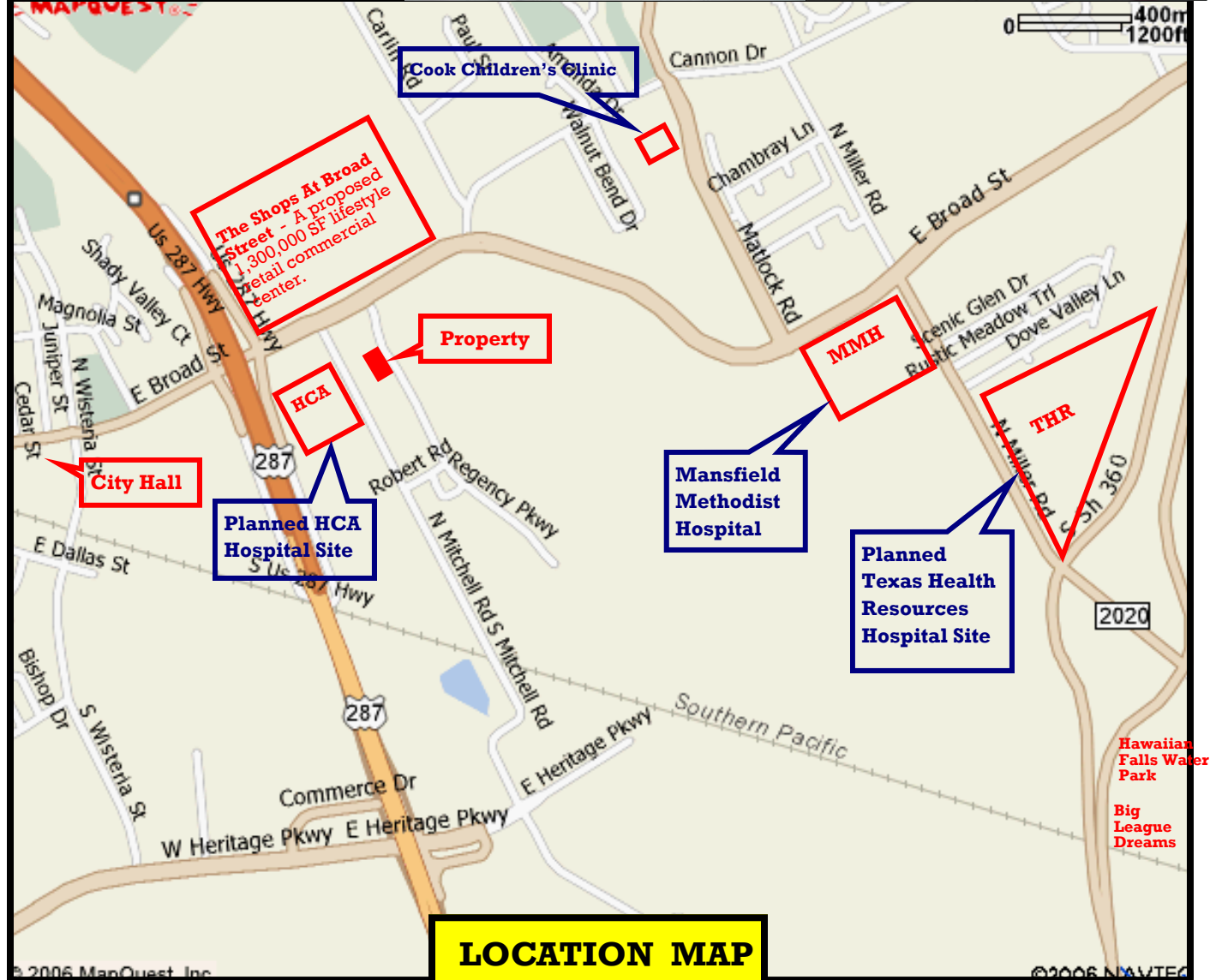
Mansfield Methodist Hospital



Big League Dreams



Hawaiian Falls Waterpark



LOCATION MAP



**BURGDORF
REALTY
GROUP**



Regency Parkway

SIGN



Building "D"
3,969 SF (4 x 967 sf)

#301
Available
967 SF

**Financial
Advisors**

Allstate

Accountant

Building "E"
3,969 SF (4 x 967 sf)

Stork

Mortgage Co.

