

8721 Airport Fwy / Northstar 1

Features & Upgrades



Summary description:

Fantastic updated & modern Class B office. Total of 24,050 RBA; both floors fully leased. 7.61% proforma CAP. ~\$850K renovations of 1st floor - gutted & renovated ground up (2018); ~\$150K+ renovations of 2nd floor (2015). Top of building signage. Traffic count: ~157,000 VPD. New 60-mil TPO roof (2018); Rehabbed TRANE 35-ton RTU's-VAV's + new HVAC mgmt syst. Zoned C-1 (general comm).

Location:

located in North Richland Hills, near North East Mall, Hurst Conference Center, Tarrant County College (NE campus), & other great venues in the DFW mid-cities area. Prime location w immediate access to SH-183 (Airport Fwy) & I-820N). Located 13 minutes from DFW Intl Airport & from downtown Fort Worth; 25 minutes from downtown Dallas.



Features:

- Fantastically updated and modern Class B office building located in the heart of North Richland Hills (near North East Mall, Hurst Conference Center, Tarrant County College (NE campus), and other great venues in the Dallas-Fort Worth mid-cities area).
- Prime location with immediate access to SH 183 (Airport Freeway) and I-820N); **Traffic Count: ~157,000 VPD**
- Located 13 minutes from DFW International Airport and from downtown Fort Worth; 25 minutes from downtown Dallas
- Property Summary:
 - Building size: 24,050 RBA (each floor with 12,025 RSF)
 - Floors: 2
 - Lot Size: 1.98 AC
 - Parking: 6/1000 RSF or 145 spaces; parking lot well-lit with overhead lighting
 - Listing Price: ~\$2.912M
 - Year built: 1982

○ Zoning: C-1 (General Commercial)

Exclusions and notes about conveyance:

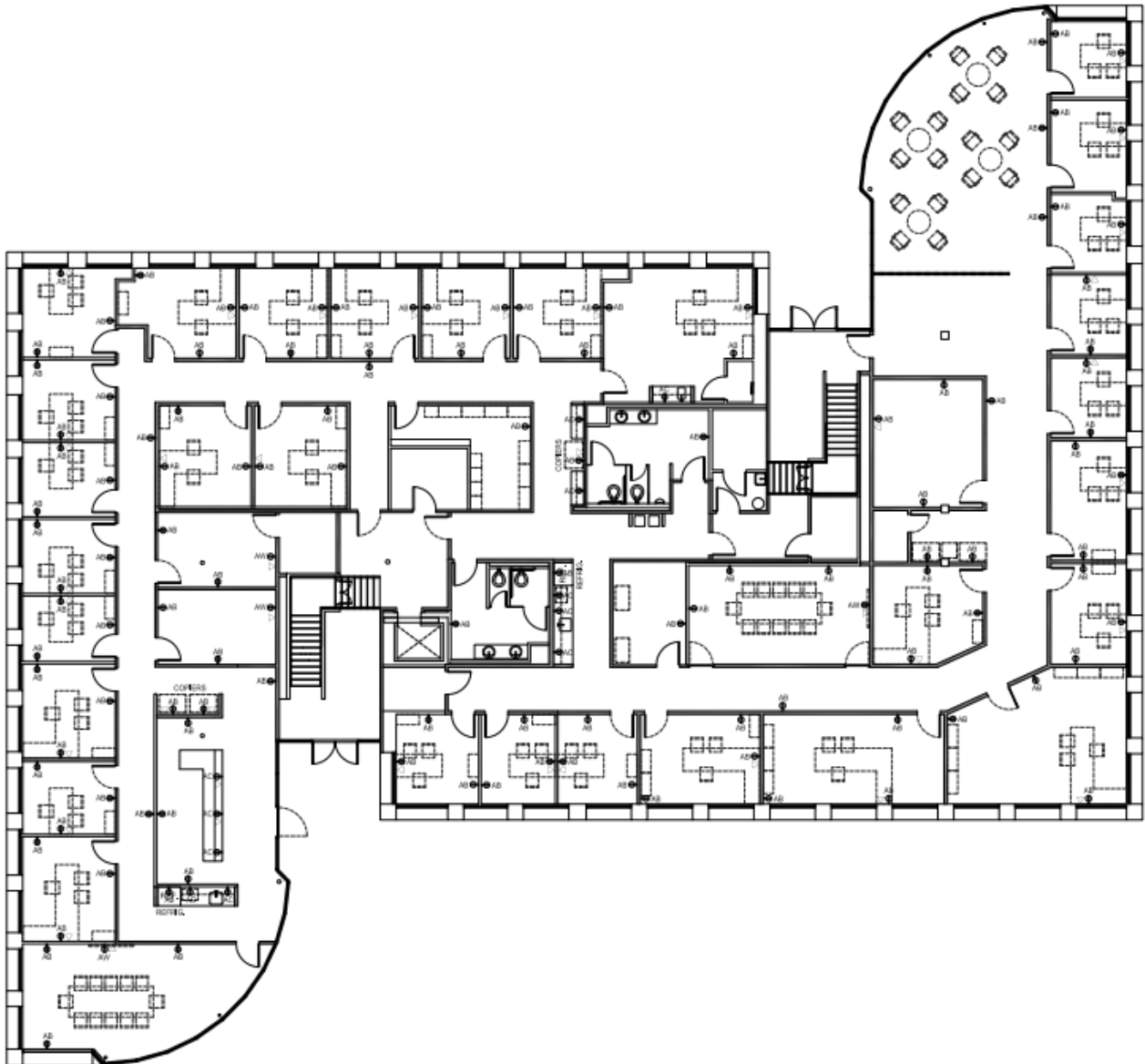
Excluded – Server; phones; copiers & computer equipment. **Conveyance** – all furnishings (except furniture in suite #131).

Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/368979>

Marketing Video: <https://youtu.be/7lijlolkaiU>

24,050 RSF office area – fully segregated and secured between the floors (allowing the spaces to be individually operated without interference of the other operation)

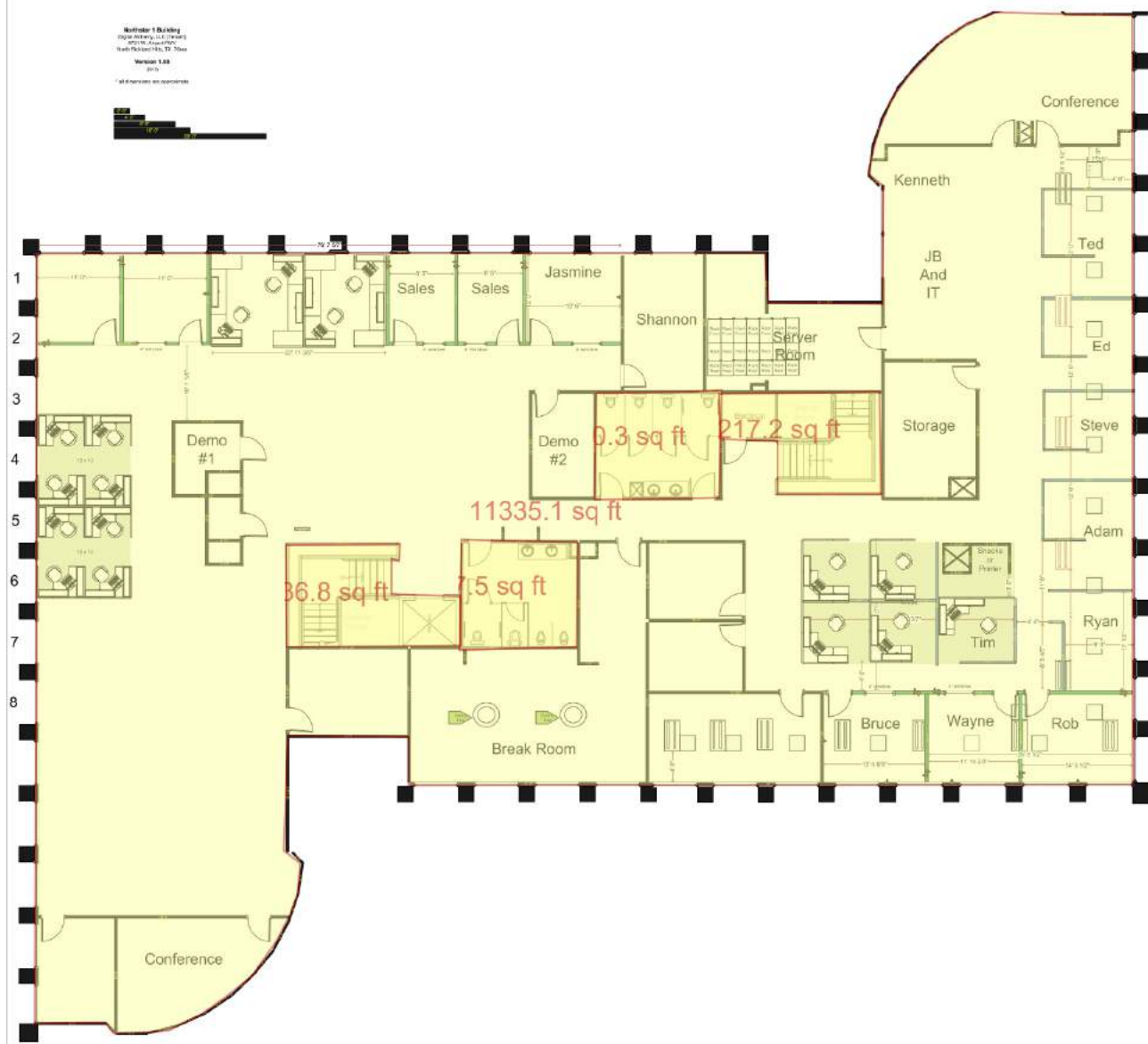
- **Floor 1** features & upgrades (~\$850K in renovations) – floorplan available



