FOR LEASE
OFFICE



1200 W MAGNOLIA AVE., FORT WORTH, TX

BROKER CONTACTS

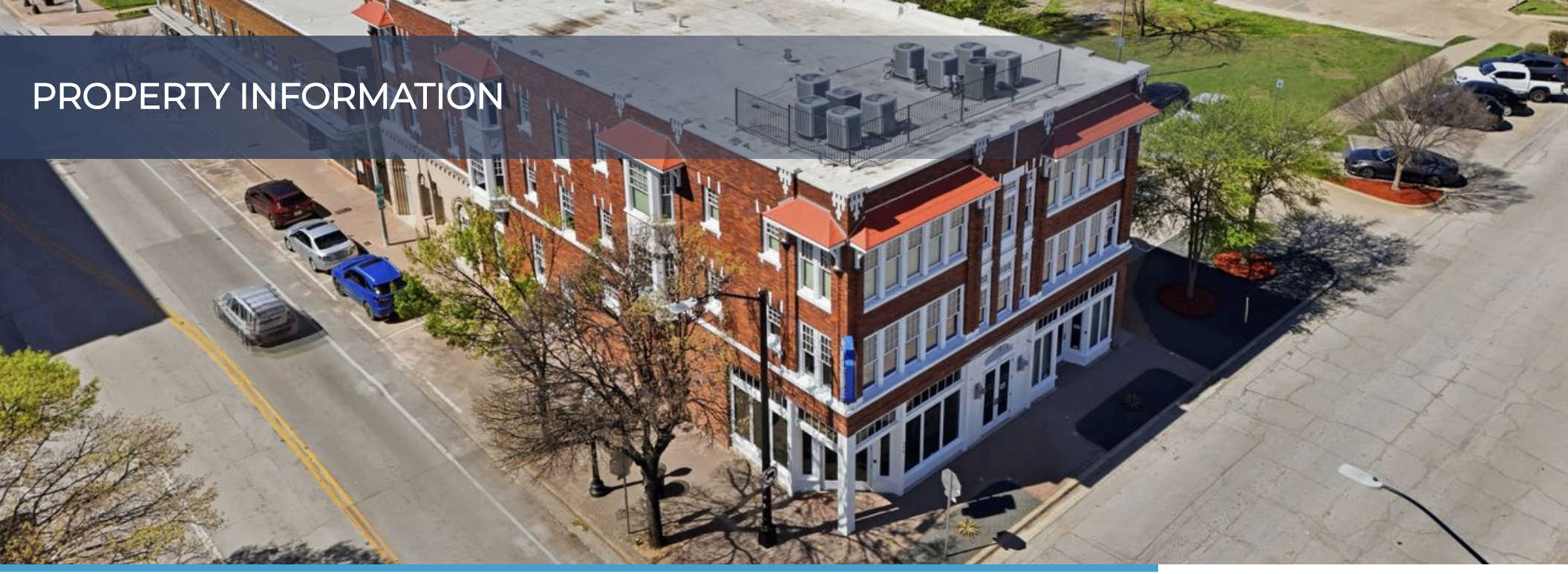
Amy Pham-Woodward

Senior Associate
817.455.7025
amy@championsdfw.com

Jim Kelley

Principal/Broker
817.488.4333
jim@championsdfw.com

CHAMPIONS
DFW COMMERCIAL REALTY



PROPERTY INFORMATION

Property Highlights

- ±1,271-3,801 SF Professional Office Space
- 2nd Generation, Move-In Ready Space
- Recently updated building exterior
- The Historic Max Mehl Building is listed on the National Register of Historic Places
- Features bay windows with views from all suites with exposed ceilings
- Walking distance to restaurants and retail with close access to major Fort Worth Hospitals
- Located at W Magnolia & S Henderson St

