SVN TRINITY ADVISORS

For Lease Loft Workspace

3000 Race Street

3000 RACE STREET, FORT WORTH , TX 76111

PRESENTED BY:

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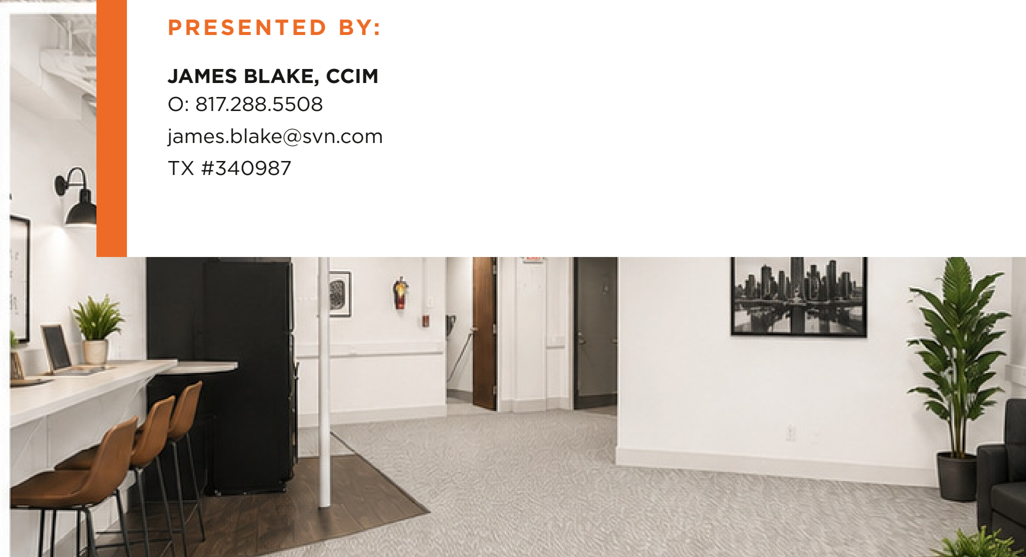


PROPERTY SUMMARY

3000 RACE STREET

3000 RACE STREET, SUITE 132
FORT WORTH , TX 76111

OFFERING SUMMARY	
LEASE RATE:	$9.50 SF/yr (NNN)
AVAILABLE SF:	2,848 SF
PRIVATE OFFICES:	3 Private
LARGE WORK AREAS	3 Areas
RESTROOMS:	3 Restrooms
PARKING:	28 Surface / 14 Street

PROPERTY SUMMARY

This recently renovated historic building is located on Race Street in Fort Worth, TX. Adjacent fenced surface parking lot has 28 parking spaces along with street parking is available for tenants and guests.

