



3909 HULEN

FORT WORTH, TEXAS 76107

29,761 SF
AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- 41,907 SF Class B Office Building
- Up to 29,761 SF Available:
 - 1st: 3,335 & 4,012 SF
 - 2nd: 4,562 – 10,938 SF
 - 3rd: 5,333 – 11,476 SF
- First & Second Floors Whiteboxed
 - New LED Lights, Grid & Paint
- Top of Building & Monument Signage Available
- 3.85/1,000 Parking Ratio
 - Covered & Reserved Parking Available with the Ability to Expand
- On-Site Fitness with Facilities
 - Men's & Women's Locker Room
- On-Site Ownership
- On-Site Warehouse Available for Lease to Full-Floor Tenant – Approximately 6,000 SF



VIRTUAL TOUR
LOBBY

VIRTUAL TOUR
FITNESS CENTER

LOCATION

- Excellent Branding Opportunity with Hulen, Vickery and Chisholm Trail Parkway Frontage
- Centrally Located Near TCU, Clearfork and University Park Village

CONTACT

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FLOOR PLAN | FLOOR 1

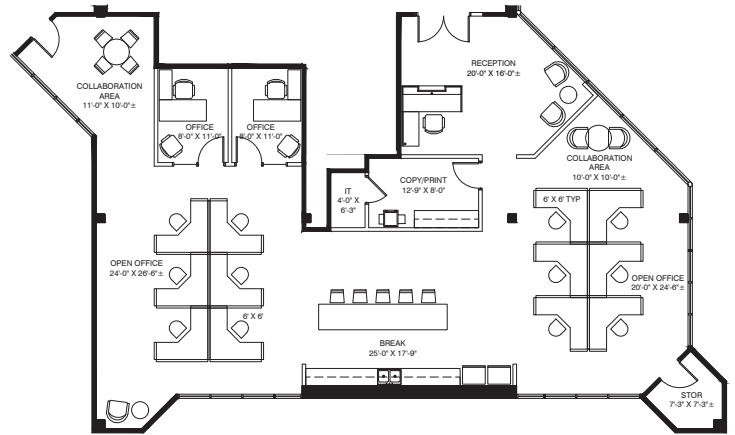
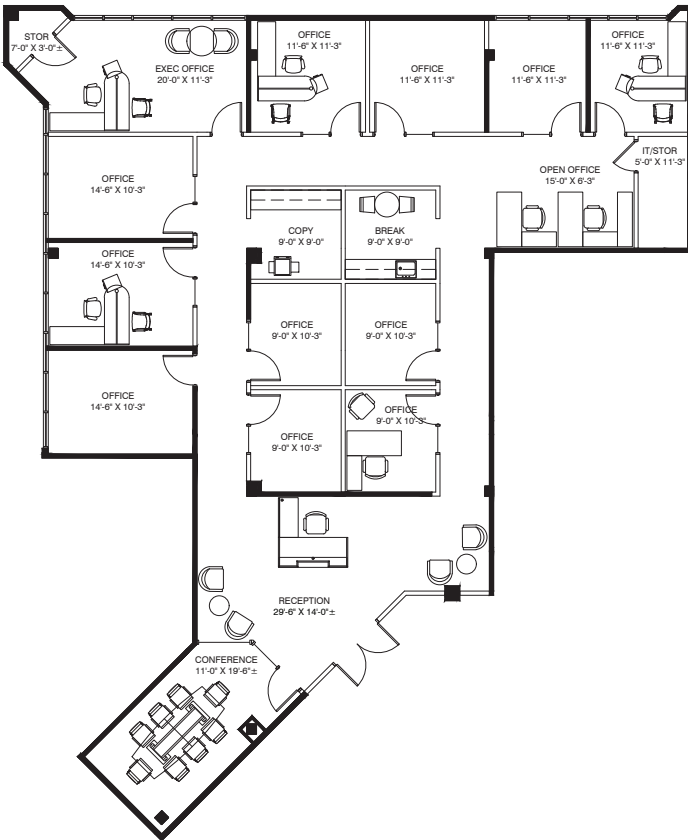
SUITE 100 | 4,012 SF

