

LEASE

Lone Star Tower

3575 LONE STAR CIRCLE

Fort Worth, TX 76177

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20 - 23.50 SF/yr (Gross + Electric)
AVAILABLE SF:	1,633 - 5,164 SF
BUILDING SIZE:	107,802 SF

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PROPERTY DESCRIPTION

The Lone Star Tower offers a one of a kind business environment designed to meet a variety of office needs. This high end office space comes with a view unmatched in the DFW office market. Located high above turn two of the Texas Motor Speedway this sleek 10-story structure overlooks the 1.44 mile track that hosts the NASCAR's Truck Series (SpeedyCash.com 250), Xfinity Series (Andy's Frozen Custard 300), and Cup Series (Würth 400) during a tripleheader weekend from May 1-3, 2026

Office tenants at The Lone Star Tower can make use of the parking garage, covered awning parking and the Lone Star Tower Clubhouse. Race weekends are especially unique opportunities as tenants of the Lone Star Tower can watch all the action from their own office space. You will have the opportunity to wow friends and clients alike as you watch races reach speeds of up to 200 mph all from the comfort of your own suite.

In addition to the flash of having "The Fastest Address in Texas" tenants will find the everyday function of The Lone Star Tower meets the office needs of a wide variety of businesses. The Lone Star Tower management team is ready to assist tenants whenever and however possible to ensure your business is capable of moving at a speed that matches your 750 horsepower neighbors.

PROPERTY HIGHLIGHTS

- Varied Suite Sizes Available
- Gross Lease plus Electric
- Cost of Electric: \$2.50 PSF
- Unmatched Views of the Texas Motor Speedway
- Management Team on Site
- Race Tickets Provided on a PSF Basis

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Gross + Electric	LEASE TERM:	Negotiable
TOTAL SPACE:	1,633 - 5,164 SF	LEASE RATE:	\$20 - \$23.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 101	Available	3,887 SF	Gross + Electric	\$20.00 SF/yr	9 offices, conference room, break room, and private restroom.
■ Suite 303	Available	1,755 - 3,388 SF	Gross + Electric	\$22.00 SF/yr	Private Offices and Conference Room. Currently combined with Suite 308.
■ Suite 308	Available	1,633 - 3,388 SF	Gross + Electric	\$22.00 SF/yr	Professional Office Space. Currently combined with Suite 303.
■ Suite 310	Available	5,164 SF	Gross + Electric	\$23.50 SF/yr	10 Private offices, Filing room, break room, executive offices, and a conference room.

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ADDITIONAL PHOTOS



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PLANS

SUITE 101



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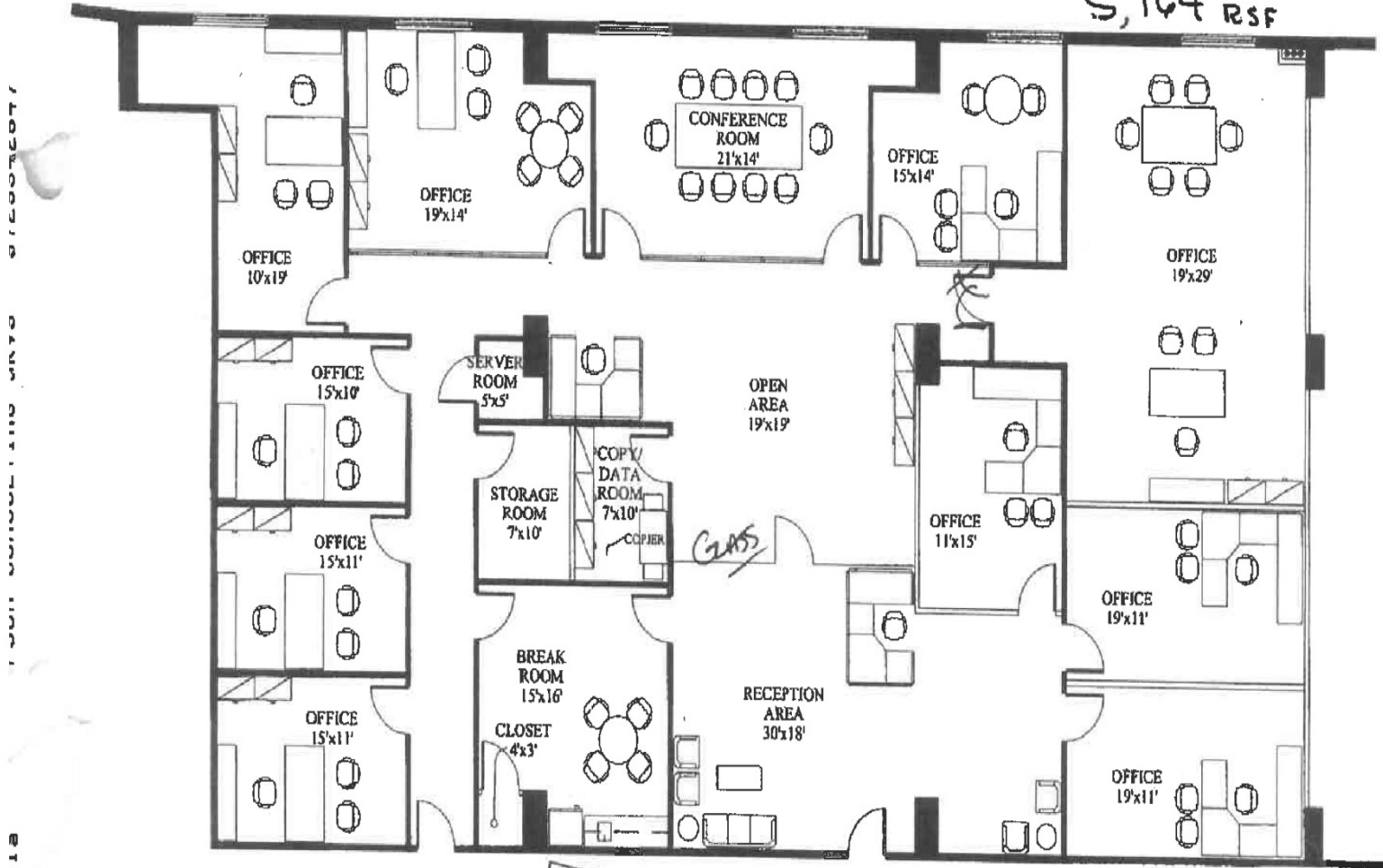
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PLANS

