



CALLOWAY MEDICAL

4300 City Point Drive North Richland Hills, Texas 76180

1,508 - 39,039 SF ON CAMPUS MEDICAL OFFICE SPACE AVAILABLE



ON CAMPUS AT
MEDICAL CITY
NORTH HILLS



BUILDING
SIGNAGE
AVAILABLE



SURGERY
CENTER ON-SITE



PHYSICIAN
OWNERSHIP
AVAILABLE (INQUIRE
WITH BROKERS)



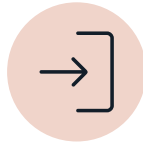
ABUNDANT
PARKING



LARGE COVERED
PATIENT DROP OFF



NEWLY RENOVATED
LOBBY, RESTROOMS,
AND ELEVATORS
(2024)



NO USE
RESTRICTIONS



ADJACENT TO
52-ACRE MASTER
PLANNED RESIDENTIAL
COMMUNITY
WITH RETAIL





SPECIALTIES NEEDED

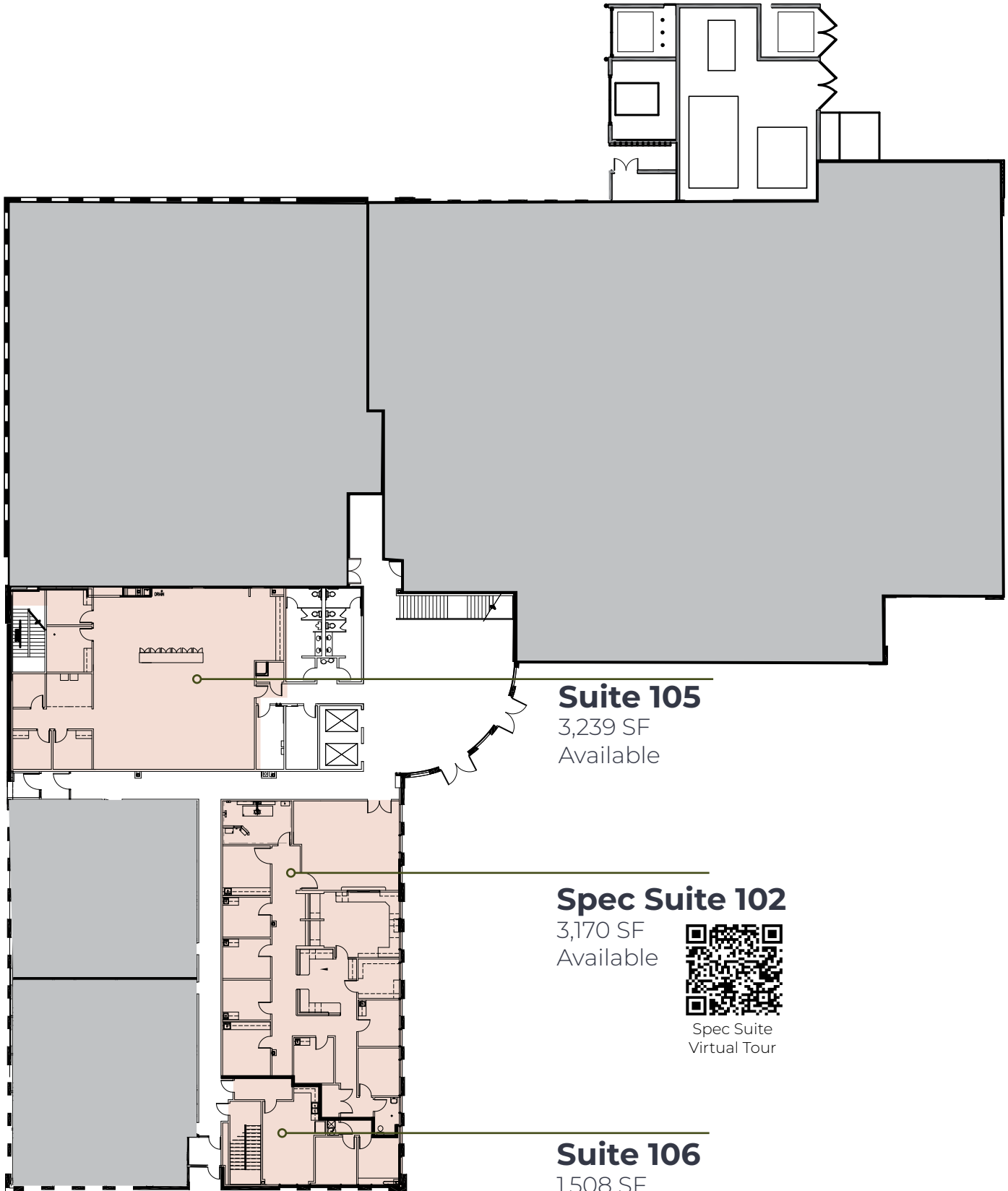
- **Endocrinology**
- **Psychiatry**
- **Physical Therapy/Rehabilitation**
- **Cardiovascular**
- **Orthopedics**
- **Lab**
- **Rheumatology**
- **Nephrology**
- **ENT**
- **Radiology**
- **Oncology**
- **Neurology**
- **Gastroenterology**
- **Urology**
- **Pulmonology**

* Based on Patient volume & providers within a 5 mile radius within 5 years.