PROPERTY HIGHLIGHTS

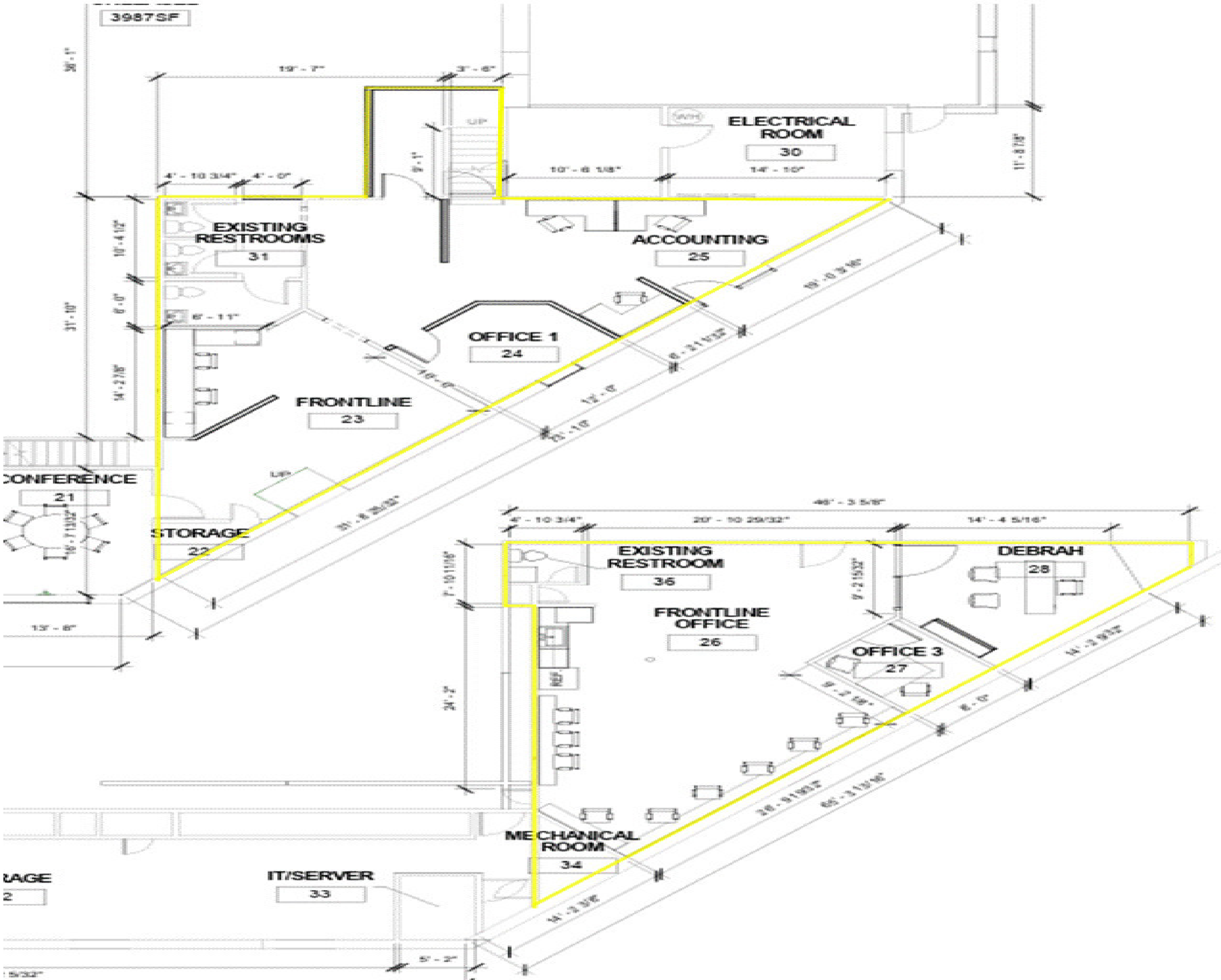
- Close Proximity to I-30, I-35W & Hwy 121
- Space is in Excellent Condition
- Gated, Rear Entry
- Minutes from Downtown Fort Worth
- Walking distance to local restaurants, shops, and entertainment.