- Gutted and remodeled in its entirety in 2018 (w/all permits & regulatory requirements)
- Add storefront doors & security systems to fully separate the 1st and 2nd floor operations
- Resealed all windows
- Refreshed landscaping & irrigation systems
- Furnished with modern color scheme and fixtures throughout

- Updated restrooms (separate men's & women's located centrally on the floor)
- Three copy/work areas
- Two kitchen areas plus separate break/training areas
- Three large conference rooms
- Receptionist/Lobby area with its own prominent entrance at the front of the building
- 29 offices, 1 plan room, and 1 document storage room
- Dedicated telecom room
- Dedicated power/electrical room
- Elevator power/controls room
- Individual HVAC controls in various (large) offices
- Automatic blind controls in various (large) office
- Sun shades in all windows – 1st floor
- 24/7 Card Key Access

● **Floor 2 features & upgrades (~\$150K in renovations) – floorplan available:**



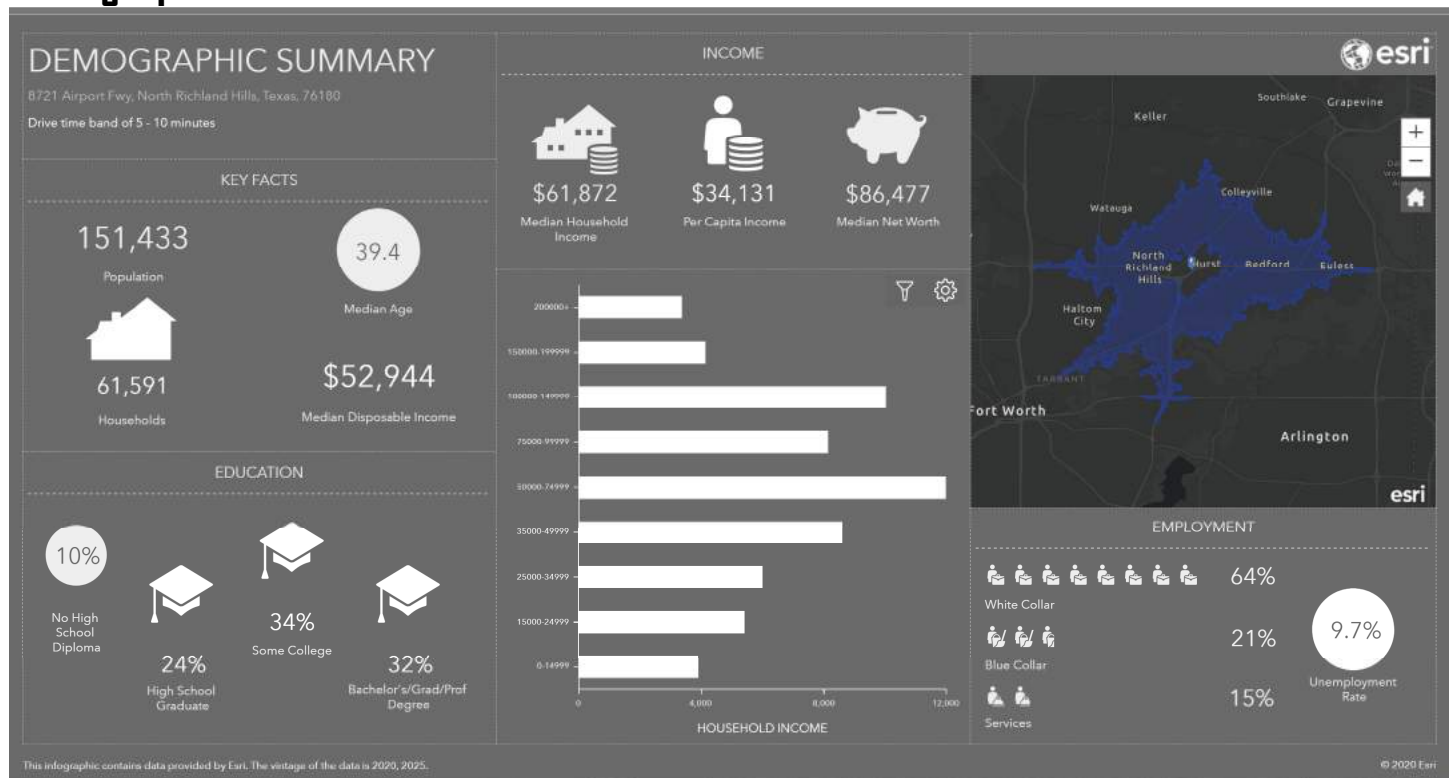
- Remodeled in 2015
- Furnished with modern color scheme and fixtures throughout

