

Built in 1910

Ready for What's Next

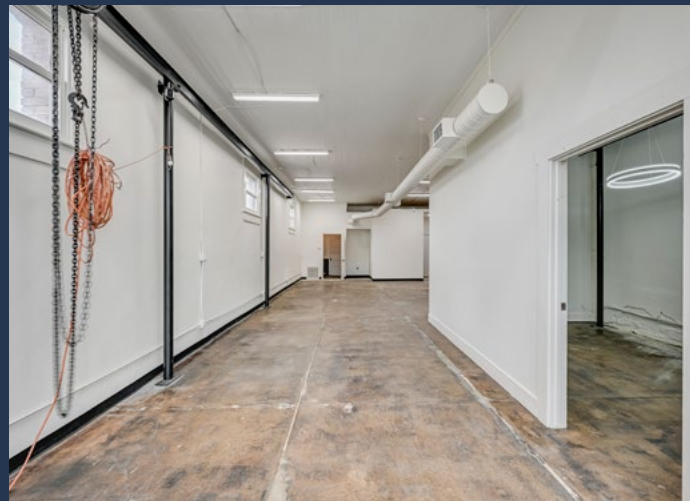
225 Bryan Ave

±3,156 RSF RSF CREATIVE WORK SPACE AND LOFT LIVING

Where your business lives, and your life works.

Designed for the Way You Work

Constructed in 1910 as a union hall, this building is rooted in Fort Worth's industrial history—rebuilt after the Southside Fire and made to last. A century on, it stands ready for its next chapter.



±3,156

Total RSF

±1,510 SF

Office / Retail

±1,646

Loft Living Space

3 Mins

to Downtown Ft Worth

\$28.00

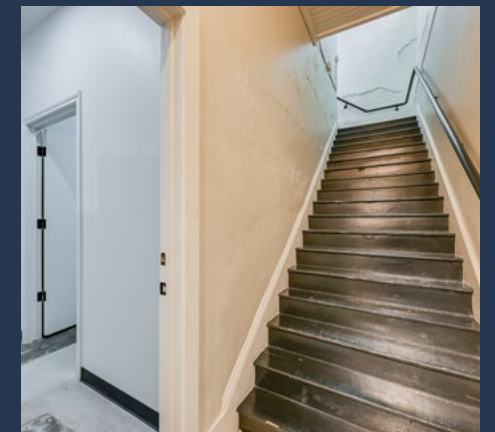
PSF+NNN



Timeless Meets Today

225 Bryan Avenue offers a rare opportunity to operate your business and live in the same space—without compromise.

- Ground-level office, studio, or retail
- Private loft living above
- Purposeful separation for everyday ease

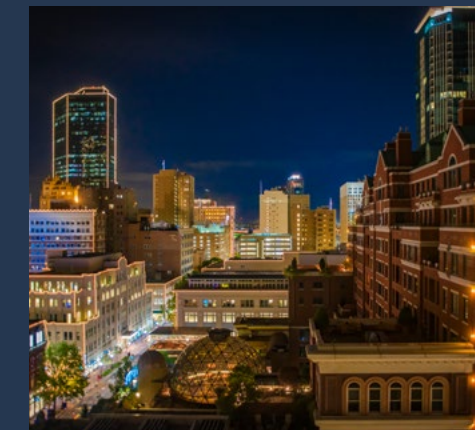


Authentic Character

Authentic materials. Purposeful structure. Presence with permanence.

Live – Work – Connected

Designed for modern life—efficient, flexible, complete.



Strategically Located in Near Southside

One of Fort Worth's most active, evolving districts—just minutes from downtown.



Surrounded by Creative Energy

Neighboring a creative office enclave that defines the area's character.



