



FOR LEASE | OFFICE

BROADWAY OFFICE TECH SPACE

2222 Wenneca, Fort Worth, TX 76102



LEASE OVERVIEW

AVAILABLE SF: 5,970 SF

LEASE RATE: \$11.00 SF/Yr (NNN)

LOT SIZE: 0.0 Acres

BUILDING SIZE: 10,899 SF

BUILDING CLASS: B

MARKET: West Downtown Fort Worth

PROPERTY DESCRIPTION

This office tech warehouse space is well suited for companies to be located in the central core of Fort Worth with very affordable rates.

LOCATION OVERVIEW

West Broadway is just west of downtown Fort Worth. This is low price alternative to downtown office space with both interior warehouse and outside storage.



JAMES BLAKE, CCIM

Managing Director
817.288.5508
james.blake@svn.com
TX #340987

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

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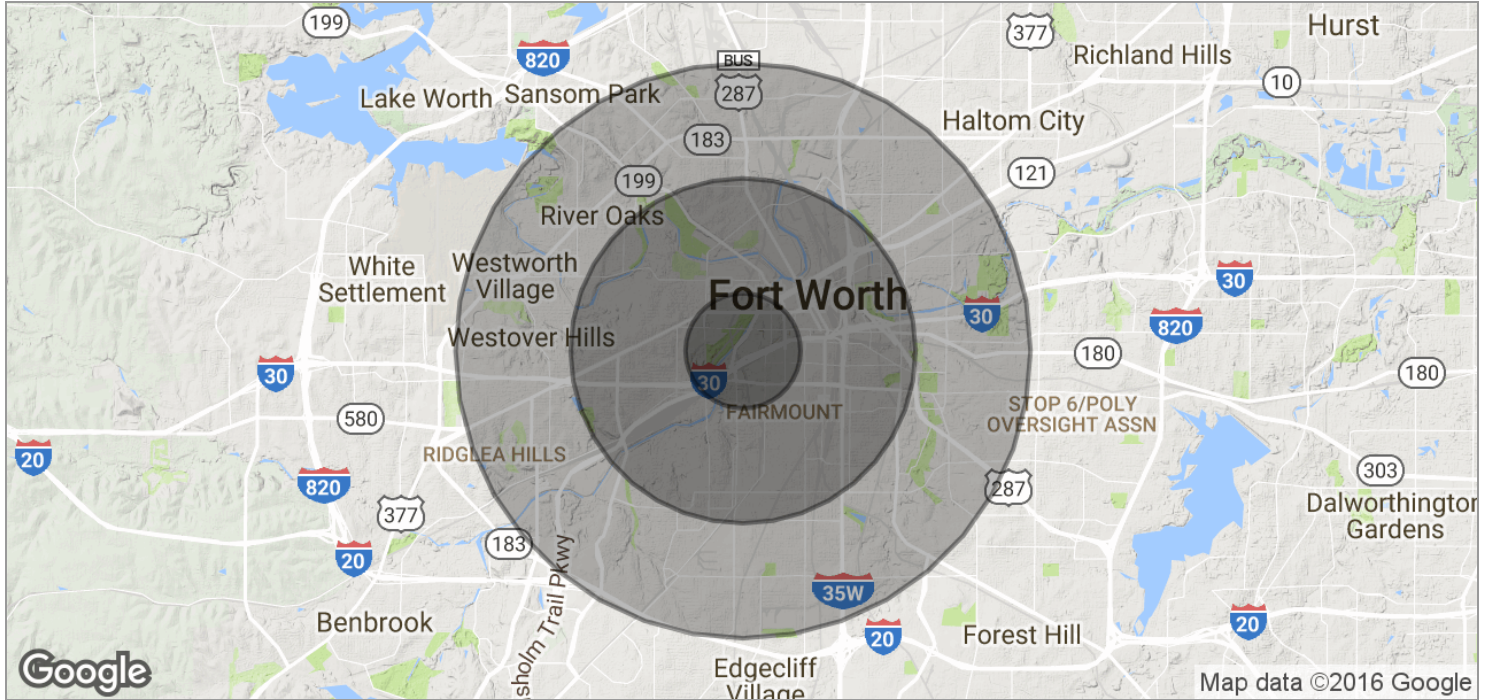
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	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	5,963	88,080	248,918
MEDIAN AGE	36.4	31.8	31.3
MEDIAN AGE (MALE)	36.5	31.5	30.4
MEDIAN AGE (FEMALE)	38.6	32.5	32.2
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	2,253	31,848	85,941
# OF PERSONS PER HH	2.6	2.8	2.9
AVERAGE HH INCOME	\$86,938	\$69,996	\$59,198
AVERAGE HOUSE VALUE	\$285,876	\$270,420	\$197,336
RACE			
% WHITE	72.3%	70.9%	63.1%
% BLACK	15.5%	9.7%	10.6%
% ASIAN	1.3%	1.3%	1.4%
% HAWAIIAN	0.1%	0.1%	0.0%
% INDIAN	0.8%	0.6%	0.5%
% OTHER	8.5%	15.9%	22.8%
ETHNICITY			
% HISPANIC	23.6%	39.3%	51.1%