Walkable Street

Plenty of Parking

Affordable Office

PROPERTY PHOTOS

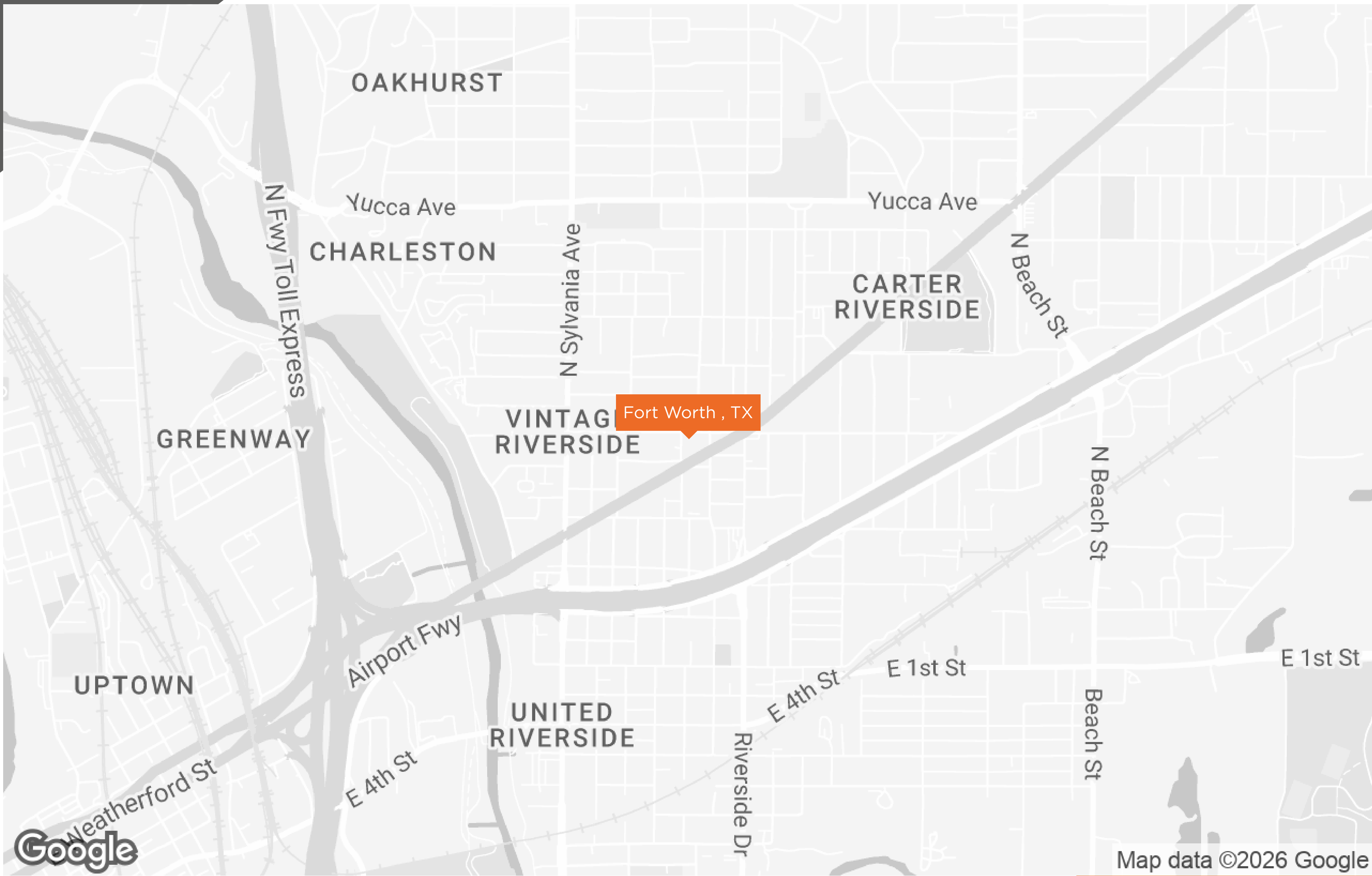

3987SF
ELECTRICAL ROOM
30
EXISTING RESTROOMS
31
ACCOUNTING
25
OFFICE 1
24
FRONTLINE
23
CONFERENCE
21
STORAGE
22
EXISTING RESTROOM
36
DEBRAH
28
FRONTLINE OFFICE
26
OFFICE 3
27
MECHANICAL ROOM
34
IT/SERVER
33

