



Retail Space For Lease

Retail Space for Lease



Forward thinking
commercial real estate.

streetrealty.com

OFFERED BY

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





RETAIL FOR LEASE

211 North Elm Street, Arlington, TX 76011



PROPERTY DESCRIPTION

Located at 211 North Elm Street, Arlington, TX 76011, this prime commercial space offers a spacious layout with expansive windows, inviting abundant natural light. The versatile floor plan, modern amenities, ample parking, and excellent visibility make it an ideal canvas for retail, dining, or office endeavors. Don't miss the chance to elevate your business in this sought-after location.

PROPERTY HIGHLIGHTS

- Spacious layout with expansive windows
- Abundant natural light
- Versatile floor plan

LOCATION DESCRIPTION

In the heart of Arlington, this vibrant area offers a mix of residential charm and bustling commercial activity. Nearby, tenants will find the lively North Elm Street neighborhood with popular retailers, cozy cafes, and local boutiques. Proximity to attractions like AT&T Stadium, Globe Life Field, and Six Flags Over Texas ensures a steady flow of foot traffic, making it an ideal location for retail businesses. Join the energy of this bustling district and establish your retail presence in Arlington.

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AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
Space C	2,146 SF	NNN	Negotiable

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streetREALTY.™

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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