DISCIPLINES IN BUILDING:

- **Pediatric Therapy**
- **Podiatry**
- **Ambulatory
Surgery Center**
- **Obstetrician**
- **Infusion Therapy**

FIRST FLOOR



Suite 105
3,239 SF
Available

Spec Suite 102
3,170 SF
Available



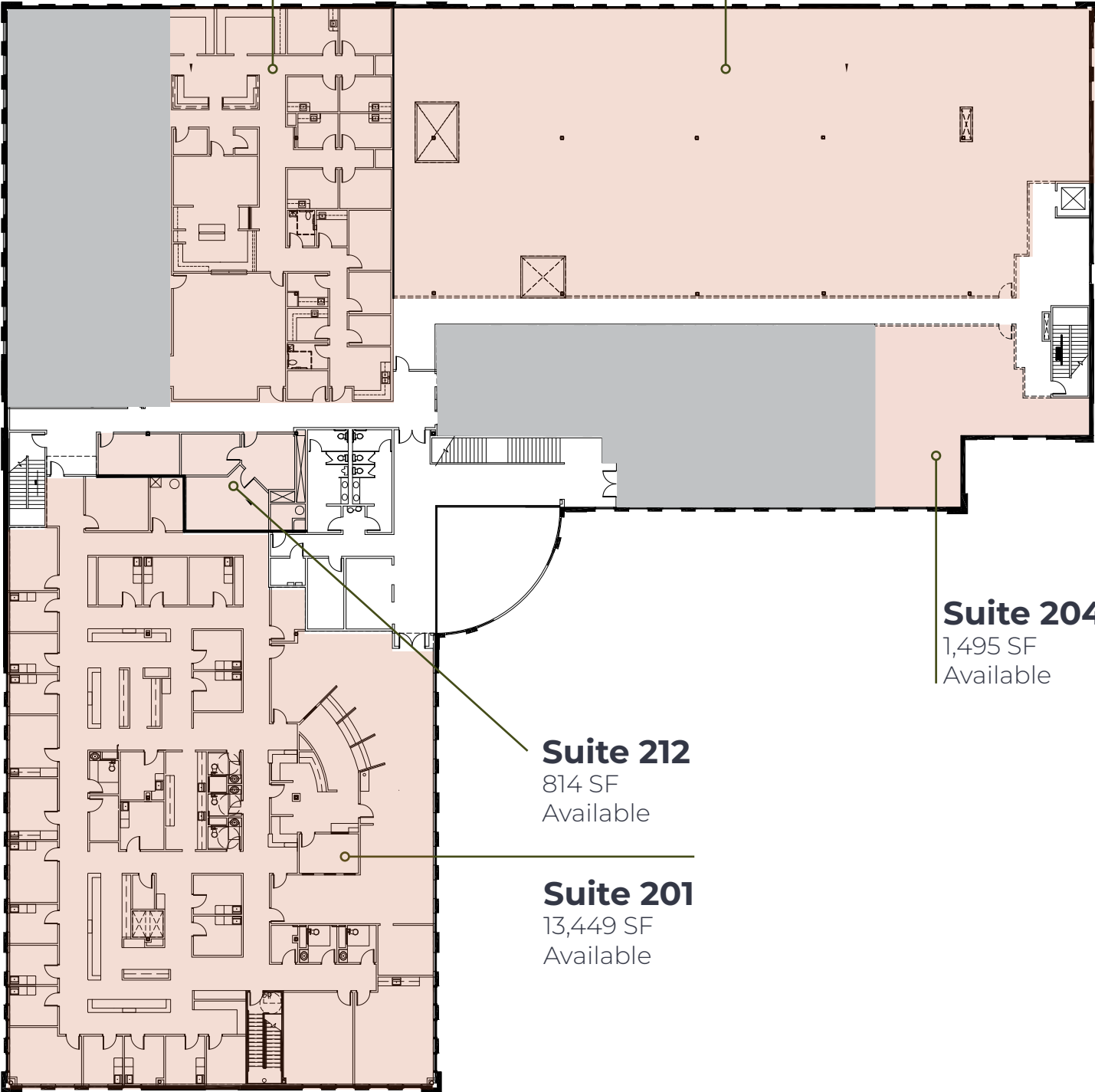
Spec Suite
Virtual Tour

Suite 106
1,508 SF
Available

SECOND FLOOR

Suite 200
5,613 SF
Available

Suite 206
11,246 SF
Available



Suite 204
1,495 SF
Available

Suite 212
814 SF
Available

Suite 201
13,449 SF
Available

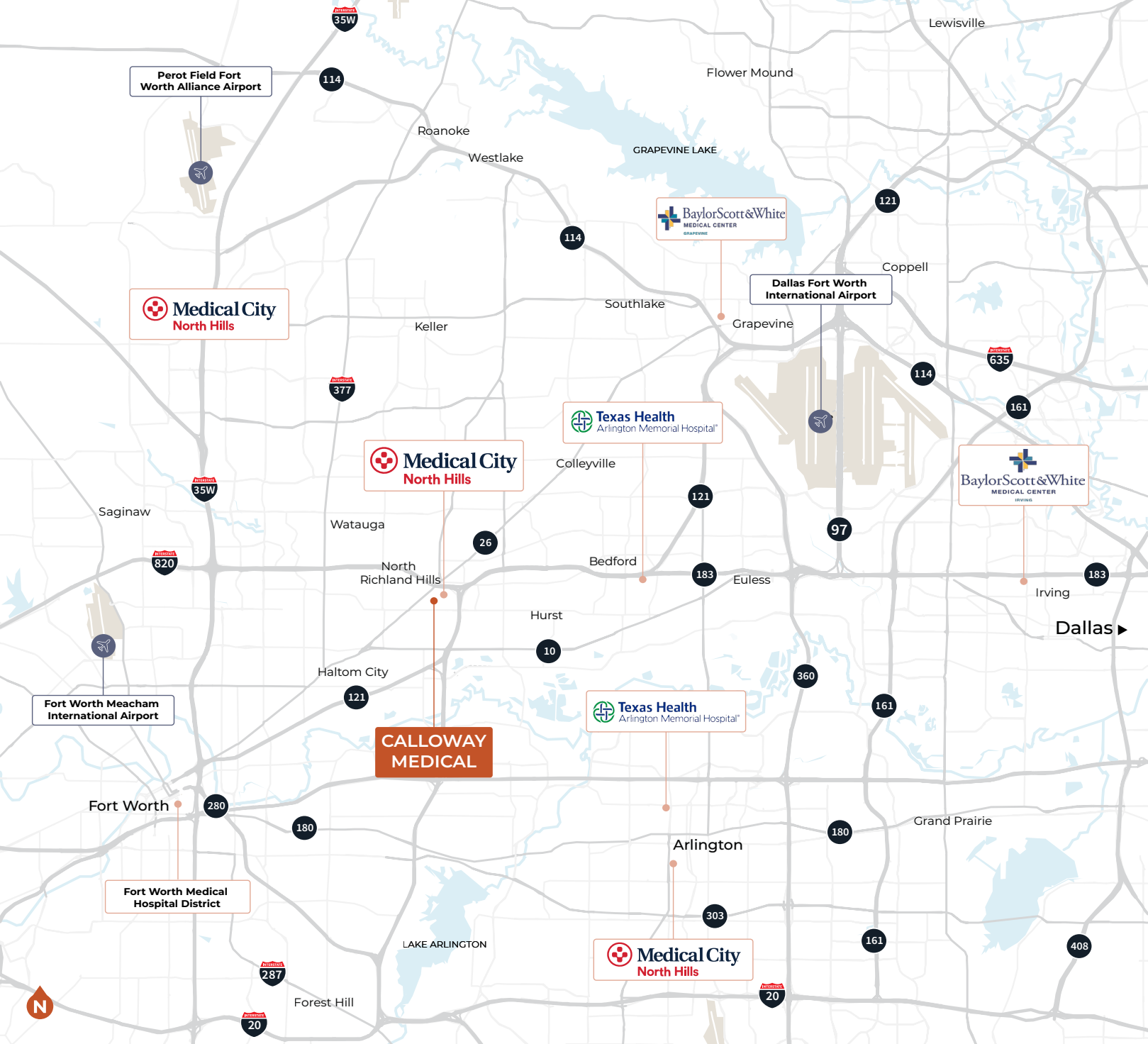


MEDICAL CITY NORTH HILLS

- 164 bed facility
- 2,575 physicians
- 663 employees
- 7,771 annual admissions
- 36,954 annual ER visit
- 4,347 outpatient visits

CITY POINT DEVELOPMENT

- 52 acre master planned urban village - currently under construction
- 60,000 SF retail + restaurant
- 364 single family homes - starting at \$400,000.00



Perot Field Fort Worth Alliance Airport
17 Mi | 20 Min

Dallas Fort Worth International Airport
13 Mi | 14 Min

Fort Worth Meacham International Airport
12 Mi | 15 Min

Medical City Alliance
10.8 Mi | 15 Min

Medical City North Hills
0.7 Mi | 2 Min

Medical City Arlington
15.6 Mi | 26 Min

Texas Health Harris Methodist
6.3 Mi | 9 Min

Texas Health Arlington
11.9 Mi | 16 Min

BS&W Irving
15.8 Mi | 18 Min

BS&W Grapevine
14.3 Mi | 18 Min

Fort Worth Medical District
12.0 Mi | 16 Min

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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.

11-19-2015



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:

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Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ethan Garner	480568	Ethan.garner@jll.com	+1 214 438 6515
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Austin Barrett	562361	Austin.barrett@jll.com	+1 214 438 6420
Sales Agent/Associate's Name	License No.	Email	Phone

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