SUITE 310
TENANT: PENSKE TRUCK LEASING

5,164 RSF



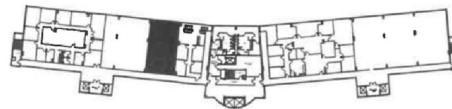
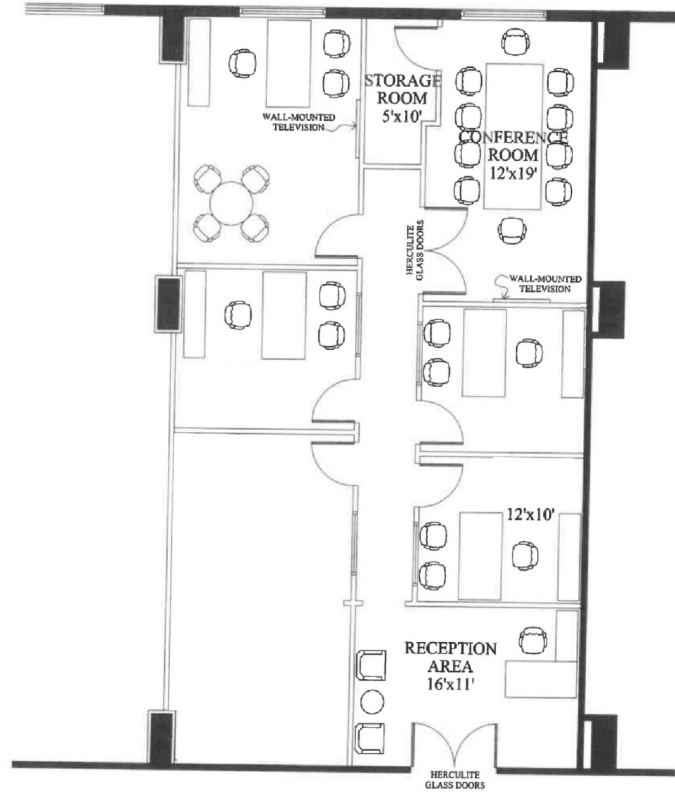
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PLANS

