

FROST BANK BUILDING

3000 Altamesa Blvd, Fort Worth, TX 76133 • Wedgwood / Hulen Submarket

Two 1st Floor Office Suites in a Frost Bank-Anchored Office Building

3000 Altamesa Blvd (the Frost Bank Building) is a 44,972 SF Class B office building in Fort Worth's Wedgwood/Hulen submarket, anchored by Frost Bank's ground-floor financial center. Two 1st floor suites — 2,000 SF and 855 SF — are now available on a full-service gross lease with a Base Year expense stop.



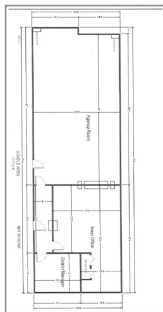
OFFERING SUMMARY

SUITE 105	2,000 SF
SUITE 150	855 SF
LEASE RATE	\$21.50 / SF / YR
LEASE TYPE	Full-Service Gross
BUILDING SIZE	44,972 SF
YEAR BUILT	1984
BUILDING CLASS	Class B
PARKING	2.67 / 1,000 SF

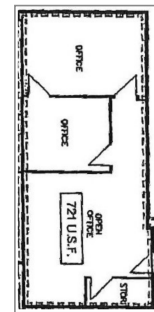
PROPERTY HIGHLIGHTS

- Two 1st floor suites available: 2,000 SF (Suite 105) & 855 SF (Suite 150)
- Full-service gross lease with Base Year — utilities included in expense stop
- Anchored by Frost Bank ground-floor financial center
- Suite 105: reception, 3 private offices, conference room
- Suite 150: 2 offices, open work area, storage
- Submarket vacancy of 7.3% vs. 17.4% DFW average
- 120 shared parking spaces (2.67 / 1,000 SF)
- Minimal new competitive supply nearby (~15,000 SF under construction within 5 miles)

SUITE FLOOR PLANS



SUITE 105 — 2,000 SF



SUITE 150 — 855 SF

Information herein is from sources deemed reliable but is not guaranteed. Square footage figures and lease terms are approximate and subject to change, errors, omissions, prior lease or withdrawal without notice.

For more information, contact:

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Location, Market & Floor Plans

3000 Altamesa Blvd, Fort Worth, TX 76133

2-MILE RADIUS

Population	≈ 69,596
Avg. HH Income	≈ \$69,649
Median Age	37

SUBMARKET

Area	West/SW Ft. Worth
Vacancy Rate	7.3%
Avg. Asking Rent	\$25-\$27 / SF

DFW METRO

Vacancy Rate	17.4%
Avg. Asking Rent	\$32-\$33 / SF
Submarket Edge	-10.1 pts vacancy

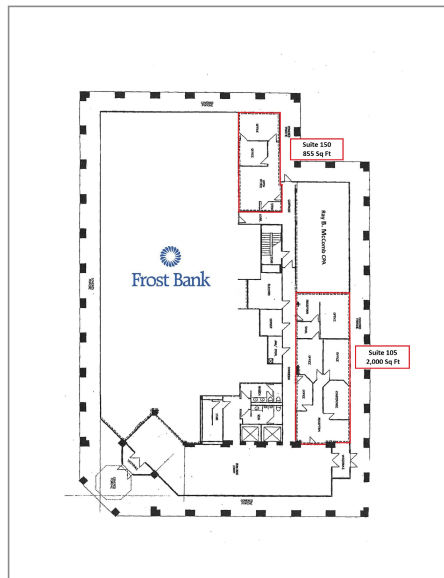
NEARBY LEASE COMPARABLES

Property	Asking Rent	Vacancy
4325-4365 S Hulen St	\$34.57 / SF gross	48.2%
Hulen Ridge / 4900 Overton Ridge	\$26.03 / SF gross	12.2%
6138 Walraven Cir	\$23.03 / SF gross	29.1%
McCart Office Bldg / 6112 McCart Ave	\$15.00 / SF gross	46.4%
Submarket Average (5 comps)	\$25.14 / SF gross	35.1%

Lease Structure

Full-service gross lease with a Base Year expense stop. Base Rent is fixed; tenant pays only its pro-rata share of increases in building operating expenses — including utilities — above the Base Year amount. After-hours HVAC and above-standard utility usage are billed separately.

1ST FLOOR PLAN



Suite 105 (2,000 SF) and Suite 150 (855 SF) highlighted

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