Location Information

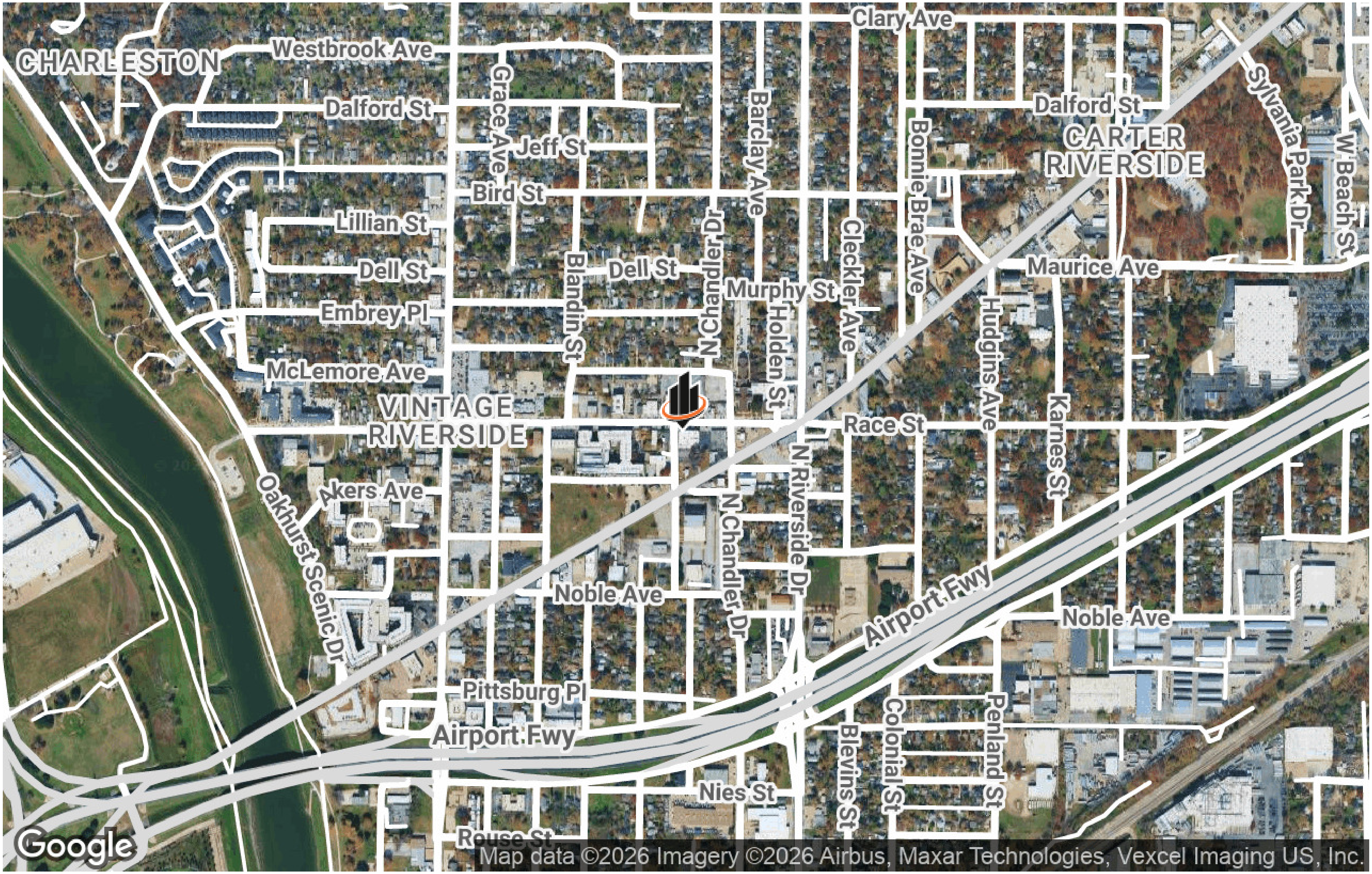
LOCATION DESCRIPTION

Historic Race Street is located in the River East district, just two miles east of downtown Fort Worth. It is experiencing true urban renewal with over 1,500 new apartment units being built in the past 5 years within one mile of this property. This district is home to The Post restaurant and music venue, Tributary Cafe, Common Ground Brewery, Top Golf, Martin House Brewing Company and is positioned just east of I-35 W. Hwy 121 runs through the area, connecting it to the Midcities and DFW International Airport. The Trinity River is located just west of the River East district, making for easy-access to the Trinity Trails for biking and hiking. Approximately 141,000 vehicles travel this area of I-35 W daily and 107,000 vehicles travel this area of Hwy 121 daily. Fort Worth is the 16th-largest city in the United States with a population over 800,000. It houses Texas Christian University (TCU), the Kimbell Art Museum, the Fort Worth Stockyards, Texas Motor Speedway and the Van Cliburn International Piano Competition. Major companies based in Fort Worth include American Airlines Group, D. R. Horton, the John Peter Smith Hospital, Pier 1 Imports, and the BNSF Railway.

