

# OFFICE SPACE FOR LEASE



## PROPERTY FEATURES

- Square Footage: 11,722 SF
- Semi-Private Restrooms
- Ample Parking (7/1,000)
- Common Areas Renovated
- Traffic: 17,235 Vehicles/Day
- Within one mile of TCU campus
- Close Proximity to both I-20 and I-30

## SPACE FEATURES

- 1,725 - 2,306 SF for lease
- Rental Rate \$21/SF
- Tenant Improvement Allowance
- Signage Opportunity



**3750 S UNIVERSITY**

Fort Worth, Texas 76109



**WORTH  
COMMERCIAL  
REAL ESTATE**

**LEASING INFORMATION**  
Slater Howe  
817-458-8131  
slater.howe@worthcre.net

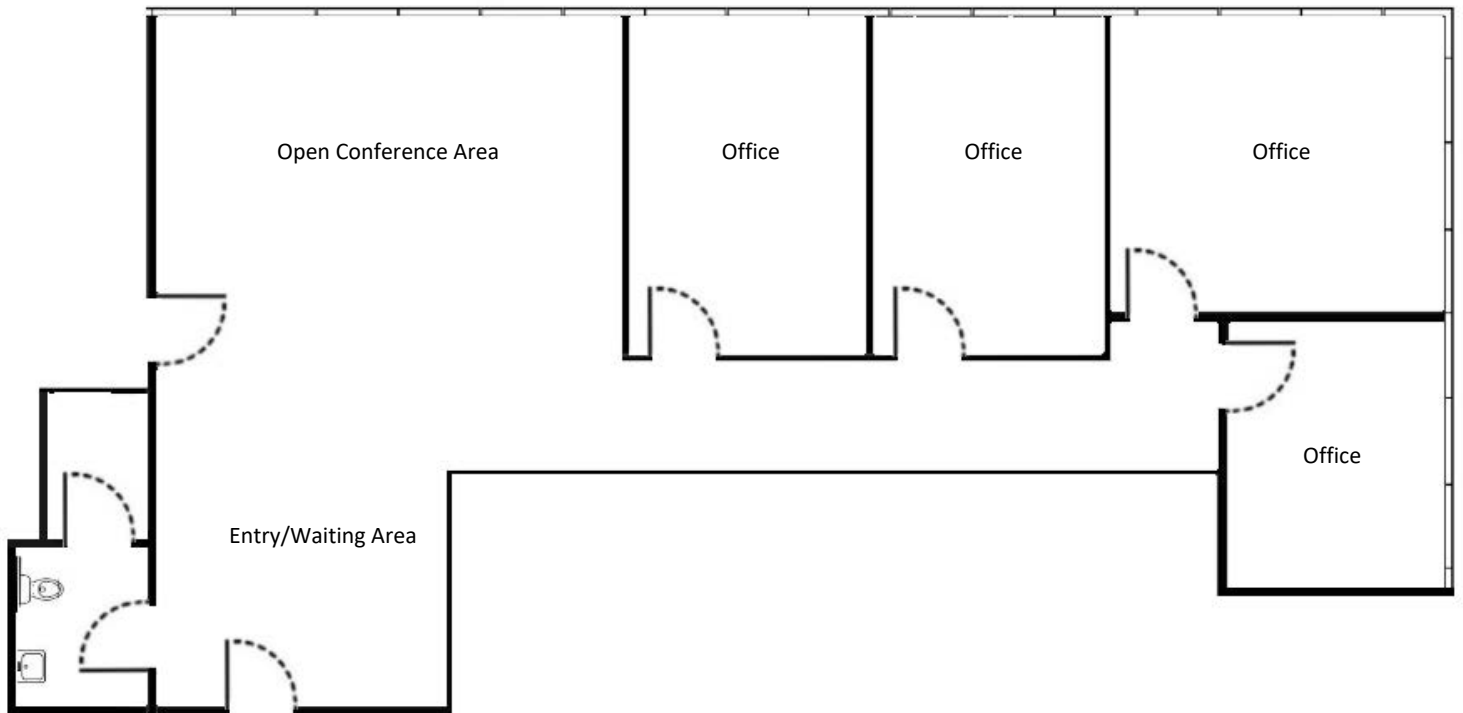


WORTH  
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**SUITE 260  
1,725 SF**