- Updated restrooms (separate men's & women's located centrally on the floor)
- Large kitchen & break room
- Two large conference rooms
- Receptionist area located at the top of the front stairs
- 10 offices; large cube farm areas; and various storage areas
- Dedicated & climate-controlled server room
- Dedicated telecom room
- Dedicated power/electrical room
- 60 parking spaces shall be allocated to tenant
- Metal mini-blinds in all windows – 2nd floor
- Skylights – 2nd Floor
- 24/7 Card Key Access

Structural:

- Replace roof (60mil-TPD) in 2018
- Rehabbed HVAC (3 Trane 35-ton RTU's with VAV/FPB's) & added Trane Building Management System in 2018
- Alarm system with mag drop system (doors); firewall & fire rated per Fire Marshall
- Elevator

Demographics:

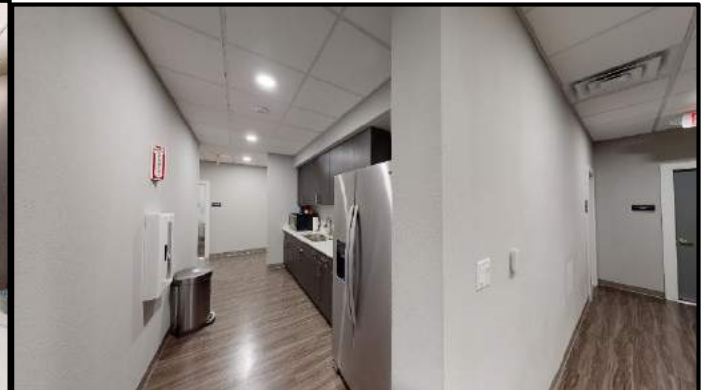
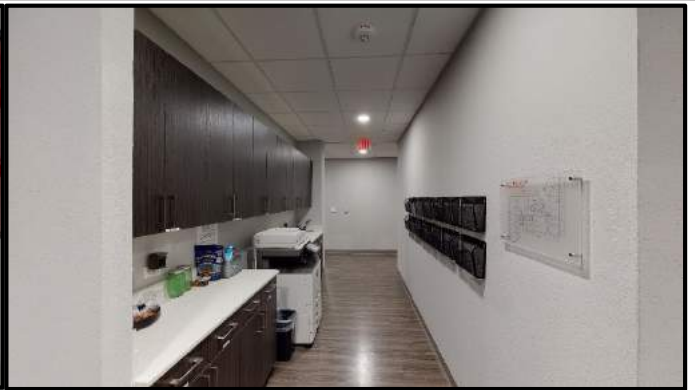


Photos:



First floor:







Second floor:





Contact:

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