

ABOVE MARKET RENTAL ABATEMENT

FELIX BUSINESS PARK

FOR LEASE

FOR MORE INFORMATION:

TREY GOODSPEED
817.632.6155
tgoodspeed@holtlunsford.com

GRAYSON FLEITZ
817.632.6159
gfleitz@holtlunsford.com

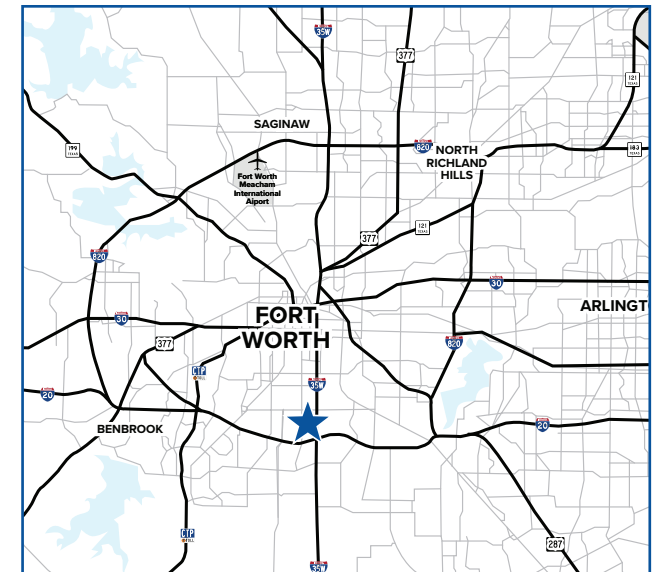
HOLT LUNSFORD COMMERCIAL
1200 Summit Avenue, Suite 300
Fort Worth, Texas 76102
www.holtlunsford.com



100-130 E FELIX STREET | FORT WORTH, TEXAS 76115

PROPERTY FEATURES

- Four (4) buildings totaling 127,127 SF
- Available: 2,090–16,000 SF
- Dock and grade-level loading
- Easy access to I-35W and I-20



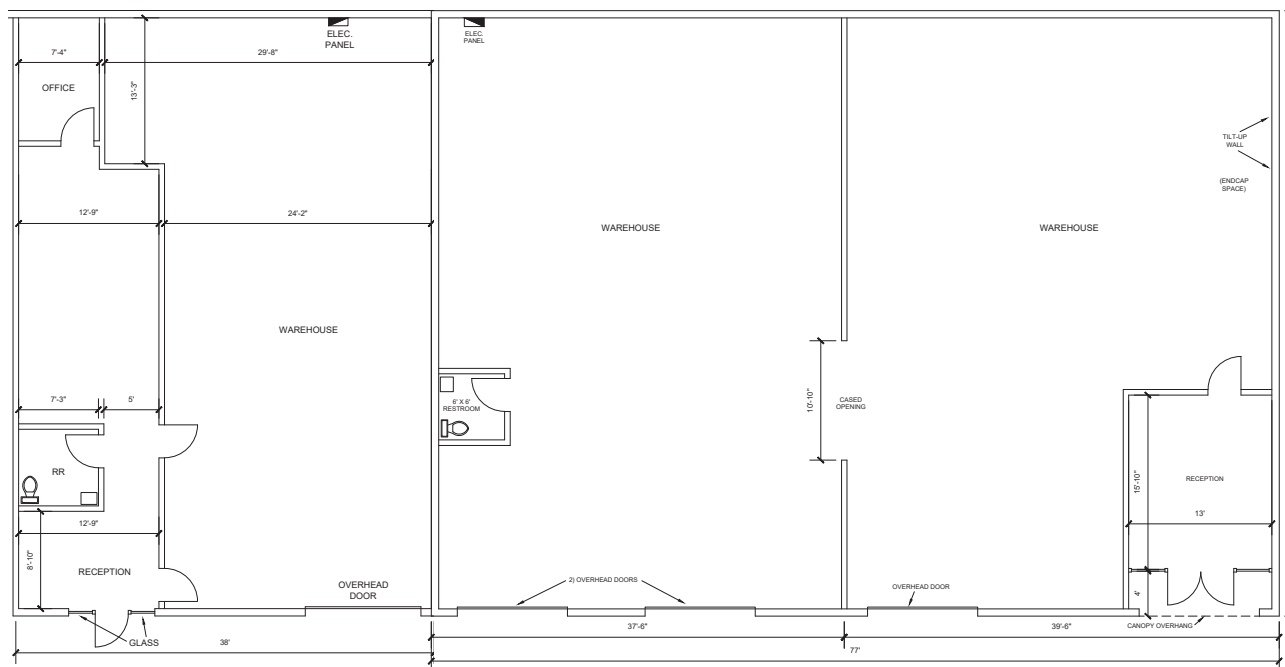
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FELIX BUSINESS PARK