Lease Spaces

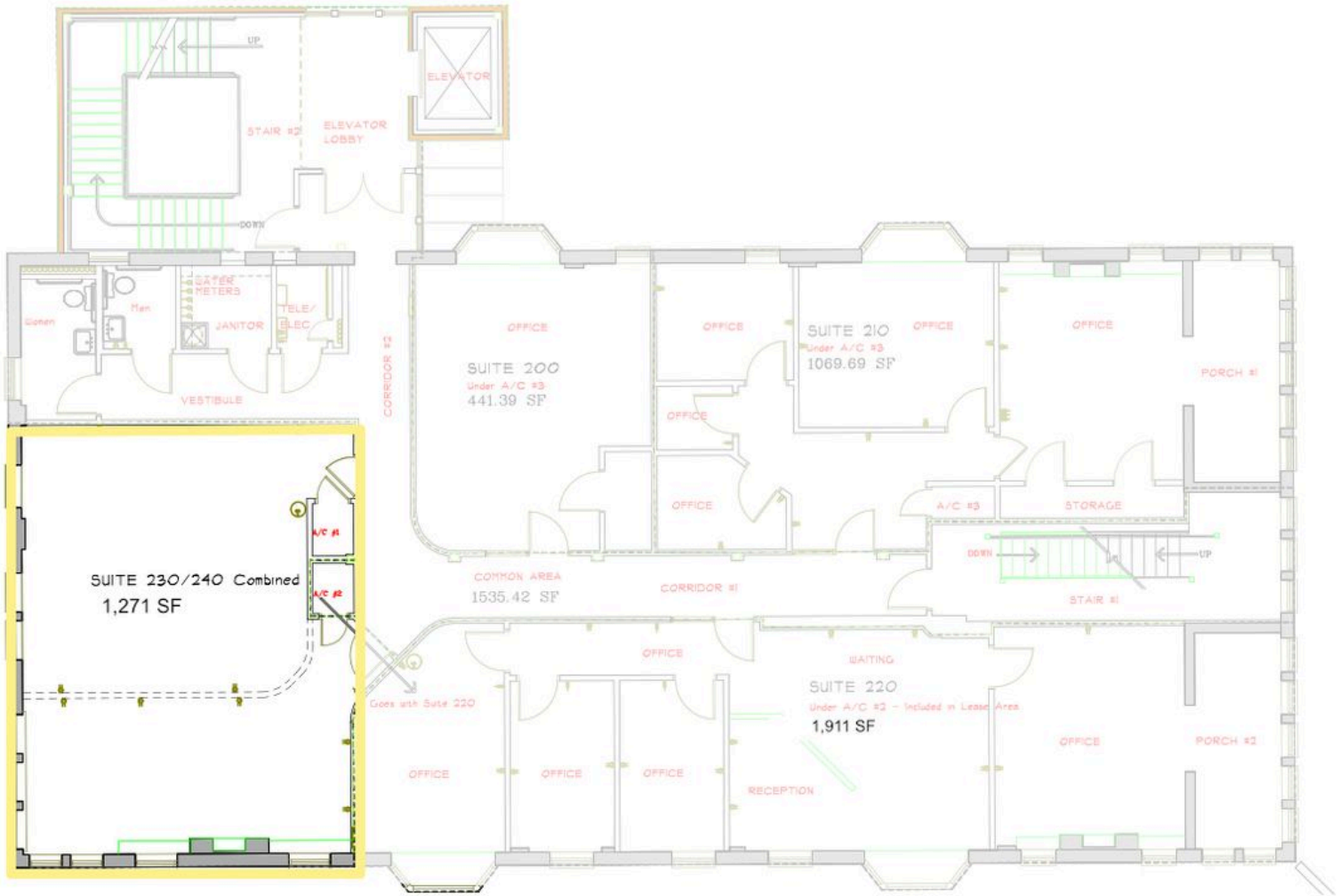
Spaces	Lease Rate	Space Size	Lease Type
Suite 230	Ask for pricing	1,271 sqft	Triple Net (NNN)
Suite 300	Ask for pricing	3,801 sqft	Triple Net (NNN)

Champions DFW Commercial Realty
880 S Village Center Dr., Suite 200, Southlake, TX 76092

©2025 Champions DFW Commercial Realty LLC.
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

CHAMPIONS
DFW COMMERCIAL REALTY

FLOOR PLAN - SUITE 230



Champions DFW Commercial Realty
880 S Village Center Dr., Suite 200, Southlake, TX 76092

©2025 Champions DFW Commercial Realty LLC.
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

CHAMPIONS
DFW COMMERCIAL REALTY

FLOOR PLAN - SUITE 300



Champions DFW Commercial Realty
880 S Village Center Dr., Suite 200, Southlake, TX 76092

©2025 Champions DFW Commercial Realty LLC.
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

CHAMPIONS
DFW COMMERCIAL REALTY

PROPERTY PHOTOS









Champions DFW Commercial Realty
880 S Village Center Dr., Suite 200, Southlake, TX 76092

