



**OVERTON CENTRE II**  
4100 INTERNATIONAL PLAZA  
FORT WORTH, TX 76102



## **MOVE-IN READY OFFICE SUBLEASE**

**SUITE 538**  
**3,587 RSF**  
**Recently Completed "Spec Suite"**

- Plug & Play - Furnished and Move-in Ready!
- Immediately available
- Term through: October 31, 2029
- Quoted Rate: \$26.00 + Electric
- Elevator Lobby Exposure
- Newly renovated lobby with upgraded tenant lounge, conference facilities and 50-seat auditorium (2025)
- Ample Surface Parking Available - Free of Charge
- DELI-icious Cafe on-site serving breakfast & lunch daily
- On-Site Property Management, Engineering and Security
- Central Fort Worth location with prime access to major highways, Chisholm Trail Parkway, I-20 as well as Bryant Irvin Road and Hulen
- Security System in Place



**VIRTUAL TOUR**

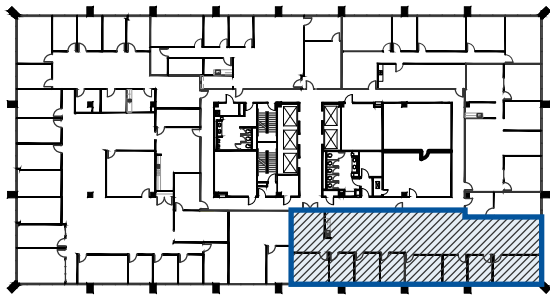
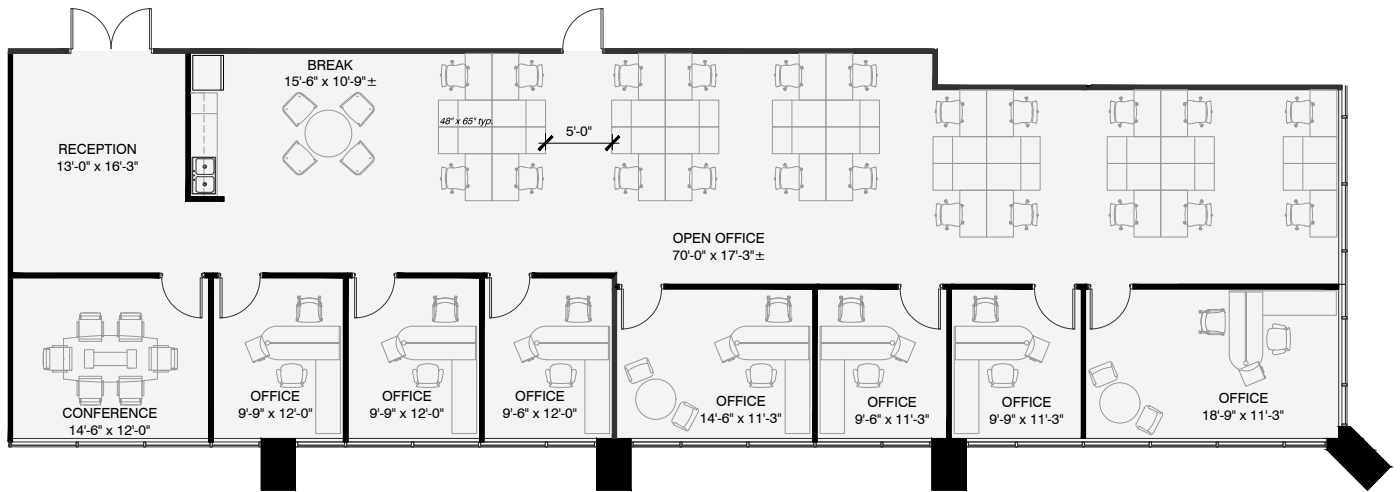


**HANNAH WHITEHEAD**  
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KEYPLAN - 5TH FLOOR



## SUITE 538

3,587 RSF

- Reception
- Break Room
- Large Conference
- Seven (7) Private Offices
- Large open workstation area
- Modern Finishes