100 E FELIX STREET | FORT WORTH, TEXAS 76115

PROPERTY FEATURES | SUITE 100-102

- 6,325 SF
- 1,006 SF office
- 14' clear height
- Four (4) grade-level doors



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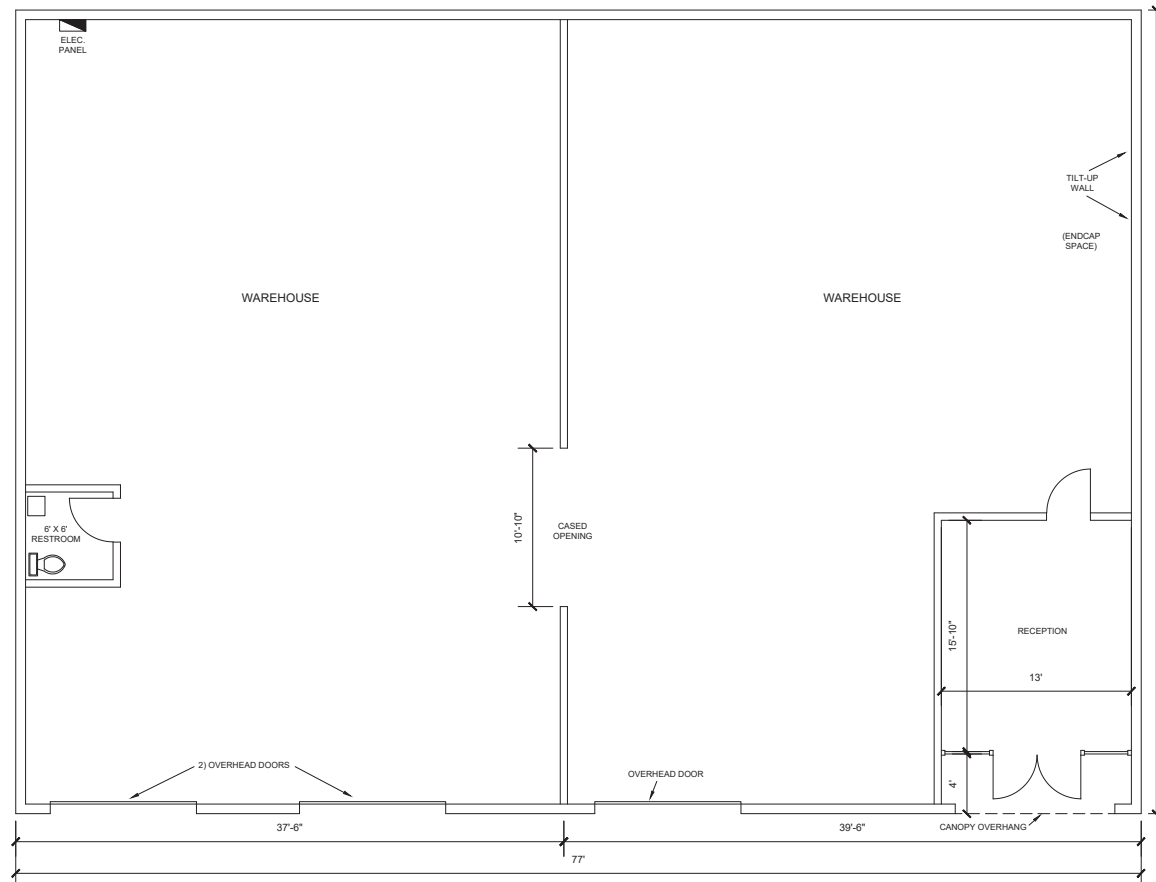