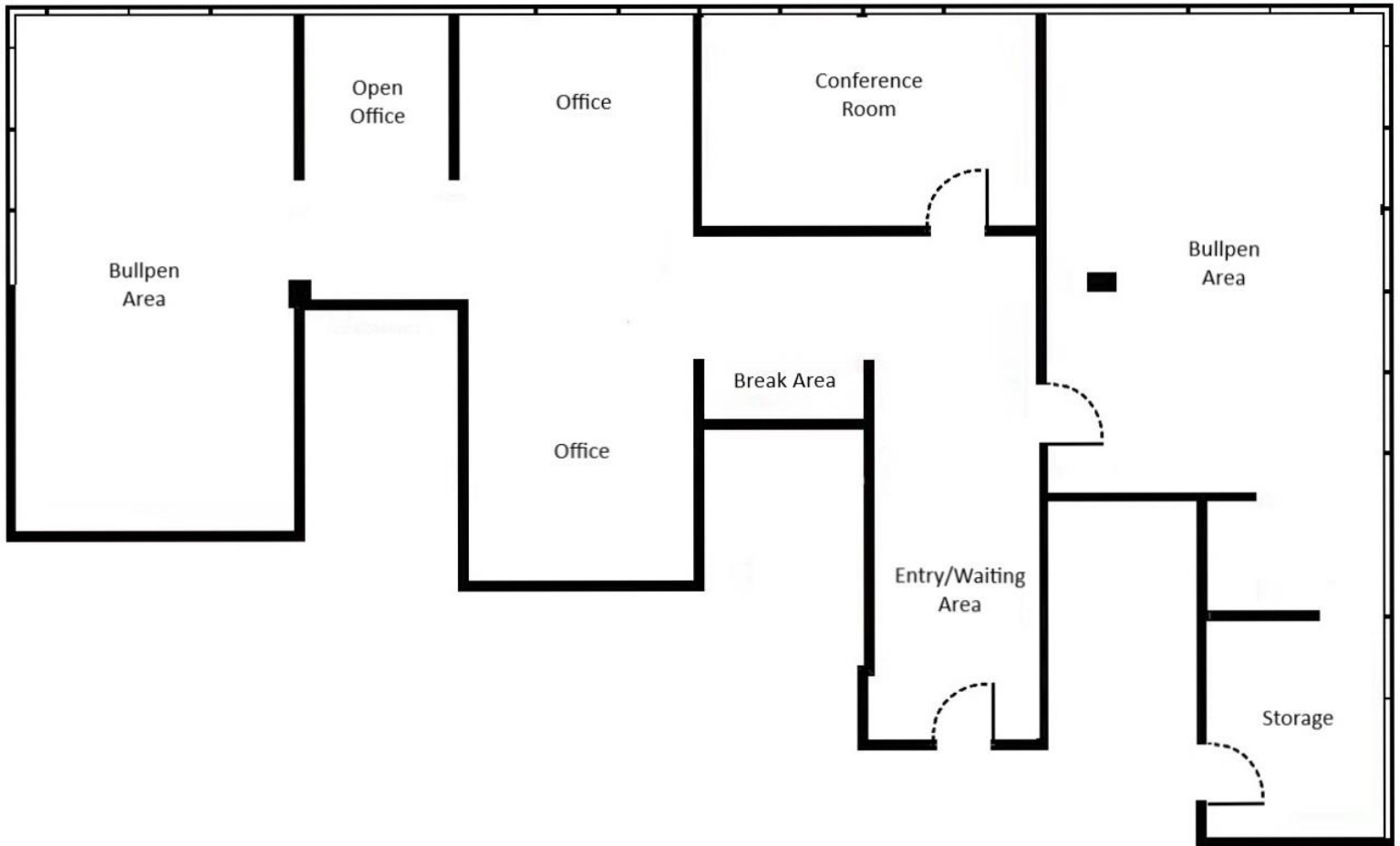


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**LEASING INFORMATION**

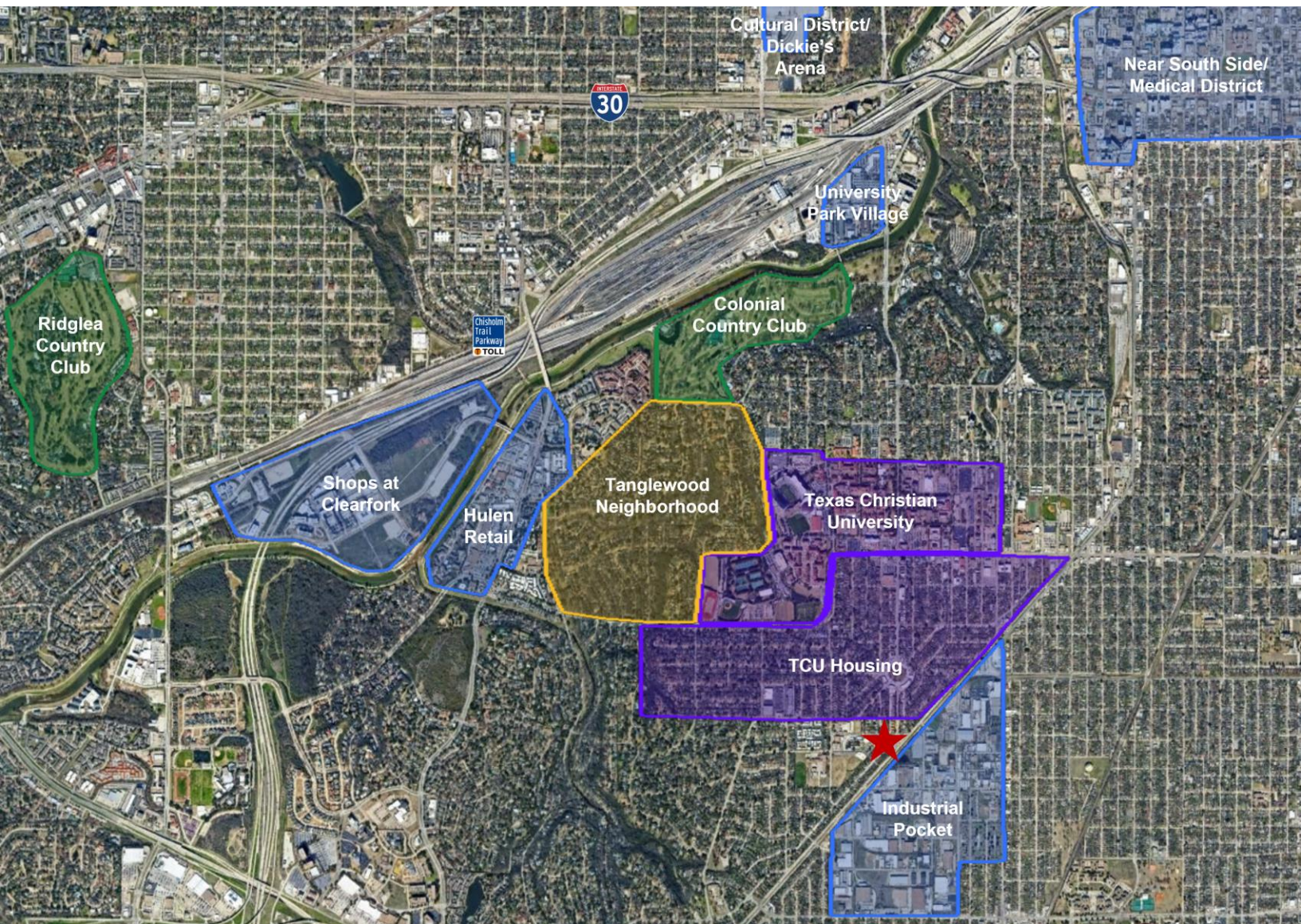
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**SUITE 200  
2,306 SF**





AREA MAP



NEARBY  
RESTAURANTS

- Buffalo Bros
- Common Grounds Coffee
- Dave's Hot Chicken
- Dutch Bros Coffee
- Dutch's Hamburgers
- Fuzzy's
- Jimmy John's
- Lettuce Cook
- Mellow Mushroom
- Pizza Snob
- Potbelly
- Salata
- Smoothie King
- The Purple Frog