Built Around You

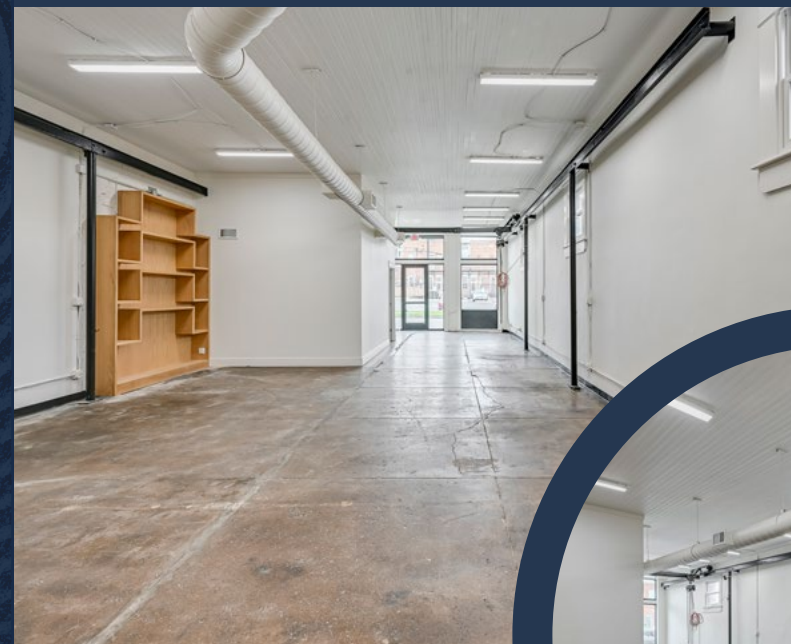
A thoughtfully white-boxed first floor, offering a clean slate designed to adapt to your vision.

- Open, adaptable layout
- Finish-outs shaped by your vision
- No past buildout to undo
- Historic character, modern flexibility



Distinct by Design

- Creative entrepreneurs
- Founder/operators
- Boutique retail or gallery concepts
- Real estate and development professionals
- Executives seeking a Fort Worth headquarters



Local Scene

Restaurants

Del Frisco's Double Eagle Steakhouse
 Grace
 Reata
 The Capital Grille
 Ruth's Chris Steak House
 Del Frisco's Grille
 Bob's Steak & Chop
 Mi Cocina
 The Cheesecake Factory
 Little Red Wasp
 Musume
 Cane Rosso
 Brix Barbecue
 Branch & Bird
 Whiskey & Rye
 Ellen's
 P.F. Chang's China Bistro
 Tinie's
 The Bearded Lady
 Wild Acre Restaurant & Beer Garden
 Broadway 10 Bar & Chophouse
 Simply Fondue
 Game Theory Restaurant Bar
 Polanco
 61 Osteria

The Shot Cellar
 The Down N Out
 The Shack
 The Sterling
 Wine Thief
 Sleeping Panther Bar

Retail

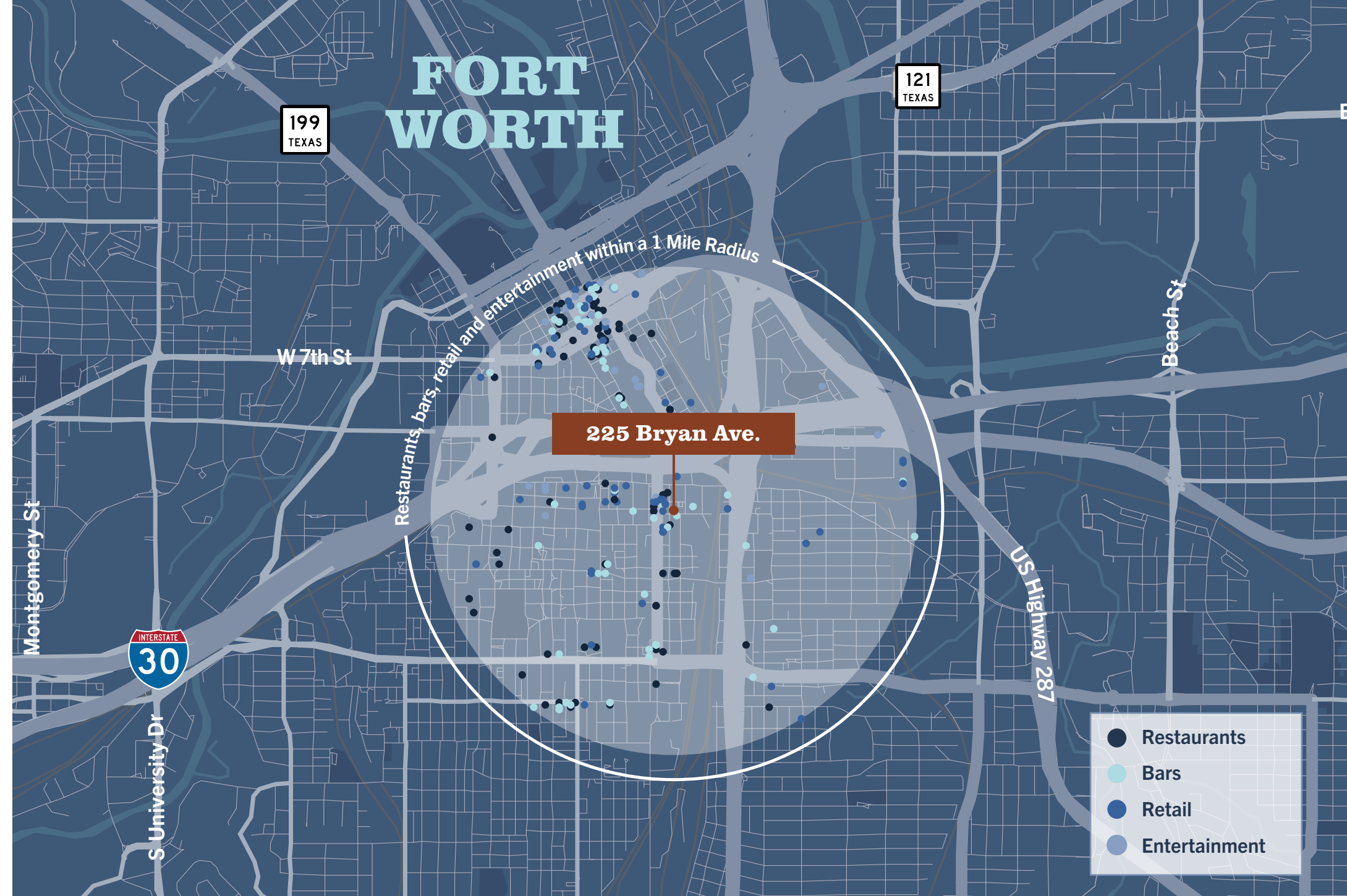
Sundance Square
 Dickies Retail
 Justin Boot Co
 Francesca's
 Peter Brothers Hats
 Pedego Electric Bikes Fort Worth
 WED Bridal Boutique
 Wildflower Intimates
 Parts Unknown Fort Worth
 Panther City Jewelers
 Fezas Collection
 Jackson Boutique
 Kimara Kouture
 LAUDE the Label
 Megan Thorne
 Dorothy's Scrubs
 Record Town
 Apothenne