FELIX BUSINESS PARK

100 E FELIX STREET | FORT WORTH, TEXAS 76115

PROPERTY FEATURES | SUITE 100

- 4,235 SF
- 206 SF office
- 14' clear height
- Three (3) grade-level doors



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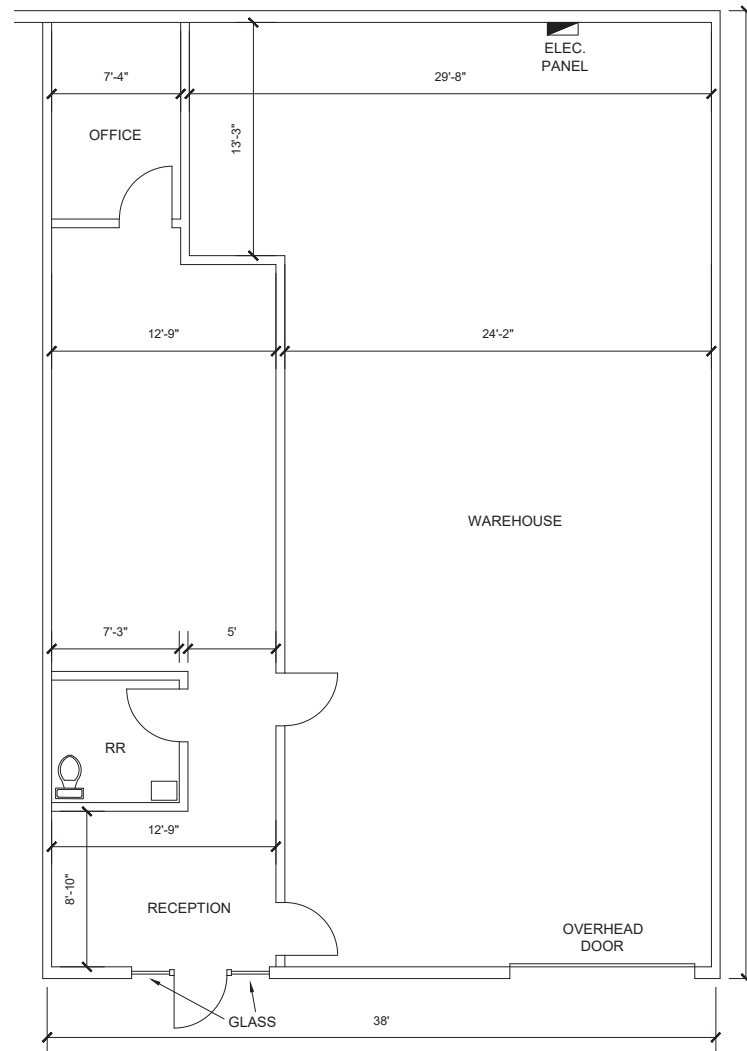
SPACE MADE READY