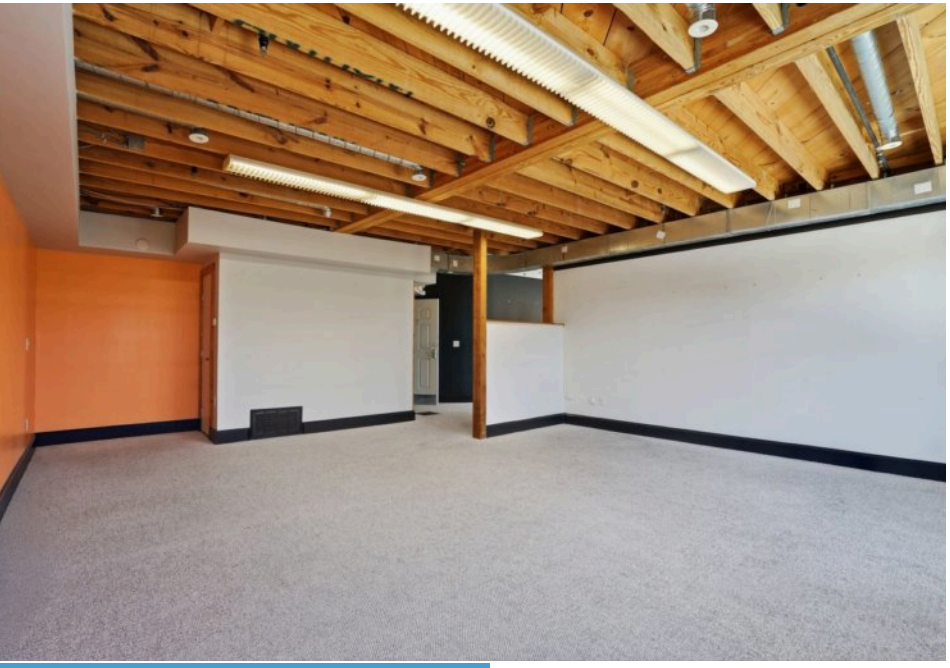
©2025 Champions DFW Commercial Realty LLC.
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

CHAMPIONS
DFW COMMERCIAL REALTY

PROPERTY PHOTOS - SUITE 230









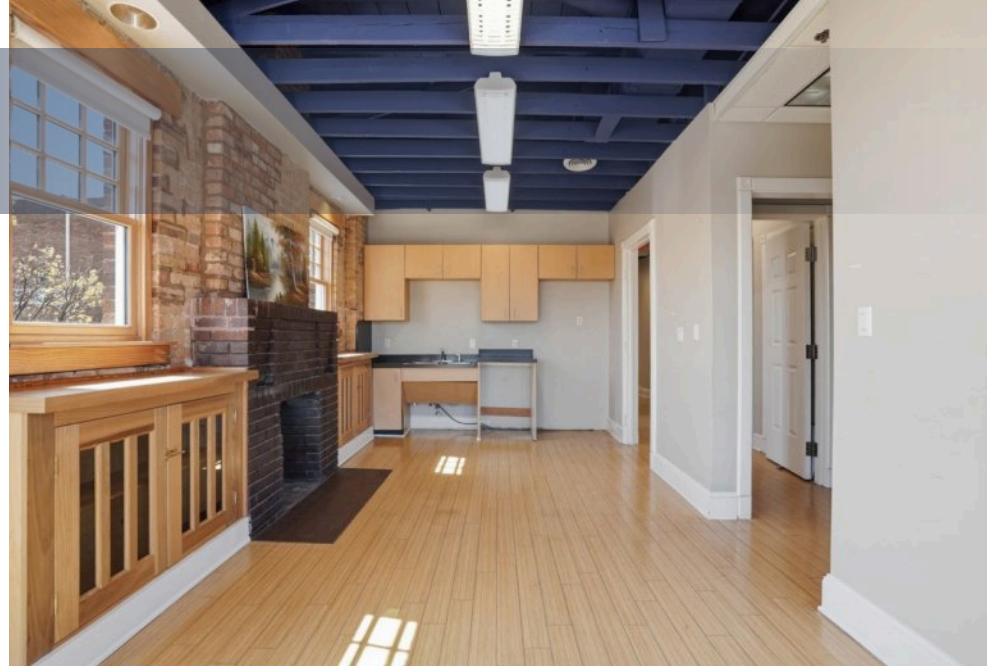
Champions DFW Commercial Realty
880 S Village Center Dr., Suite 200, Southlake, TX 76092

©2025 Champions DFW Commercial Realty LLC.
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

CHAMPIONS
DFW COMMERCIAL REALTY

PROPERTY PHOTOS - SUITE 300









Champions DFW Commercial Realty
880 S Village Center Dr., Suite 200, Southlake, TX 76092

©2025 Champions DFW Commercial Realty LLC.
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

