

FORT WEST COMMERCE CENTER

3151 NW Centre Dr., Fort Worth, TX 76135



AVAILABLE FOR LEASE

37,440 - 173,992 SF



OWNED BY:
HIGH STREET
LOGISTICS PROPERTIES

LEASED BY:
NAI Robert Lynn

201 S. Adams Street
Fort Worth, TX 76104

Todd Hubbard, SIOR
817.872.3901
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Joe McLiney
817.872.3914
jmcliney@nairl.com

PROPERTY HIGHLIGHTS



Building Size 173,992 SF	Divisible to 37,440 SF	Spec Office 3,049 SF
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BUILDING FEATURES

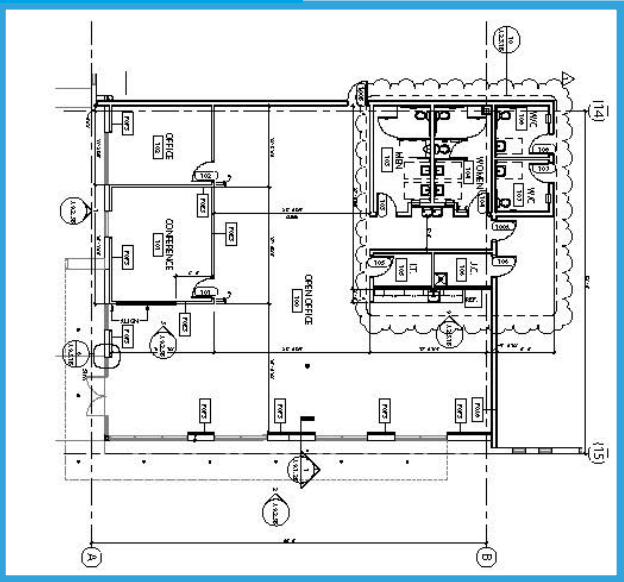
TOTAL RENTABLE AREA:	173,992 SF
DIVISIBLE TO:	37,440 SF
SPEC OFFICE:	3,049 SF
DIMENSIONS:	728' x 240'
CLEAR HEIGHT:	32'
COLUMN SPACING:	52' x 60'
LOADING:	Rear-load
DOCK DOORS:	39 (9' x 10')
DOCK LEVELERS:	13
DRIVE IN DOORS:	2 (12'x14')
TRUCK COURT:	200' (Shared)
CAR PARKS:	203
TRAILER PARKS:	5
SPRINKLER:	ESFR