PROPERTY FEATURES | SUITE 102

- 2,090 SF
- 800 SF office
- 14' clear height
- One (1) grade-level door



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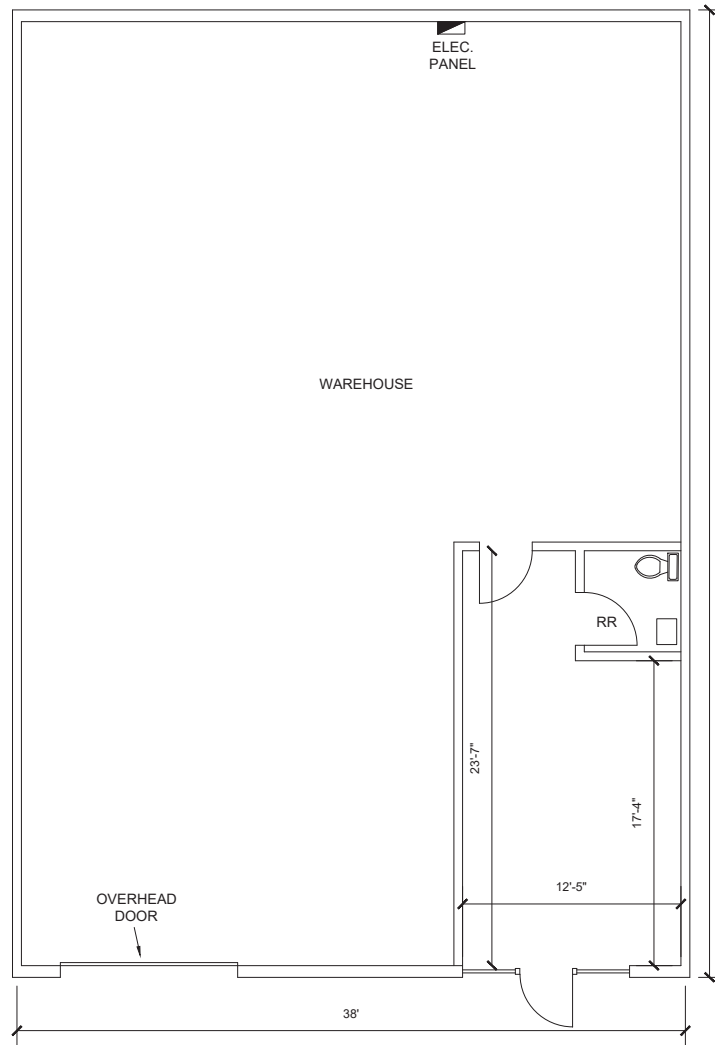
FELIX BUSINESS PARK

100 E FELIX STREET | FORT WORTH, TEXAS 76115

SPACE MADE READY

PROPERTY FEATURES | SUITE 104

- 2,090 SF
- 293 SF office
- 14' clear height
- One (1) grade-level door



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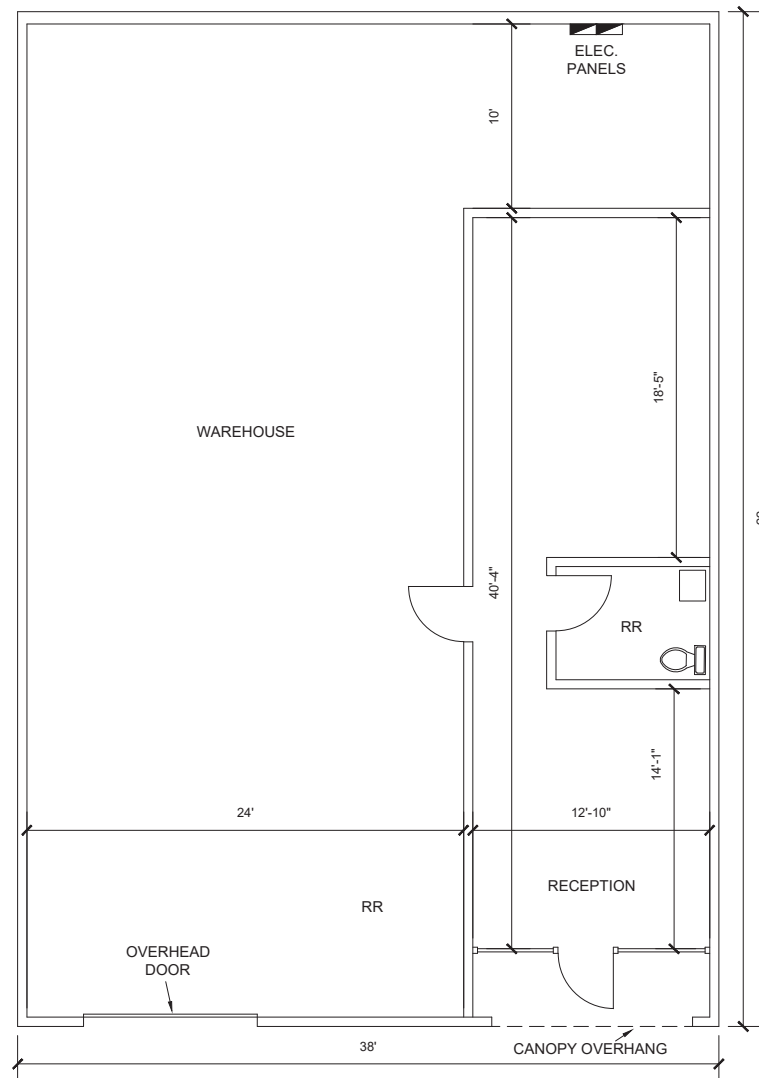