REGIONAL MAP



AERIAL MAP



CHARLESTON
Westbrook Ave
Dalford St
Grace Ave
Jeff St
Bird St
Lillian St
Dell St
Embrey Pl
McLemore Ave
VINTAGE RIVERSIDE
Akers Ave
Oakhurst Scenic Dr
Blandin St
N Chandler Dr
Barclay Ave
Murphy St
Holden St
Cleckler Ave
Bonnie Brae Ave
Clary Ave
CARTER RIVERSIDE
Sylvania Park Dr
W Beach St
Maurice Ave
Hudgins Ave
Karnes St
Race St
N Riverside Dr
Noble Ave
Airport Fwy
Pittsburg Pl
Nies St
Rouse St
Blevins St
Colonial St
Penland St
Google
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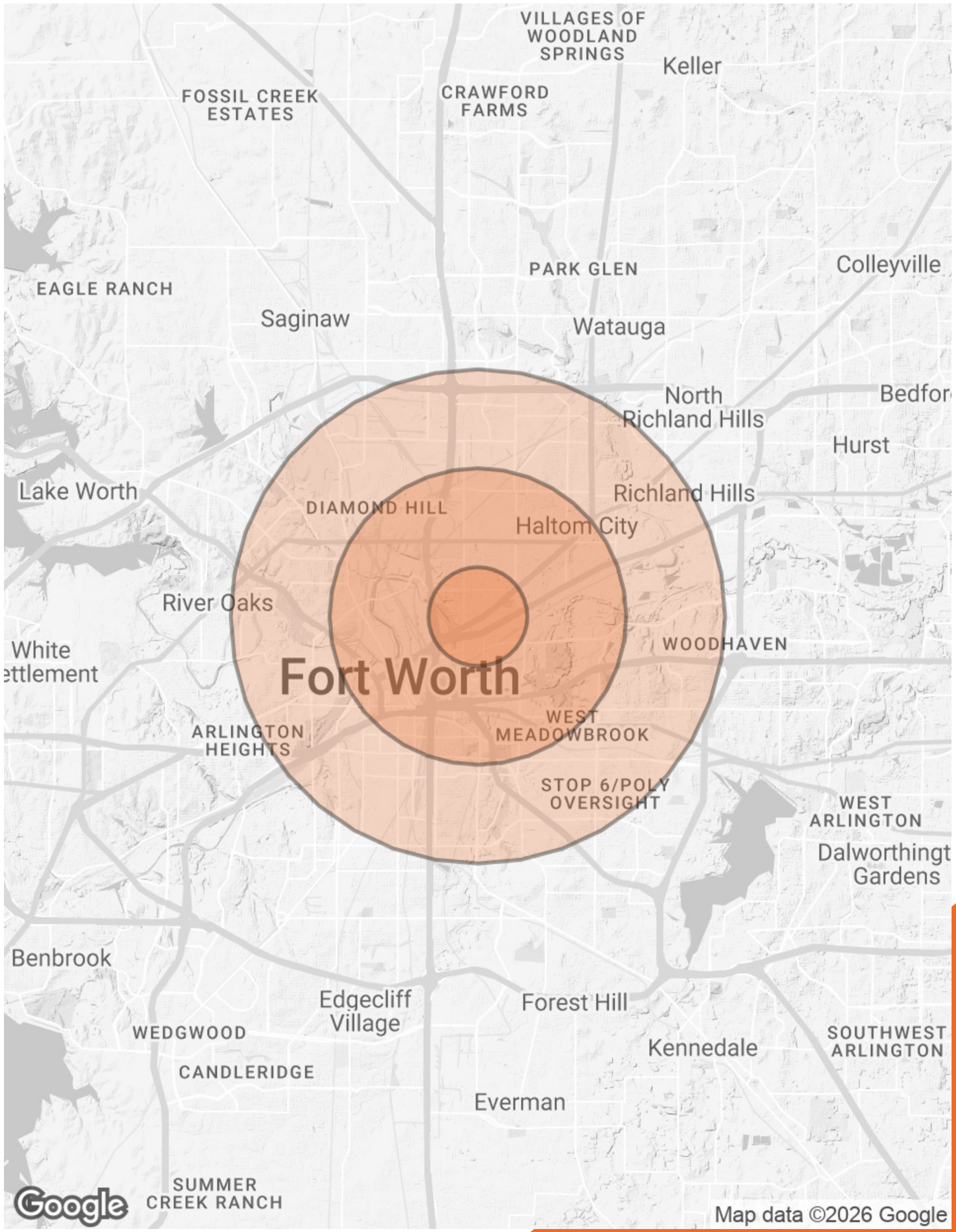
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,556	62,880	204,022
AVERAGE AGE	31.3	30.7	31.2
AVERAGE AGE (MALE)	32.7	31.1	30.4
AVERAGE AGE (FEMALE)	28.9	30.6	32.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,831	19,406	67,472
# OF PERSONS PER HH	3	3.2	3
AVERAGE HH INCOME	$45,576	$47,018	$48,835
AVERAGE HOUSE VALUE	$109,224	$106,409	$119,500

2020 American Community Survey (ACS)



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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.