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## **SPEC SUITE**



**VIRTUAL TOUR**

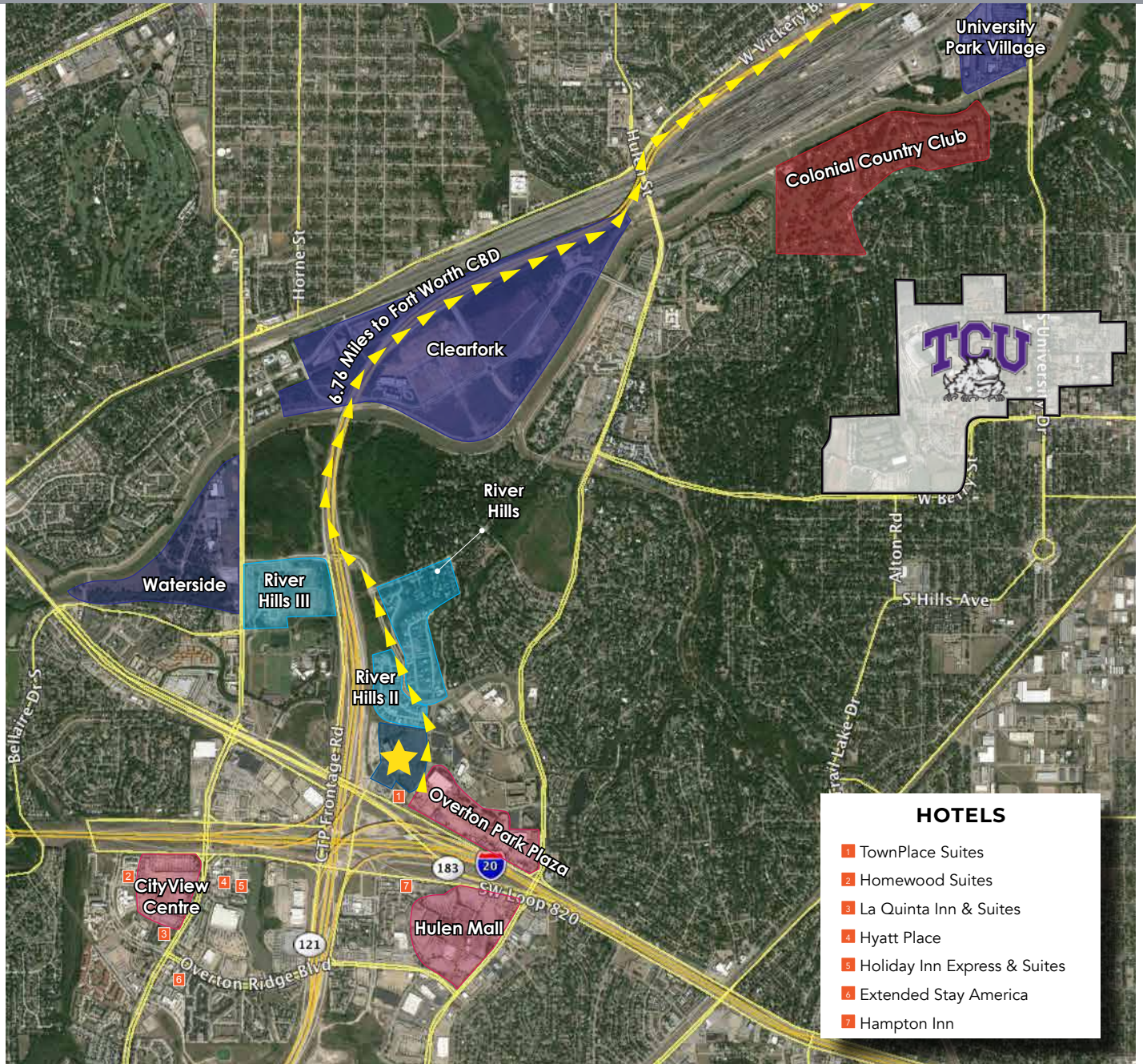


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HOTELS	
1	TownPlace Suites
2	Homewood Suites
3	La Quinta Inn & Suites
4	Hyatt Place
5	Holiday Inn Express & Suites
6	Extended Stay America
7	Hampton Inn



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# OVERTON CENTRE II

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## RESTAURANTS

- |                                 |   |
|---------------------------------|---|
| 1. Thai Select                  | 32. Hooters                               |
| 2. Original Pancake House       | 33. Rosas Café                            |
| 3. Olive Garden                 | 34. Bonnell's Fine Texas Cuisine          |
| 4. Ninja Sushi and Grill        | 35. On the Border Mexican Grill & Cantina |
| 5. Texas Roadhouse              | 36. Edohana Hibachi Sushi                 |
| 6. In-and-Out Burger            | 37. Genghis Grill                         |
| 7. Jack-in-the-Box              | 38. Mimi's Cafe                           |
| 8. Frullati Café                | 39. Fuddrucker's                          |
| 9. Little Tokyo                 | 40. Twin Peaks                            |
| 10. Villa Pizza                 | 41. Pizza Hut                             |
| 11. Panda Express               | 42. Pei Wei                               |
| 12. Abuelo's                    | 43. Chick-fil-a                           |
| 13. BJ's Restaurant & Brewhouse | 44. Firehouse Subs                        |
| 14. Red Robin Burgers           | 45. Palio's Pizza Café                    |
| 15. Red Lobster                 | 46. Tart Yogurt Bar                       |
| 16. Five-Guys                   | 47. Ume Sushi & Korean BBQ                |
| 17. Jersey Mike Subs            | 48. Szechuan Restaurant City View         |
| 18. Chik-fil-a                  | 49. Woody's Tavern                        |
| 19. Jamba Juice                 | 50. Lone Star Oyster Bar                  |
| 20. Pot Belly Sandwich Shop     | 51. Joe's Pizza Pasta                     |
| 21. Freebird World Burrito      | 52. Razoo's Cajun Café                    |
| 22. Cotton Patch Café           | 53. Schlotzsky's                          |
| 23. Chili's Grill & Bar         | 54. Outback Steakhouse                    |
| 24. Pho & Grill                 | 55. Wingstop                              |
| 25. Sushi Tao                   | 56. Fox & Hound                           |
| 26. Cowboy Chicken              | 57. Rio Mambo                             |
| 27. Rosa's Café                 | 58. IHOP                                  |
| 28. Steak 'n Shake              | 59. Saltgrass Steak House                 |
| 29. Jason's Deli                |   |
| 30. Chicken Express             |   |
| 31. Chef Chen Chinese Buffet    |   |



## HOTELS

- |                           |                            |
|---------------------------|----------------------------|
| 60. TownePlace Suites     | 64. Hyatt Place            |
| 61. Hampton Inn           | 65. Courtyard              |
| 62. Holiday Inn           | 66. La Quinta Inn & Suites |
| 63. Extended Stay America | 67. Extended Stay          |



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