



ARHAUS

Marathon Ave



# THE OFFICES AT CLEARFORK

A CASSCO / SIMON PROPERTY

# LOVE WHERE YOU WORK

The Shops at Clearfork, a 270-acre mixed-use development, boasts a sophisticated blend of retail, dining, entertainment, residential, office and public green space. The outstanding architectural design and luxury shopping perfectly coincide with the laid-back outdoor recreational setting fronting the Trinity River, which offers a direct connection to miles of hiking and bike trails. More than just a live, work, play destination, Clearfork offers the most desired amenities for office users; walkability, access to outdoor space and art, social events, easy ingress/egress plus more. Meet your coworker for coffee, host a client for lunch and grab a drink during happy hour - all while never having to get in your car. Clearfork is the place to impress clients, attract the best talent and love where you work; plus, with plans for future development, there will be so much more to discover in Clearfork.





# THE OFFICES AT CLEARFORK



Rare opportunity to lease prime boutique style, Class A office space in desirable mixed use setting with only one suite available in newly announced office development (Q2 2026 delivery)



Unparalleled walkability with 75+ shops and restaurants



1-minute bike ride to parks and trails



Abundant, free structured and surface parking with a 4 / 1,000 SF ratio



5-minute drive to I-20, I-30, and I-35  
10-minute drive to Downtown Fort Worth



Gorgeous landscaping and green space throughout the property



5155 Marathon | 6,056 RSF Available



The Offices at Clearfork



5049 Edwards Ranch | **Fully Leased**



5128 Apache Plume | **Fully Leased**



# 5155 MARATHON



Brand new mixed-use building with 2 floors of Class A office space above retail and restaurant space



Q2 2026 delivery



Office is 91% preleased with one space available for lease



14'6" floor height with expansive window line



Dedicated, boutique style office lobby on the 1st floor

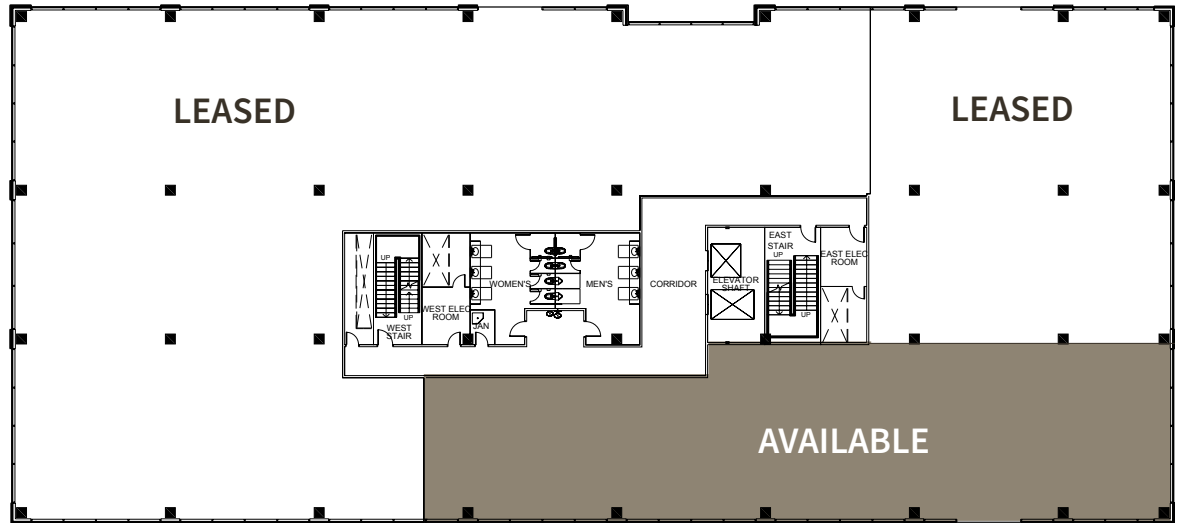


Free dedicated structured and surface parking boasting a 4.0/1,000 SF parking ratio





Suite 250 | 6,056 RSF



# ALL YOU WANT, ALL IN ONE PLACE





# AMENITIES MAP

## SHOPPING

*\*Partial List*

Saint Laurent  
Louis Vuitton  
Neiman Marcus  
Natuzzi Italia  
Tory Burch  
Gucci  
Sunglass Hut  
Black Optical  
Bachendorf's  
Q Clothier  
Tiffany & Co.  
BOSS Store  
Alo  
Jo Malone London  
West Fork Garden Market  
EVEREVE  
francesca's  
Tommy Bahama  
Wright At Home  
TUMI Store  
Luke's Locker  
Collins + Conley  
Burberry  
Kendra Scott  
Climate  
Arhaus  
Pandora Jewelry  
Johnny Was  
Mizzen & Main  
Ballard Designs  
Sugarboo & Co.