SUITE 303
TENANT: TEXAS SUBS
1,755 RSF



— EXISTING WALLS TO REMAIN
= NEW WALLS

3RD FLOOR

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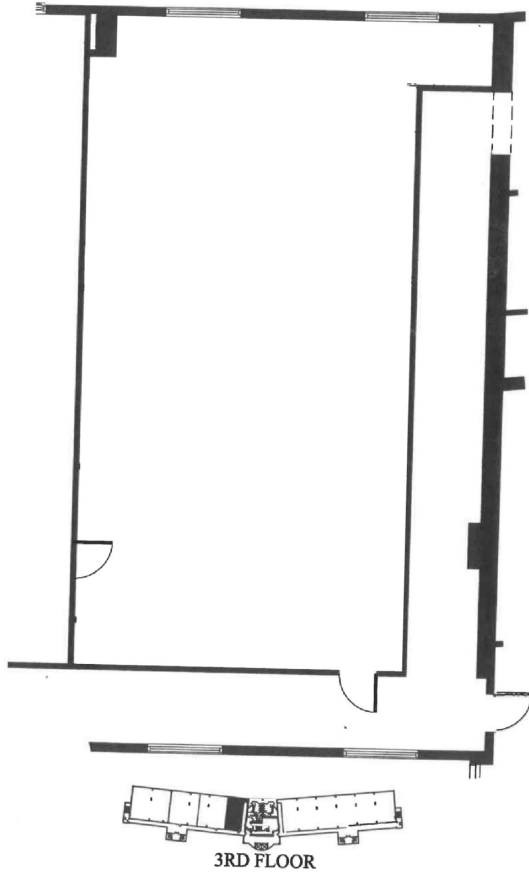
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PLANS