SITE PLAN



Spec Office



ACCESS MAP



Ingress Egress

DRIVE TIMES

**LOOP
820**

~1 mile
~1 minute

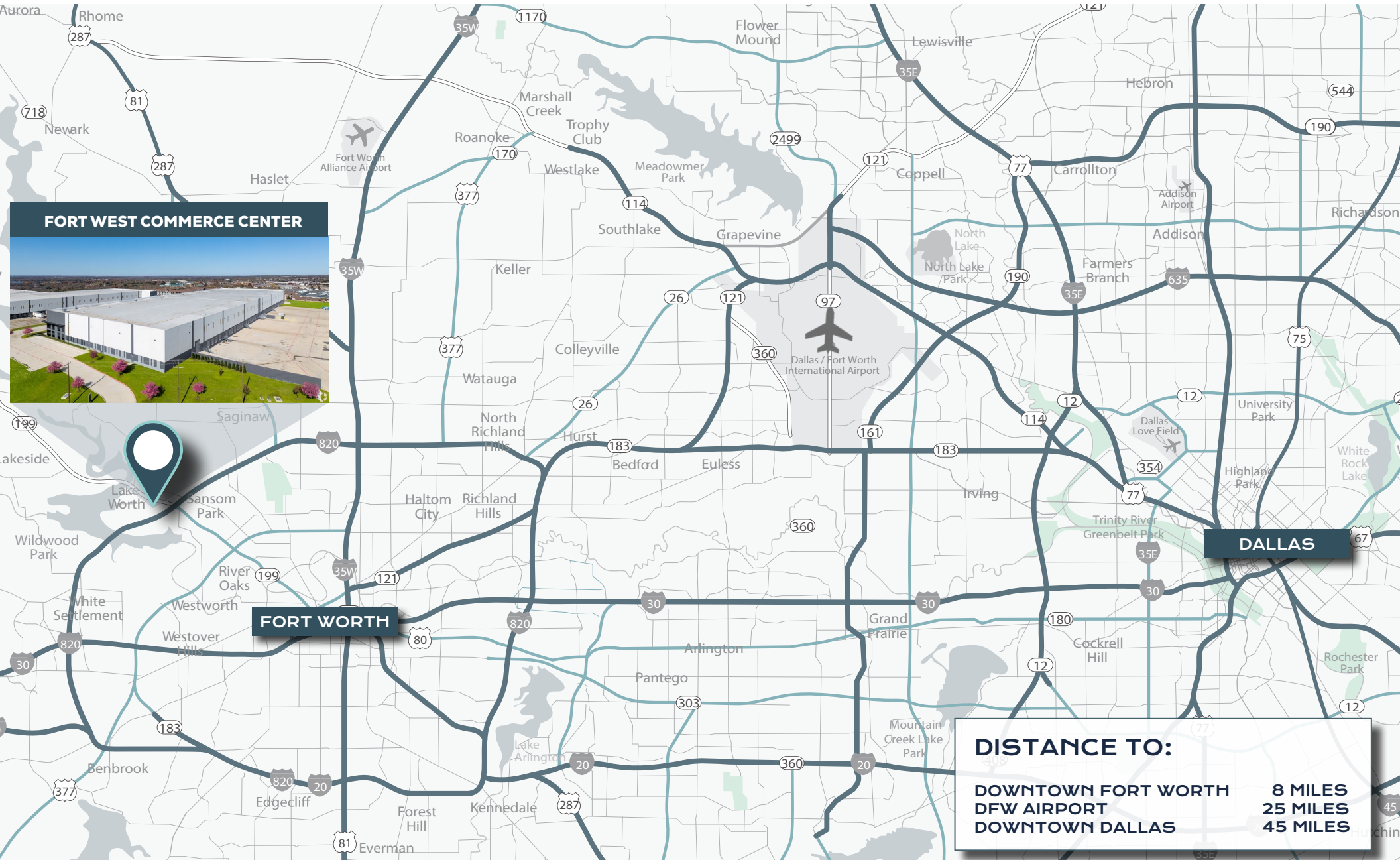
I-30

~6 miles
8 minutes

I-35

~8 miles
10 minutes

PROXIMITY



AMENITIES MAP



DINING - Total of 72

- | | | |
|----------------------|----------------------|--------------------|
| ① Boomer Jack's | ⑥ IHOP | ⑪ Panera Bread |
| ② Outback Steakhouse | ⑦ Buffalo Wild Wings | ⑫ Starbucks |
| ③ Cheddar's | ⑧ Japan House | ⑬ Chiptole |
| ④ Texas Roadhouse | ⑨ In-N-Out-Burger | ⑭ Chick-Fil-A |
| ⑤ On The Border | ⑩ Schlotzsky's | ⑮ Spring Creek BBQ |



RETAIL - Total of 80+

- | | | |
|-------------------|-------------------|-----------------------|
| ① PNC Bank | ⑥ Chase Bank | ⑪ O'Reilly Auto Parts |
| ② Best Buy | ⑦ CVS | ⑫ Staples |
| ③ 24 Hour Fitness | ⑧ Target | ⑬ Quik Trip |
| ④ Lowe's | ⑨ Bank Of America | ⑭ Walgreens |
| ⑤ Harbor Freight | ⑩ Walmart | ⑮ Home Depot |