FELIX BUSINESS PARK

100 E FELIX STREET | FORT WORTH, TEXAS 76115

PROPERTY FEATURES | SUITE 106

- 2,090 SF
- 517 SF office
- 14' clear height
- One (1) grade-level door



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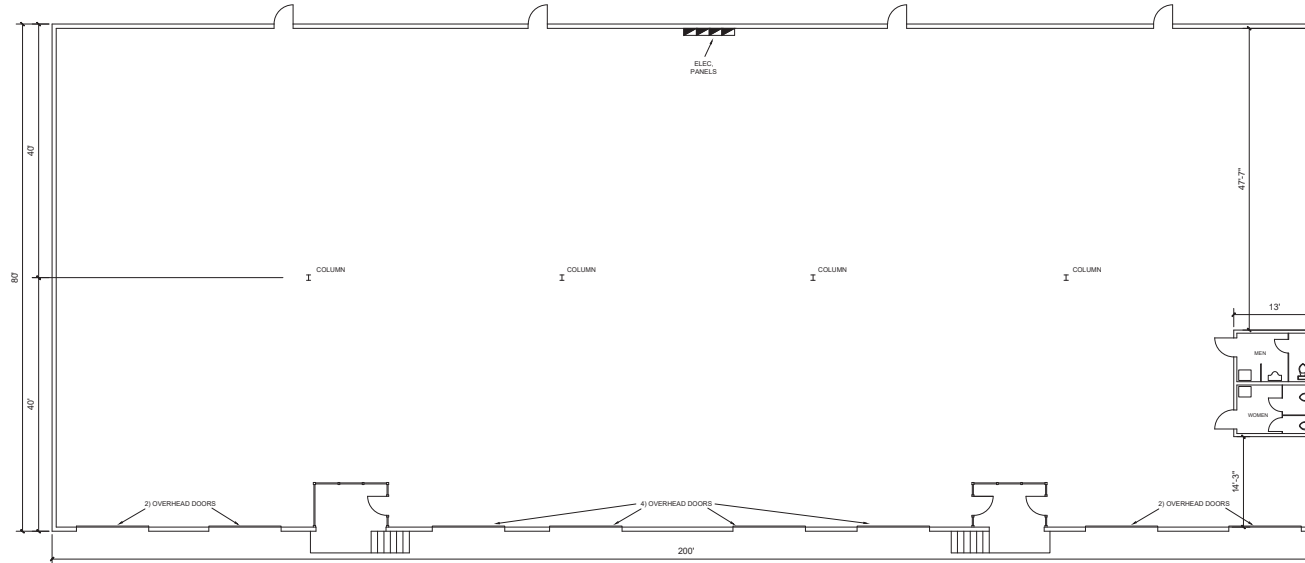