**Home
Health
Care**

#413
Available
967 SF

Building "B"
3,525 SF (4 x 881 sf)

**Proposed
Building**

Building "A"
3,059 SF (2 x 1529 sf)

**Proposed
Building**

Building "C"
2,315 SF (2 x 1,157 sf)

**Proposed
Building**

Building "F"
2,315 SF (2 x 1,157 sf)

#701 Shell
Available
1157 SF

**Frank
Cram,
Attorney**

Building "H"
3,969 SF (2 x 1938 sf)

Pilates

#509
Available
1,938 SF

Building "G"
3,227 SF (2 x 1613 sf)

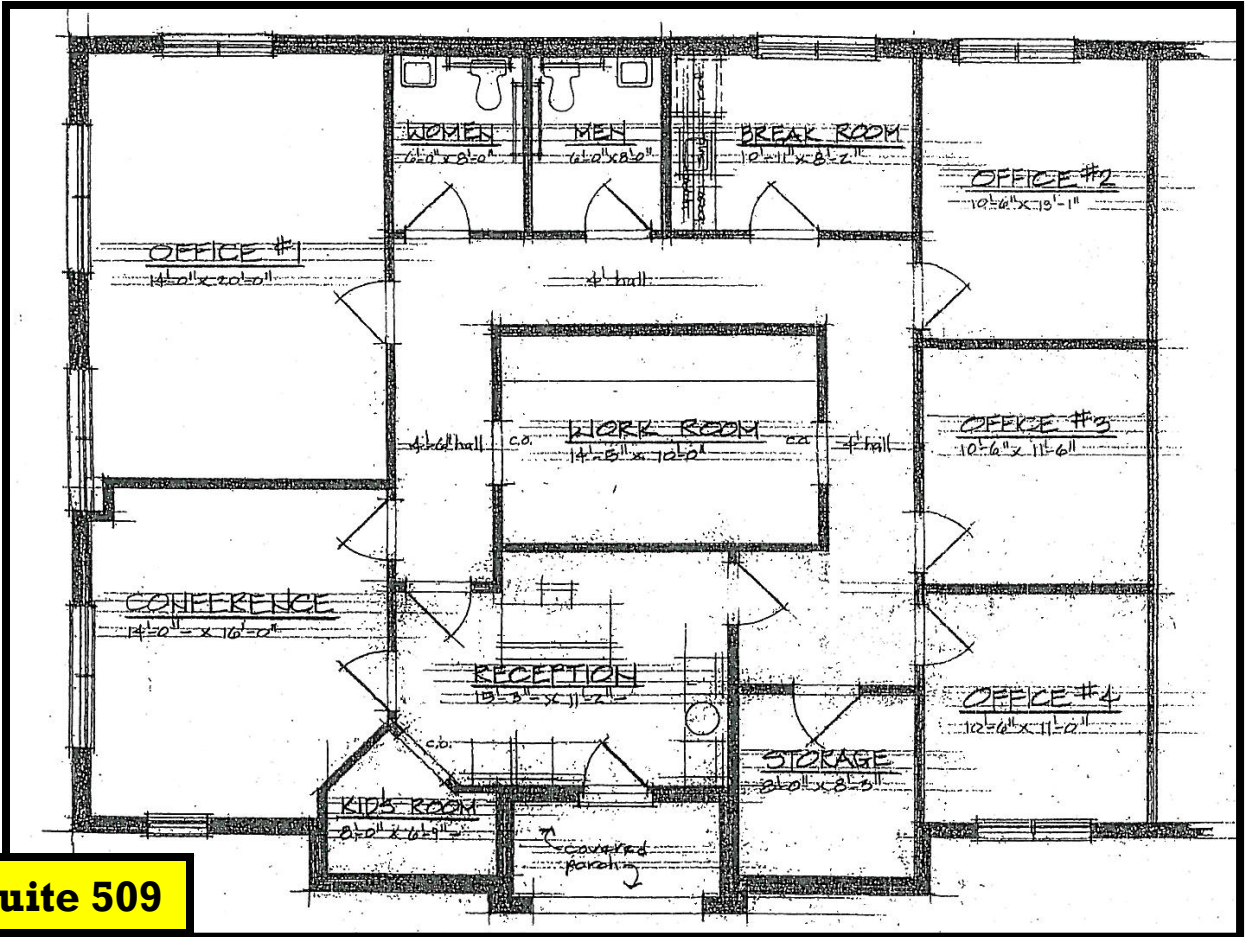
#601 Shell
Available
1,613 SF

**Future
Physical
Therapy**

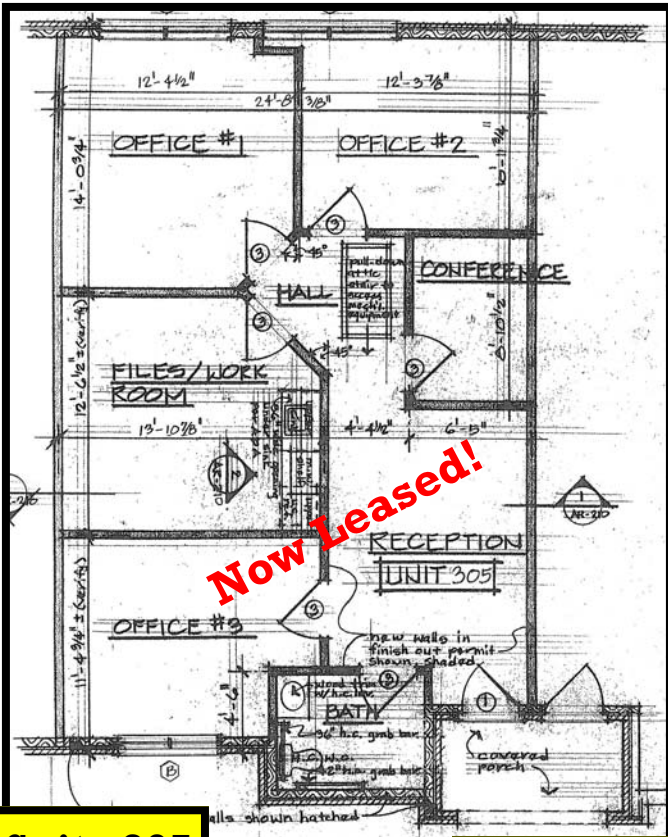
SITE PLAN



BURGDORF
REALTY
GROUP

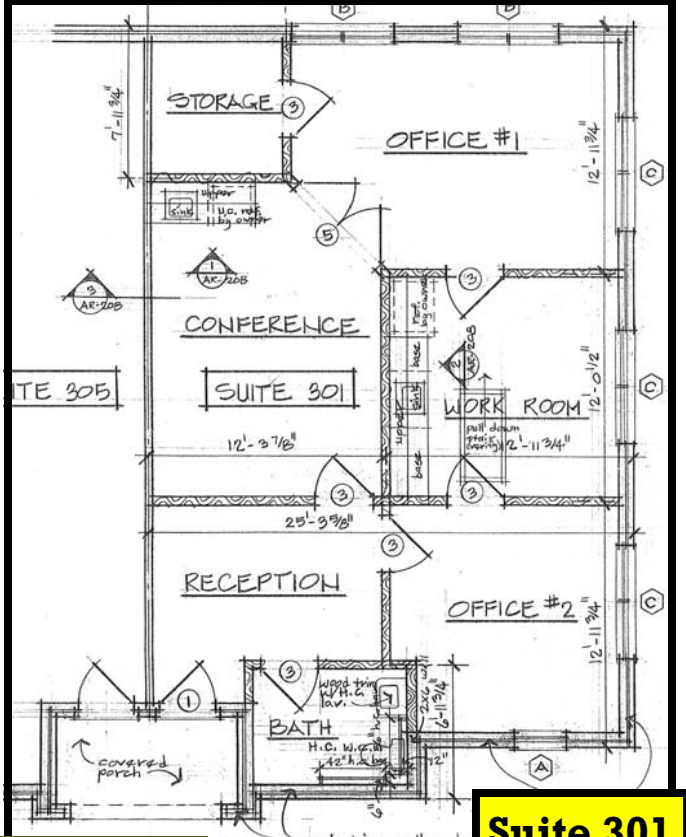


Suite 509



Now Leased!

Suite 305



Suite 301

FLOOR PLANS

INFORMATION ABOUT BROKERAGE SERVICES

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

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 owners agent. A broker who acts as a subagent represents the owner In cooperation with the listing broker. A broker who acts as a buyers 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 owners 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 an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyers agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyers 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 buyers agent anything the owner would not want the buyer to know because a buyers 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 brokers 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 brokers 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.

The Real Estate Licensee asks that you acknowledge receipt of the above information about brokerage services for the licensee's records.

Buyer, Seller, Tenant, or Landlord

Date