Bars

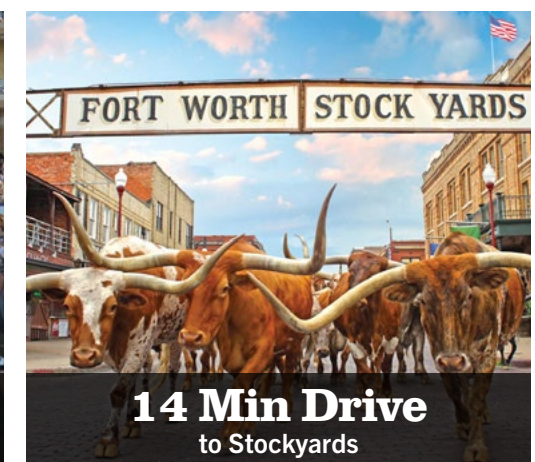
Rahr & Son Brewing
 Scat Jazz Lounge
 Pete's Dueling Piano Bar
 Thompson's Bookstore
 Tulips FTW
 Atlas Fort Worth
 Hopfusion Ale Works
 Wild Acre Brewing Company
 Proper
 The Amber Room
 Studio 80
 Studio Eighty
 Silver Leaf Cigar Lounge
 Panther City Bar Bazaar
 Curfew
 The Library Bar
 Jackie O's Cocktail Club
 Malone's Pub
 Bar 10Ten

Entertainment

Bass Hall
 Sundance Square
 AMC Entertainment
 Performing Arts Fort Worth
 Fort Worth Symphony Orchestra
 Fort Worth Opera
 Four Day Weekend Comedy
 Stage West
 Circle Theatre
 Jubilee Theatre
 Amphibian Stage
 Escape The Room – Fort Worth
 Downtown Fort Worth Walking Tours
 Big Laughs Comedy
 Better Off Bowling – Fort Worth
 Bowlounge
 Cowtown Segway Adventures
 Kayak
 UPR Plaza



Amenity Rich Area



BALFORD

Your Next Office Upgrade Starts Here

Elevate your workday in a premium space next to Shaefer Advertising Co, featuring A++ Interiors.



BIFF LANE NO PARKING

Some buildings are new
Some buildings are historic
Very few are ready for what's next

Gibson Duwe

817.713.9238

gibson.duwe@transwestern.com

Kyle Poulson

817.291.4455

kyle.poulson@transwestern.com

 Transwestern

225 Bryan Ave

±3,156 RSF CREATIVE WORK SPACE AND LOFT LIVING