LONE STAR TOWER

3575 Lone Star Circle, Fort Worth, Texas 76177
SUITE 308



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SUITE 310 PHOTOS

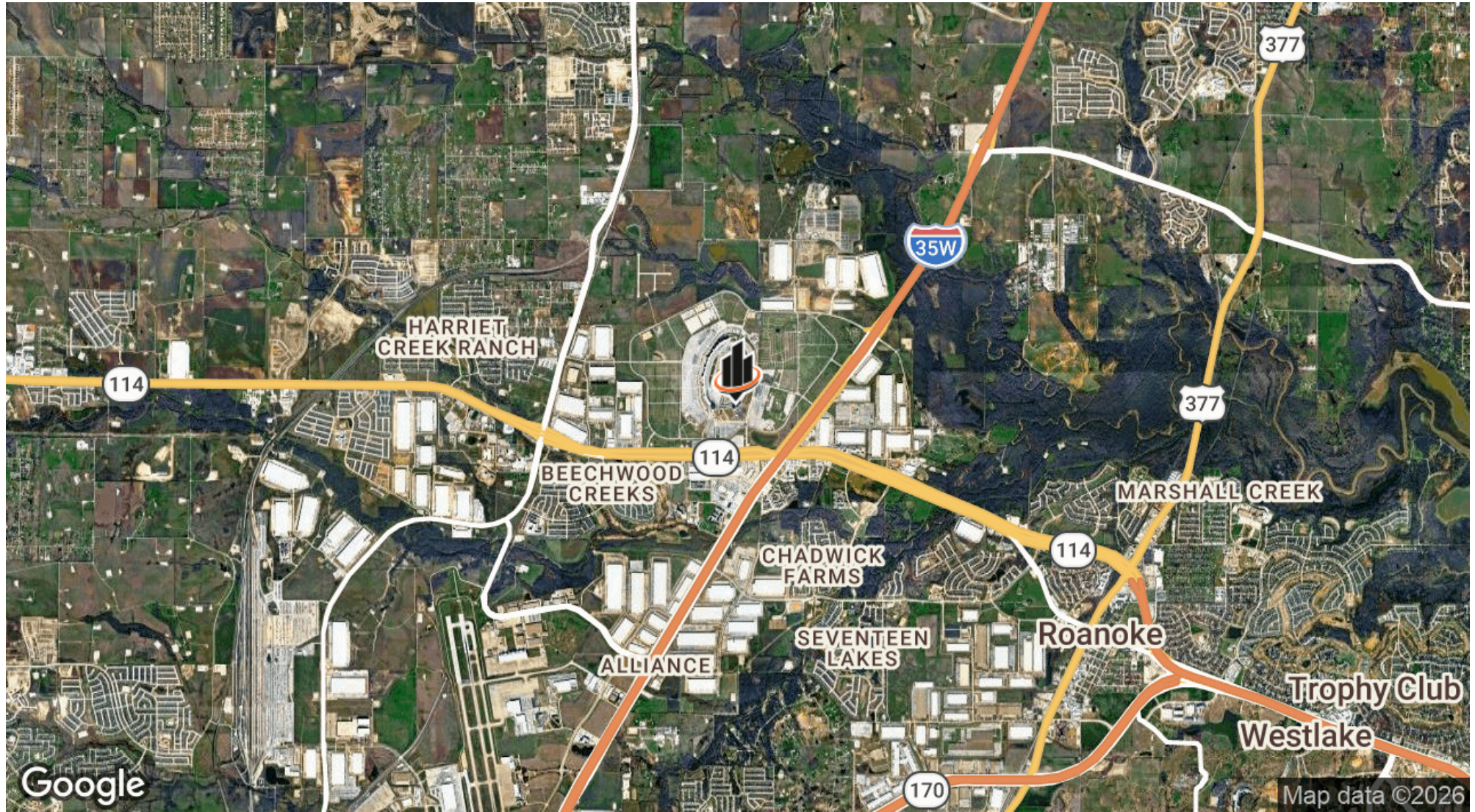


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

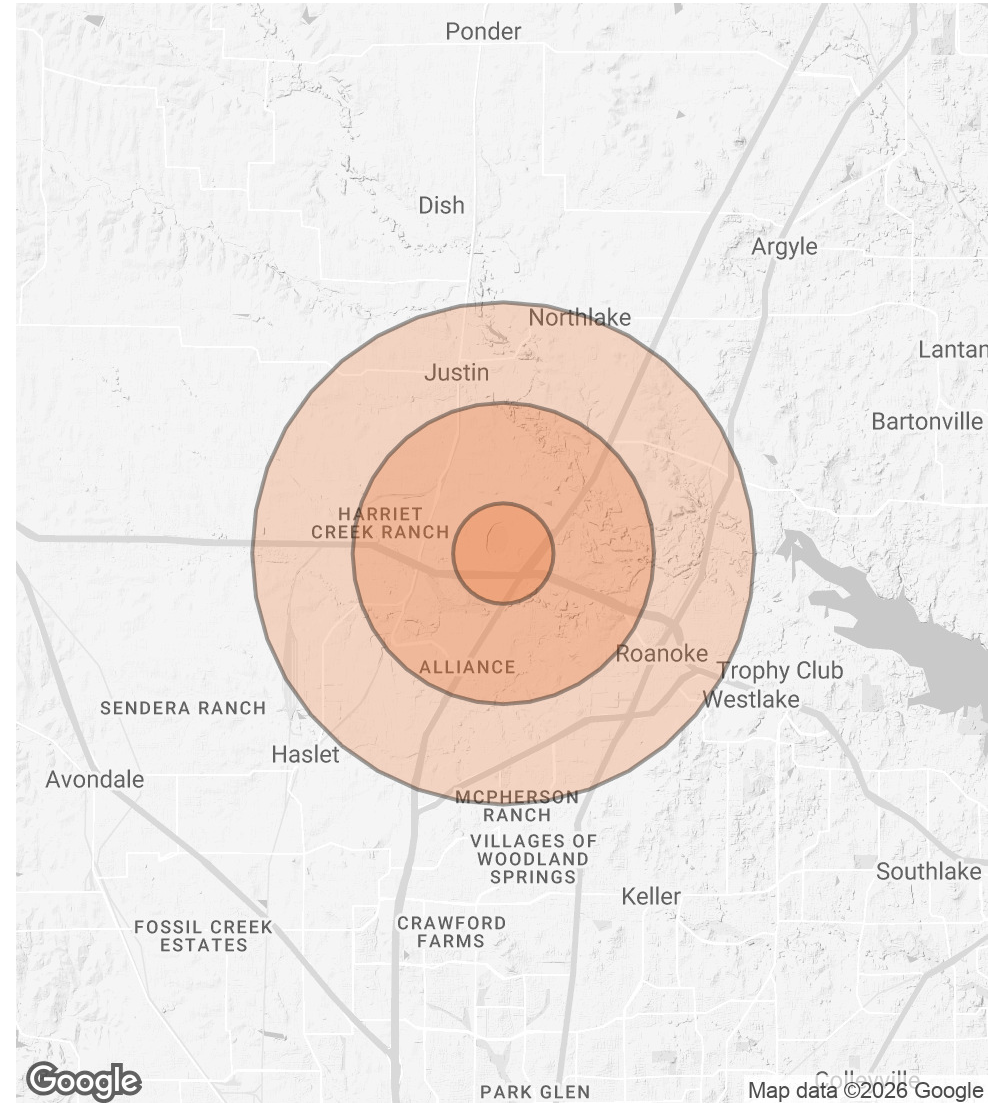
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,197	12,038	47,183
AVERAGE AGE	38.2	34.0	35.2
AVERAGE AGE (MALE)	40.5	34.7	34.8
AVERAGE AGE (FEMALE)	36.7	34.1	34.8

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	517	4,363	16,959
# OF PERSONS PER HH	2.3	2.8	2.8
AVERAGE HH INCOME	\$79,583	\$110,176	\$121,872
AVERAGE HOUSE VALUE	\$243,067	\$271,050	\$300,175

2020 American Community Survey (ACS)



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