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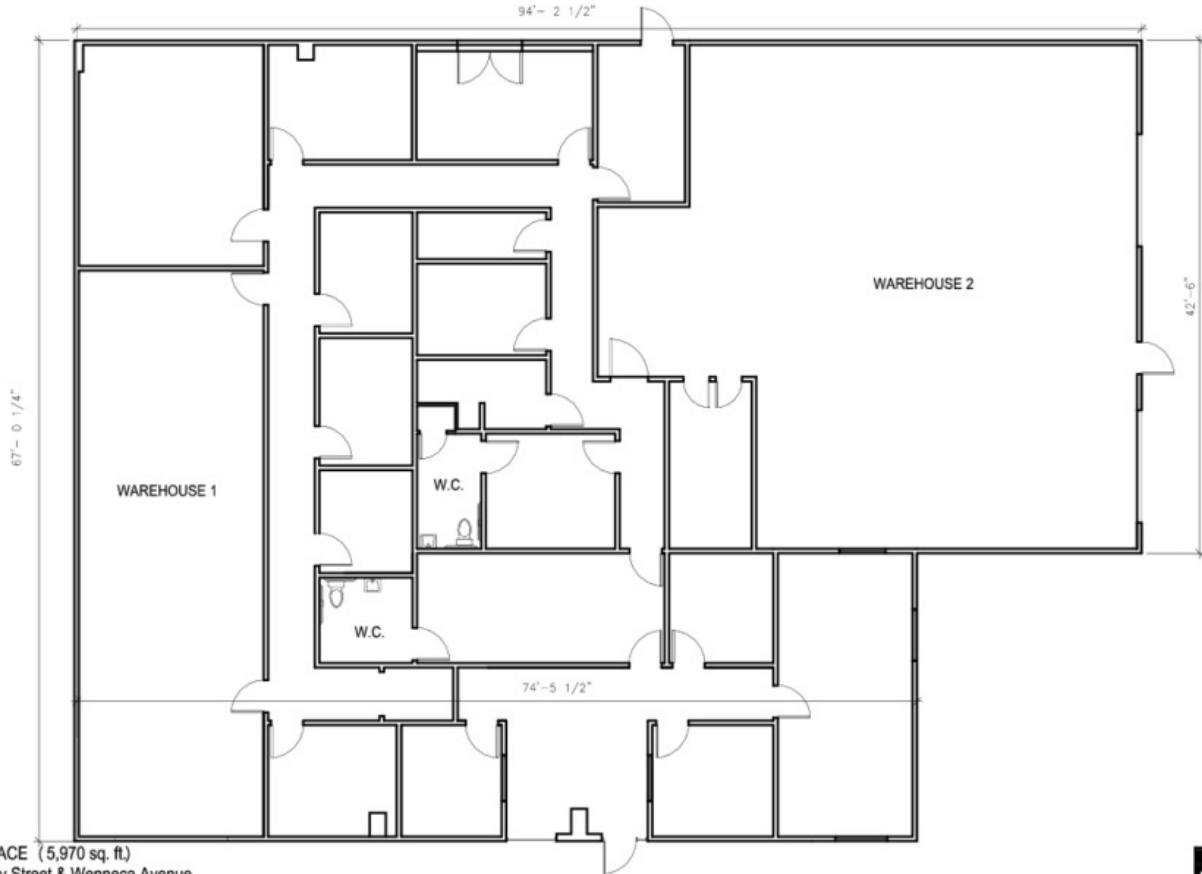
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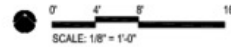
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2222 Wenneca, Fort Worth, TX 76102



OFFICE SPACE (5,970 sq. ft.)
 W. Broadway Street & Wenneca Avenue
 Fort Worth, Texas
 W. Martin & Co. 817-810-9005

2222 WENNECA AVENUE



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 Managing Director
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Information About Brokerage Services

11-2-2015

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.

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.

DFW Trinity Advisors, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9004520 License No.	sfithian@visionsrealty.com Email	817-288-5525 Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Information About

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