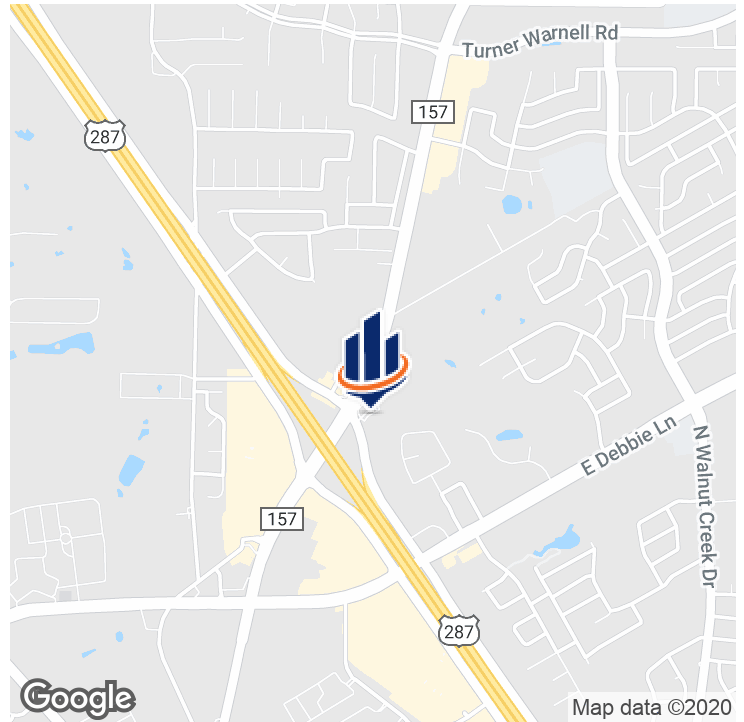


# Mansfield Medical Office Space Available For Lease



## LEASE RATE **\$16.00 SF/YR**

### OFFERING SUMMARY

Available SF:	1,326 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Lot Size:	1.35 Acres
Year Built:	1978
Building Size:	11,000 SF
Zoning:	N/Av, Mansfield
Market:	Dallas/Fort Worth
Submarket:	Arlington/Mansfield
Traffic Count:	28,634

### PROPERTY OVERVIEW

Mansfield Medical Office building with Highway 287 frontage available for lease. 11,000 square feet consisting of 7 office suites. Highway and Main Road access in the heart of Mansfield. Very close proximity to the new Hospital and the surrounding area has numerous restaurant and retail amenities, with more in development. The City of Mansfield is quickly expanding and developing with its rising population growth.

Multiple suite options and sizes are available with second generation Medical Office finish outs. Property operated by a local Property Management Company. Large renovated common area/waiting area. Great landscaping around the 1.35 acre property.

### PROPERTY HIGHLIGHTS

- -Medical Office Building
- -Intersection of HWY 157 & HWY 287
- -11,000 SF Total in Building
- -1.35 AC
- -OPEX \$3.50/SF
- -Local Property Management

**Peter Konopka, CCIM**  
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Mansfield Medical Office Space Available For Lease



<b>LEASE RATE:</b>	\$16.00 SF/YR	<b>TOTAL SPACE:</b>	1,326 SF
<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite 103	Medical	\$14.00 - 16.00 SF/yr	NNN	1,222 SF	Negotiable	LEASED
Suite 104	Medical	\$16.00 SF/yr	NNN	1,326 SF	Negotiable	

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