*Whitebox - Spec Plan

VIRTUAL TOUR
SUITE 100

SUITE 150 | 3,335 SF

*Whitebox - Spec Plan



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FLOOR PLAN | FLOOR 2

SUITE 200 | 10,938 SF

*Whitebox - Spec Plan

VIRTUAL TOUR
SUITE 200



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FLOOR PLAN | FLOOR 2

SUITE 200 | 6,376 SF

*speculative plan



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FLOOR PLAN | FLOOR 3

SUITE 300 | 6,143 SF

*speculative plan



SUITE 350 | 5,333 SF

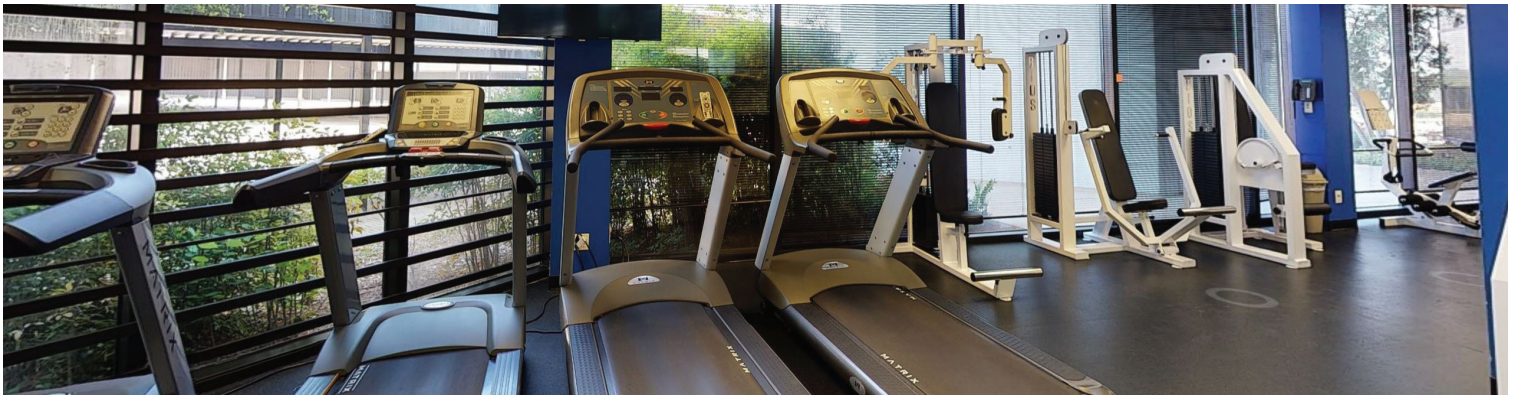
*speculative plan

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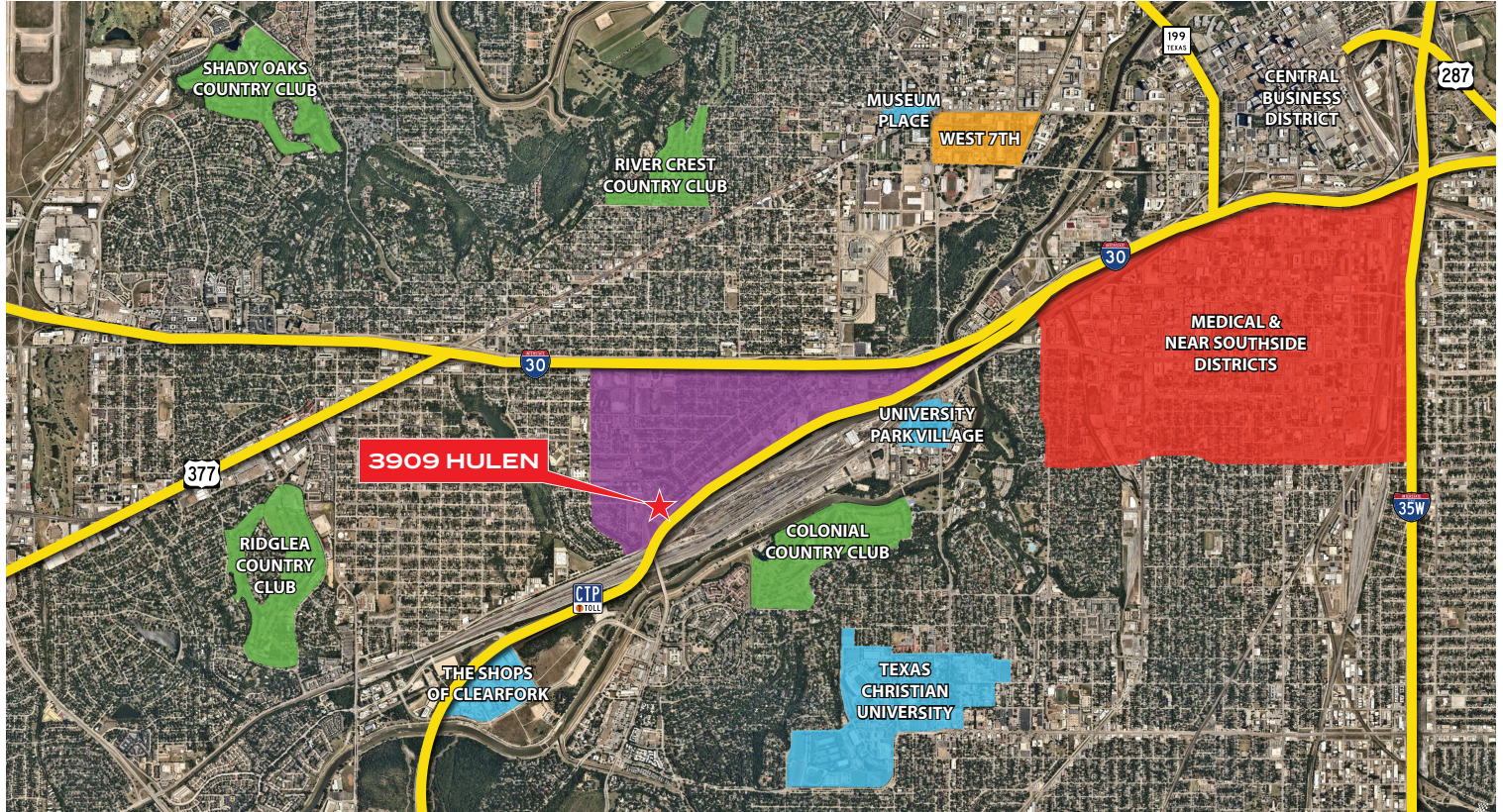
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AMENITY MAP