## DINING

City Works  
Malai Kitchen  
Fixe Southern House  
Plank Provisions  
Oak & Eden Fort Worth  
Doc B's Restaurant  
Luna Grill Clearfork  
Clean Juice  
Mesero - Clearfork  
rise soufflé - Fort Worth  
CRÚ Food & Wine Bar  
B&B Butchers & Restaurant  
Sprinkles Cupcakes Vending  
JOY Macarons  
Grimaldi's Pizzeria  
Marche Blue Market & Cafe  
Amorino Gelato

## MULTI-FAMILY

The George  
The Kelton

## ENTERTAINMENT

AMC Dine-In  
Pinstripes  
Clearfork Farmers Market  
The Plaza  
Keith House

## COWORKING

WeWork Office Space & Coworking

## HEALTH & BEAUTY

Boardroom  
Toni & Guy Hairdressing  
Smile & Co  
milk + honey  
Villa Nail Salon  
Kalos Medical Spa at Kirby Plastic Surgery  
Dance with Me  
Yoga at the Trailhead





# LOCATION OVERVIEW

1-20, I-30, I-35 | **5 Minutes**

Downtown Fort Worth | **10 Minutes**

Museum District | **10 Minutes**

TCU | **10 Minutes**

Colonial Country Club | **10 Minutes**

Rivercrest Country Club | **10 Minutes**

Fort Worth Zoo | **10 Minutes**

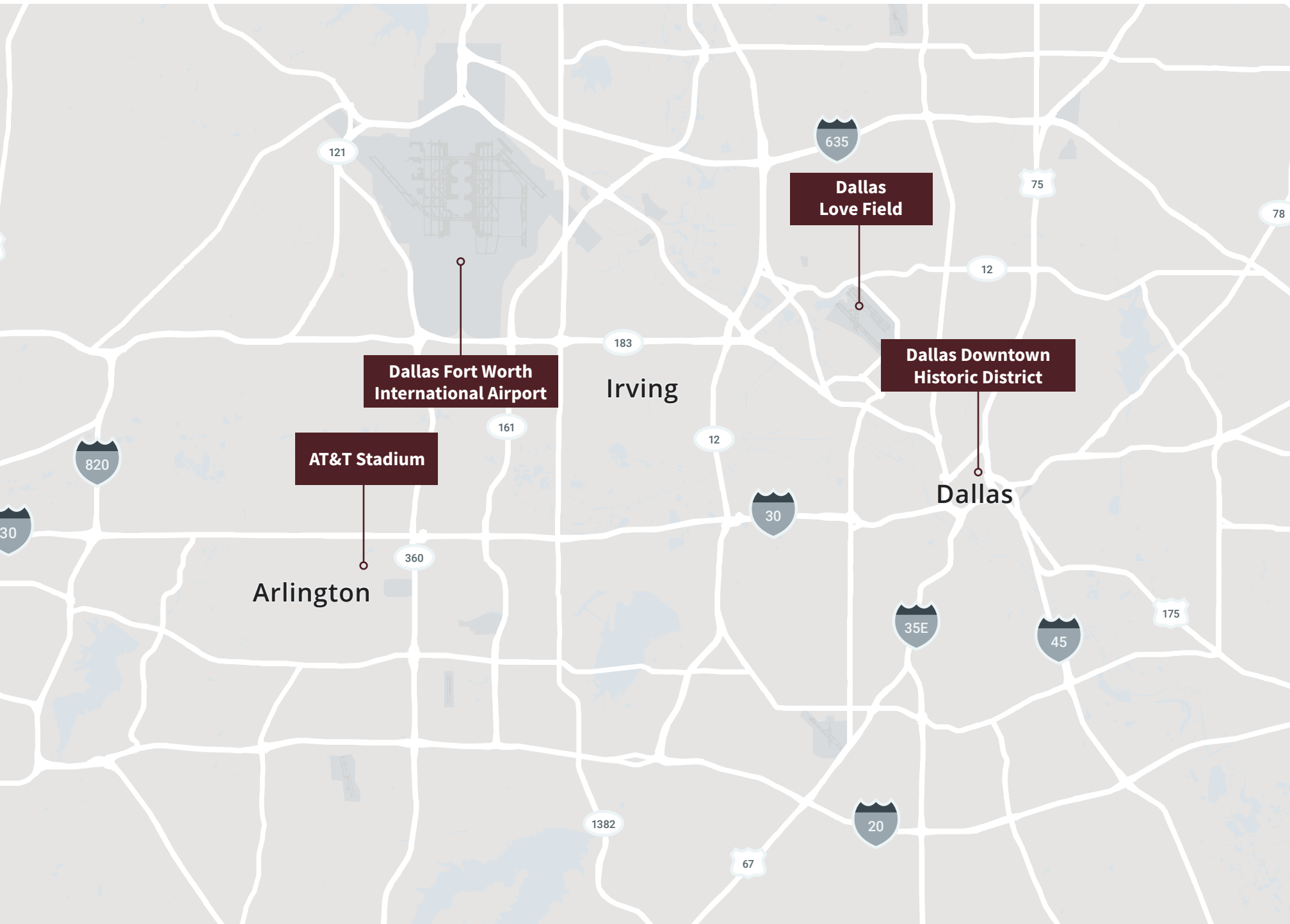
Meacham International Airport | **20 Minutes**

DFW International Airport | **30 Minutes**

Dallas Love Field | **40 Minutes**

Downtown Dallas | **40 Minutes**





**Dallas Fort Worth  
International Airport**

**AT&T Stadium**

**Dallas  
Love Field**

**Dallas Downtown  
Historic District**

Arlington

Irving

Dallas



# THE OFFICES AT CLEARFORK

A CASSCO / SIMON PROPERTY

FOR OFFICE LEASING, CONTACT:

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SIMON®

 JLL

CASSCO

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# Information About Brokerage Services

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

11-2-2015



**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.

**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.

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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 place 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Cannon Camp	645967	cannon.camp@jll.com	817-334-8113
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date