CHAMPIONS
DFW COMMERCIAL REALTY

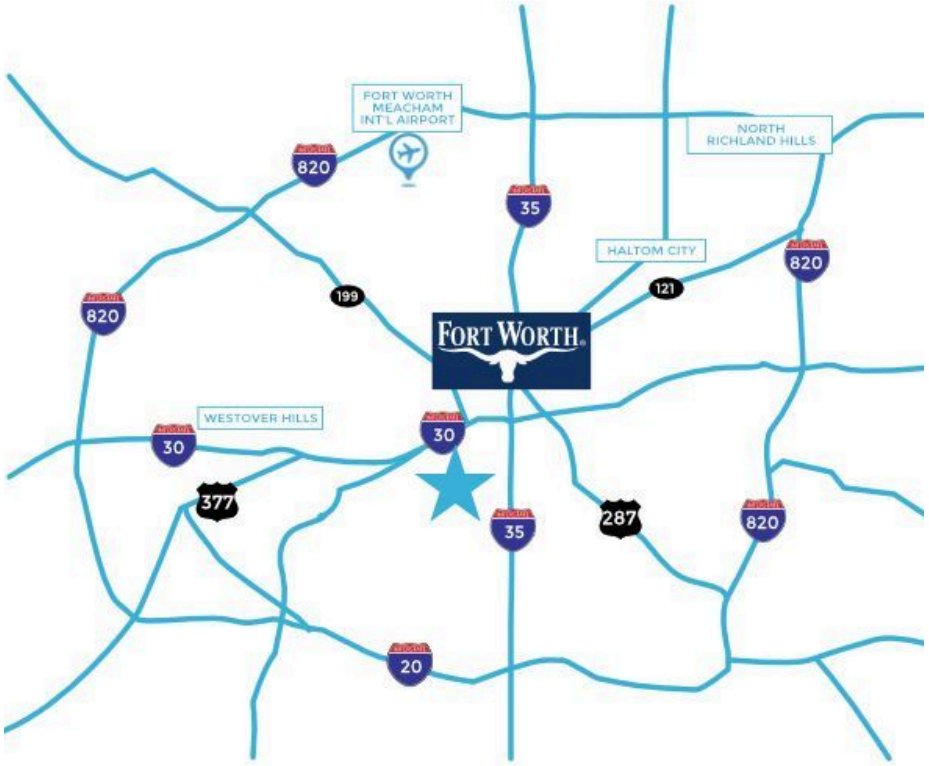
DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	48,786	279,500	898,334
2024 Population	57,579	302,280	941,985
2029 Population Projection	62,122	321,590	997,173
Annual Growth 2020-2024	4.5%	2.0%	1.2%
Annual Growth 2024-2029	1.6%	1.3%	1.2%
Median Age	34.6	33.9	34.9
Bachelor's Degree or Higher	37%	27%	25%
U.S. Armed Forces	108	405	1,455

Income

	2 miles	5 miles	10 miles
Avg Household Income	$91,800	$80,881	$81,125
Median Household Income	$63,119	$55,962	$60,166
< $25,000	4,870	23,230	60,122
$25,000 - 50,000	4,831	25,691	81,578
$50,000 - 75,000	3,601	19,448	64,770
$75,000 - 100,000	2,930	12,428	43,994
$100,000 - 125,000	1,973	8,495	32,410
$125,000 - 150,000	952	4,687	18,447
$150,000 - 200,000	1,686	4,912	18,810
$200,000+	2,520	8,624	20,782



Champions DFW Commercial Realty
880 S Village Center Dr., Suite 200, Southlake, TX 76092

©2025 Champions DFW Commercial Realty LLC.
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

CHAMPIONS
DFW COMMERCIAL REALTY

Information About Brokerage Services

2-10-2025

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

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

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.

Champions DFW Commercial Realty, LLC	584733	jim@championsdfw.com	817.488.4333
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Kelley	545842	jim@championsdfw.com	817.488.4333
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/ Associate Name	License No.	Email	Phone

ABOUT CHAMPIONS DFW COMMERCIAL REALTY

Champions DFW Commercial Realty, LLC is a full service brokerage commercial real estate company providing the highest level of strategy, services and solutions to our clients.

At Champions DFW Commercial Realty, LLC, we pride ourselves in championing your Dallas/Fort Worth commercial real estate cause. Headquartered in Southlake, Texas, we are a team of knowledgeable and highly motivated professionals whose objective is to help you succeed in all your commercial real estate endeavors.

OUR SERVICES

- Commercial Leasing
- Commercial Sales
- Investment Sales
- Tenant/Buyer Representation
- Development/Advisory Services
- Commercial Property Management

BROKER CONTACTS

Amy Pham-Woodward

Senior Associate
817.455.7025
amy@championsdfw.com

Jim Kelley

Principal/Broker
817.488.4333
jim@championsdfw.com

Champions DFW Commercial Realty
880 S Village Center Dr., Suite 200, Southlake, TX 76092

©2025 Champions DFW Commercial Realty LLC.
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

CHAMPIONS
DFW COMMERCIAL REALTY