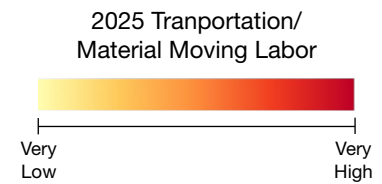
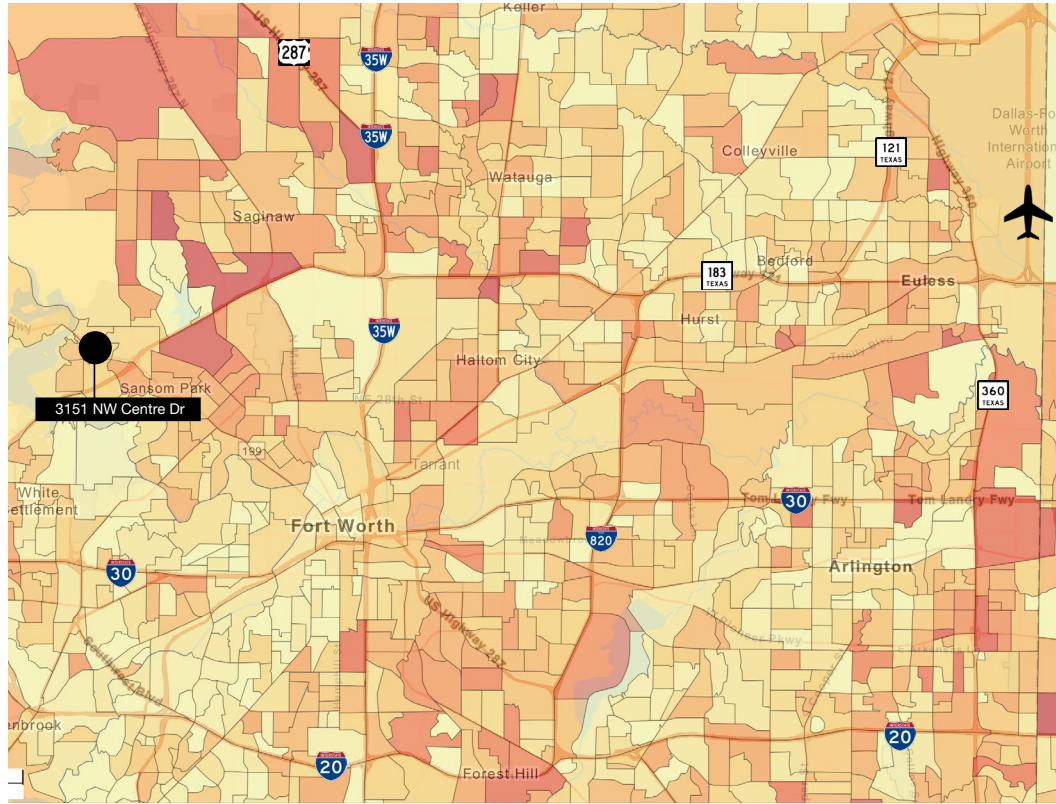
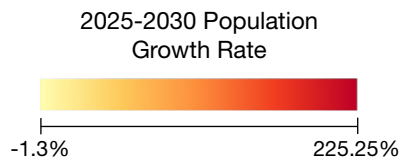
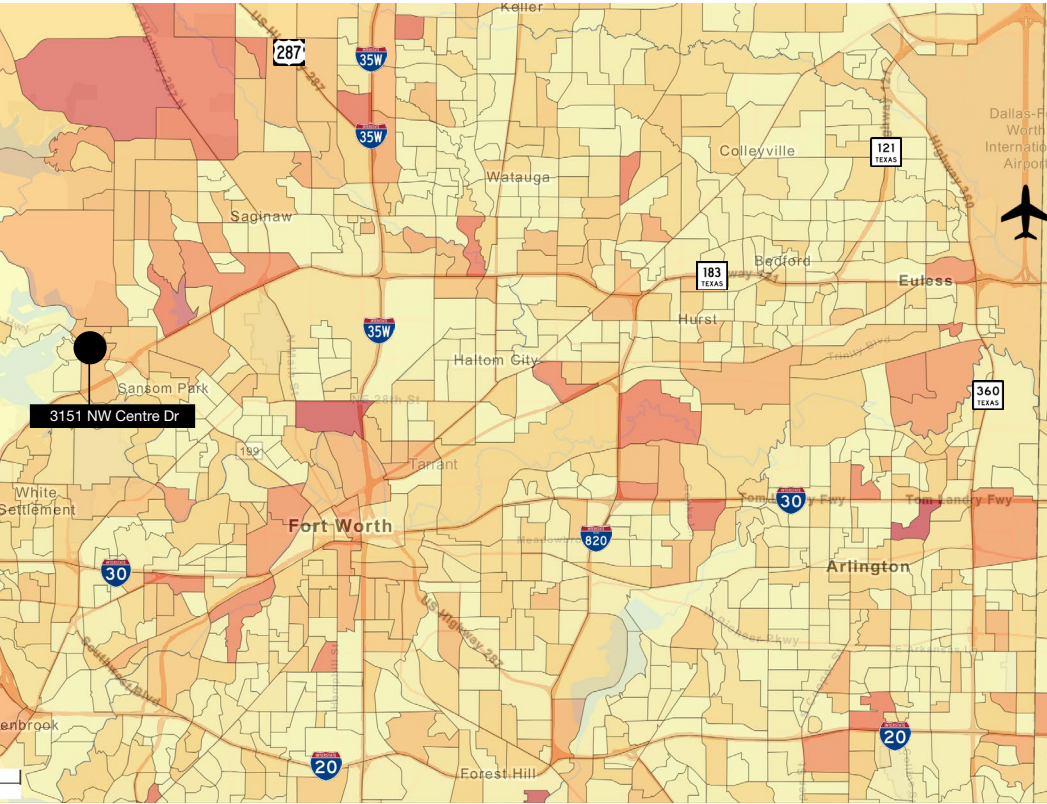


HOTELS

- | | |
|------------------------|---------------------|
| ① Home 2 Suites Hilton | ④ La Qunita Inn |
| ② Towne Place Marriott | ⑤ Best Western Plus |
| ③ Comfort Inn | |



DEMOGRAPHICS



AERIALS



INTERIOR



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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.



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:
 - 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.

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