Albritton's Finer Dry Cleaners
BlackBox
Bombay Grill
Buttons
Central Market
Chik-Fil-A
The Container Store
Cost Plus World Market
Cousin's Cleaners
Curvy Closet Boutique
Feastivities Gourmet To-Go
Flippin' Pizza
Flying Fish
Fort Worth Barber Shop
King Korn
McDonald's
Men's Warehouse
Mi Cocina
Nekter Juice Bar

New Balance
Oolases Boutique
Pho Noodle & Grill
Potbelly Sandwich Shop
Pulido's Mexican Restaurant
Railhead Smokehouse
Rainbow Advertising Printing & Promotions
SpringHill Suites
Starbucks
Swiss Pastry Shop
Subway
Sushi-Axiom
Taco Bell
Taqueria Melis
Thai Terrace
Thailicious
TownePlace Suites
Vickery Boulevard Cafe
Whataburger

Ampersand
Avoca Coffee Roasters
Bar Louie
Chills360
Chimy's
Chuy's
Cork & Pig Tavern
Crockett Row at West 7th
la Familia Mexican
Farrington Field
Fireside Pies
Fred's Texas Cafe
Hatsuyuki Handroll Bar
J. Rae's Bakery
Juice Junkies
Kona Grill
LA Fitness
Landmark Bar & Kitchen
Magnolia Motor Lounge
MASH'D
Modern Art Museum

Momma's Cleaners
Movie Tavern West 7th
Natural Grocers
OMG Tacos
Oni Ramen
Pakpao
Pho District Vietnamese Street Food
la Piazza
Quikset Jewelry & Watch Repair
Residence Inn
Rodeo Goat
Savor Patisserie
Social House
Steel City Pops
Sweet Sammies
Terra Mediterranean
Tiff's Treats
Trinity Park
Zenna Thai & Japanese

Benito's
BREWED
Cane Rosso
Cannon Chinese Kitchen
Cat City Grill
Craftwork Coffee Co.
Derek Allan's TX BBQ
Ellerbe Fine Foods
The Flying Carpet Turkish Cafe
Fort Brewery & Pizza
Funky Picnic Brewery & Cafe
Good Luck Drive-In
Great Harvest Bread Co.
Jesus BBQ
Heim Barbecue
Hilton Garden Inn
Homewood Suites
King Tut
Lili's Bistro on Magnolia

Loft22 Cakes
Melt Ice Creams
Nonna Tata
Panther City BBQ
Paris Coffee Shop
Pouring Glory Growler Fill Station
Rahr & Sons Brewing
Shaw's Patio Bar & Grill
Shinjuku Station
Spice
Spiral Diner & Bakery
Spudwinkles Deli
Stage West Theatre
Stir Crazy Baked Goods
Texas White House B&B
Three Danes Baking Co.
Tina's Cocina
Torchy's Tacos
Yucatan Taco Stand
la Zona Pizza

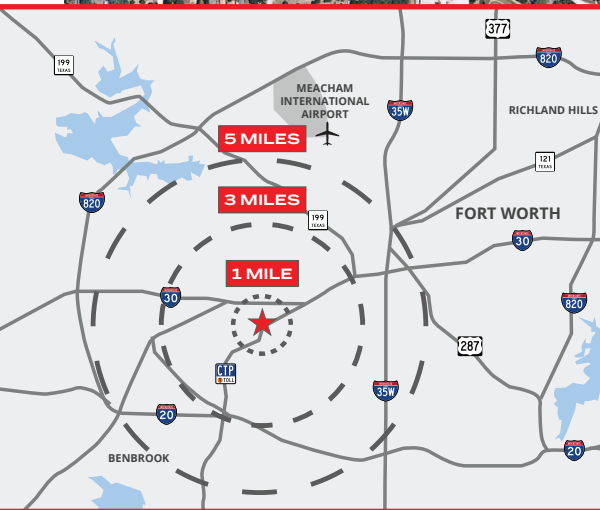
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2020 Total Population	12,403	109,133	303,239
2025 Population	13,329	117,018	323,931
Population Growth 2020-2025	7.47%	7.23%	6.82%
Average Age	35.90	37.40	36.30

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Total Households	5,529	48,004	118,521
HH Growth 2020-2025	7.09%	7.30%	6.84%
Median Household Income	\$58,434	\$66,670	\$54,294
Average Household Size	2.20	2.20	2.40
2020 Average HH Vehicles	2.00	2.00	2.00

HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value	\$251,144	\$333,971	\$205,757
Median Year Built	1975	1966	1967

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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:
 - 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 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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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

Buyer/Tenant/Seller/Landlord Initials

Date