FELIX BUSINESS PARK

110 E FELIX STREET | FORT WORTH, TEXAS 76115

PROPERTY FEATURES | SUITE 202

- 16,000 SF
- 14' clear height
- Eight (8) dock-high doors



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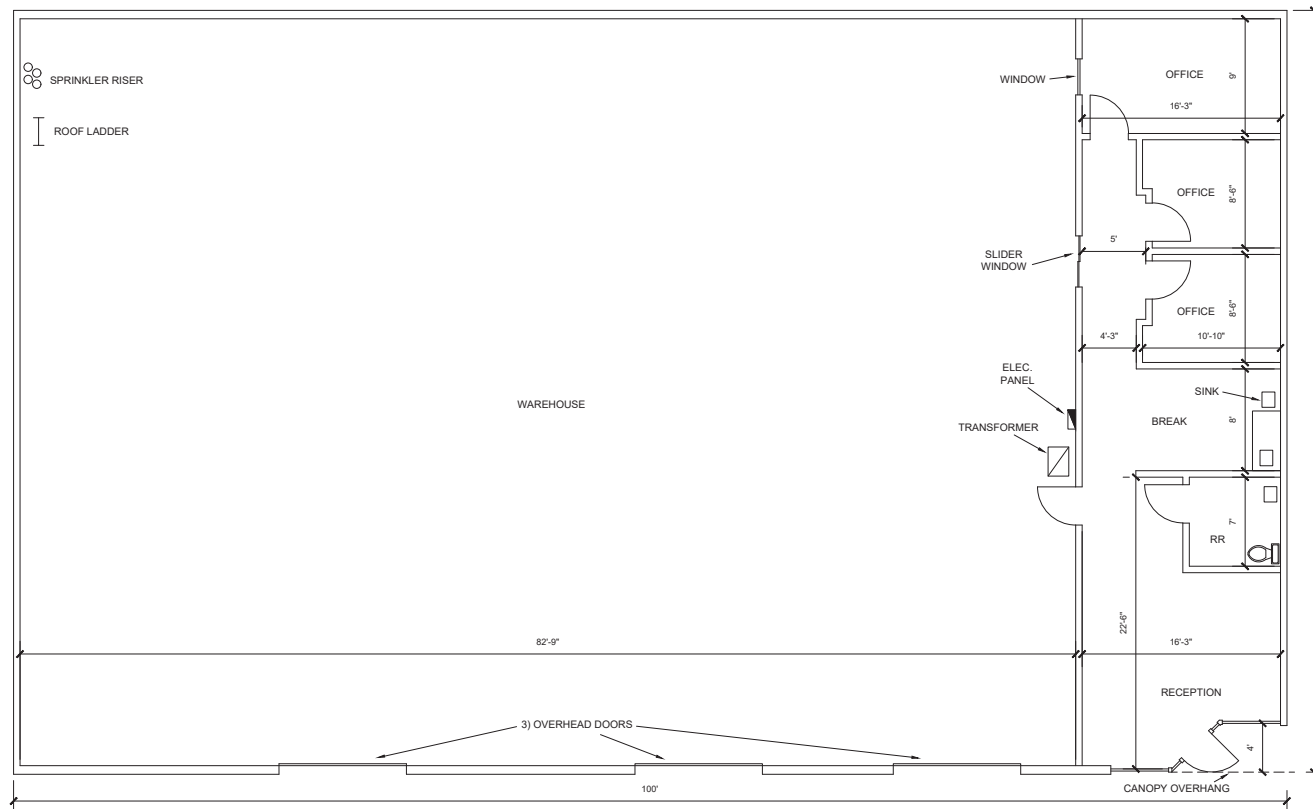


FELIX BUSINESS PARK

130 E FELIX STREET | FORT WORTH, TEXAS 76115

PROPERTY FEATURES | SUITE 400

- 6,000 SF
- 975 SF office
- 14' clear height
- Three (3) grade-level



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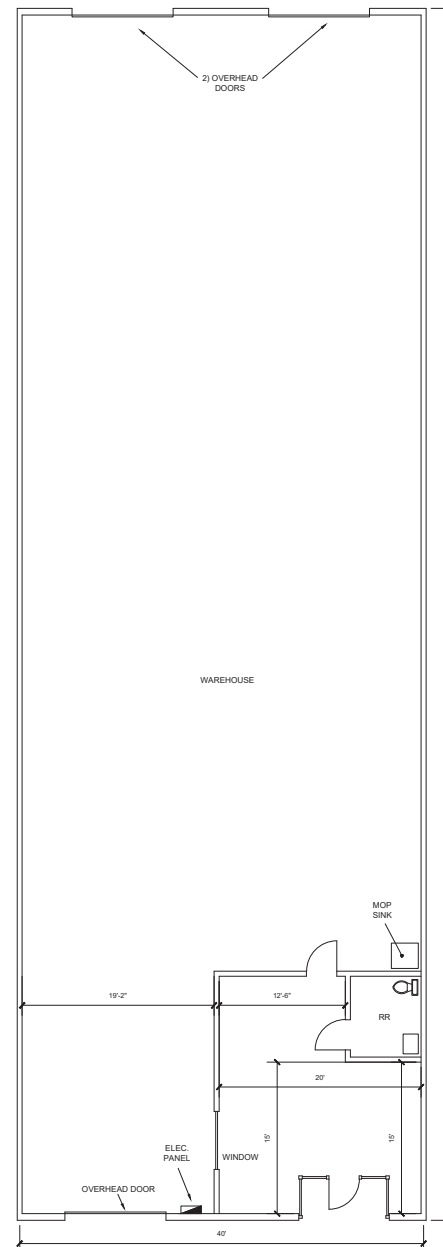
SPACE MADE READY

PROPERTY FEATURES | SUITE 310

- 4,800 SF
- 200 SF office
- 14' clear height
- Three (3) grade-level doors



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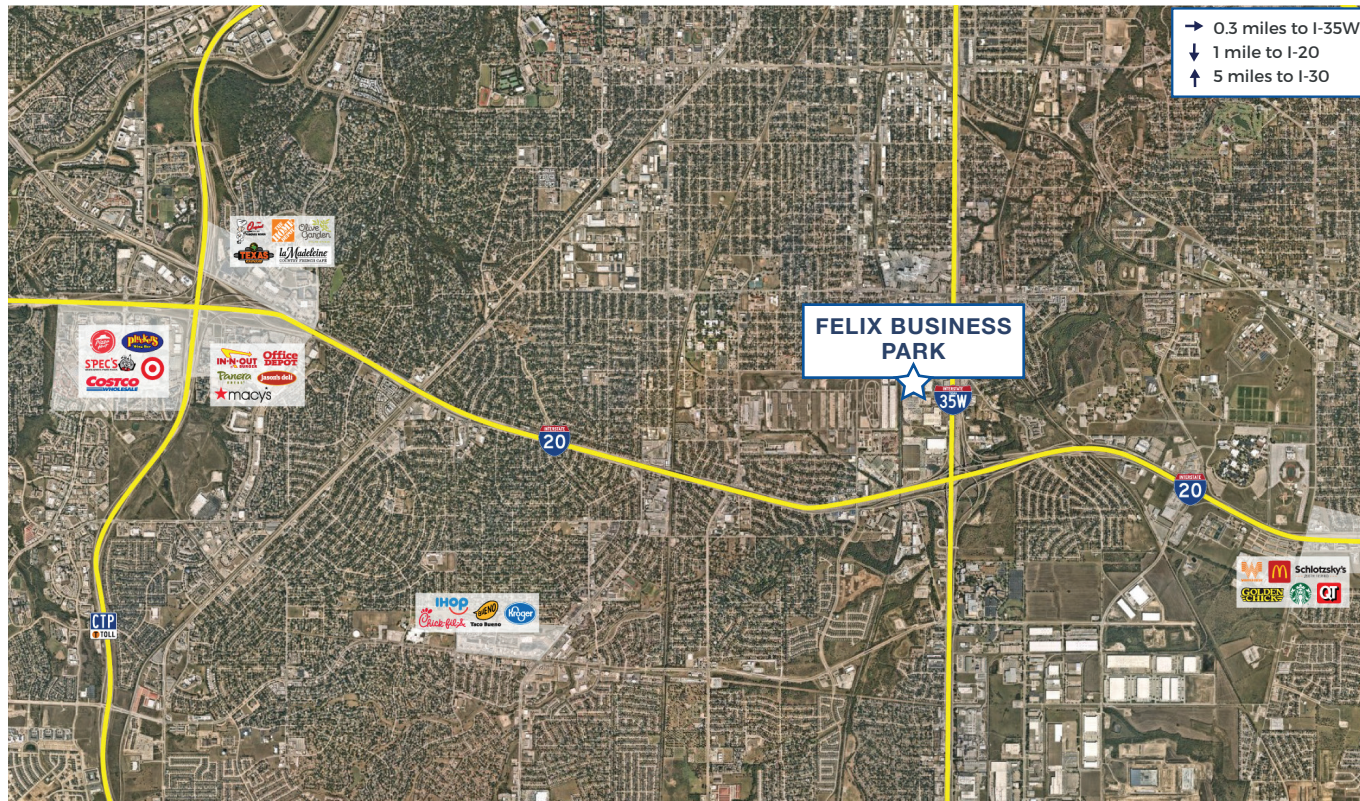
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AMENITIES

100-130 E FELIX STREET | FORT WORTH, TEXAS 76115



15 Mins
to Downtown
Fort Worth



30 Mins
to DFW Airport



45 Mins
to Dallas

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Information About Brokerage Services

2-10-2025



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Holt Lunsford Commercial, Inc.

359505

hlunsford@holtlunsford.com

972.241.8300

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Mario Zandstra

312827

mzandstra@holtlunsford.com

972.241.8300

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone