

FOR LEASE

East Tower Office

2601 Scott Ave | Fort Worth, TX 76103



SPACE AVAILABLE

1,000 - 30,000+ RSF
Executive Suites
from 82 RSF

PRICING INFORMATION

\$13.50 - \$14.50 PSF FS
Executive Suites
Available

LOCATION

**NEQ Scott Ave &
Beach St**

AREA AMENITIES



- 6 Story Office Building with Ample Parking
- 2 Miles from Downtown Fort Worth/ CBD
- Great Rates & Motivated Ownership
- Spectacular Views of Downtown, Trinity River & Gateway Park with Improvements Underway
- Sits 1 Block South of I-30, 2.0 Miles from TX-287 & 1.8 Miles from I-35W
- Great Building Signage Opportunity Visible from I-30 (136,800 VPD)

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	5,442	32,490	87,556	247,335
Employees	3,430	13,438	72,746	171,482
Average HH Income	\$ 36,282	\$ 31,014	\$ 32,989	\$ 36,598
2017-2022 Annual Rate	0.38%	0.83%	1.00%	1.09%
Average Age	32.0	29.9	31.7	32.1
Traffic Count	22,630 VPD @ Scott Ave & Beach St			

*STDBonline.com 2018

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2601 Scott Ave

Easily Accessible Office Space
4 Minutes from Downtown Fort Worth



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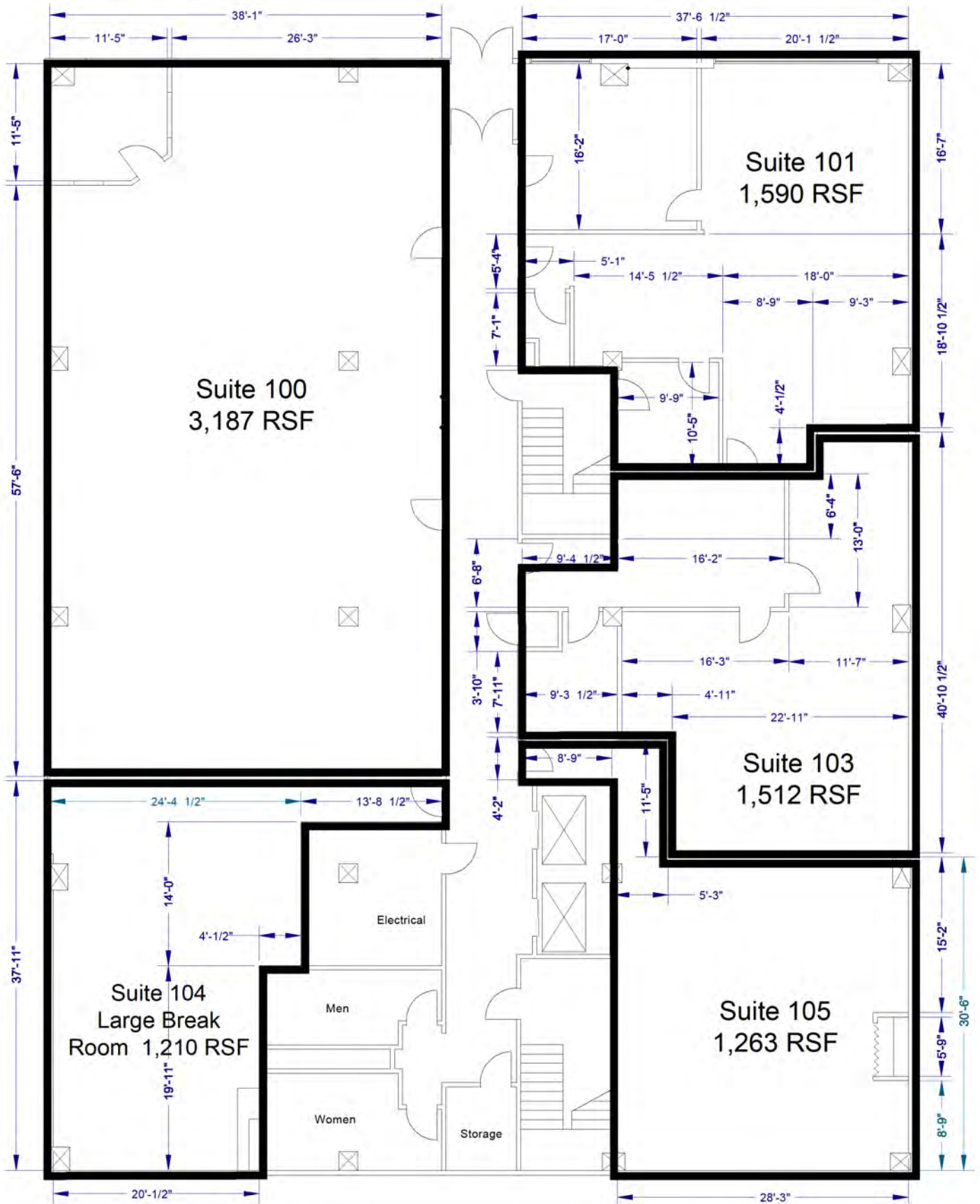
VACANCIES			
SUITE	DETAILS	RSF	PRICE/SF
1st Floor	Entire Floor with Break Room	8,762	\$13.50
100	Open Concept with 1 Office	3,187	\$14.50
101	Reception, 2 Offices, Storage, Bullpen	1,590	\$14.50
103	Reception, Storage, Bullpen	1,512	\$13.50
104	Large Break Room	1,210	\$14.50
105	Open Concept	1,263	\$13.50
3rd Floor	Entire Floor with Break Room	10,945	\$13.50
5th Floor	Coming Available 11/01/18	10,945	\$13.50
603	Reception, 4 Offices, Conference, Storage	1,414	\$14.50

NOTE: \$13.50 PSF Rate for Spaces Over 5,000 SF



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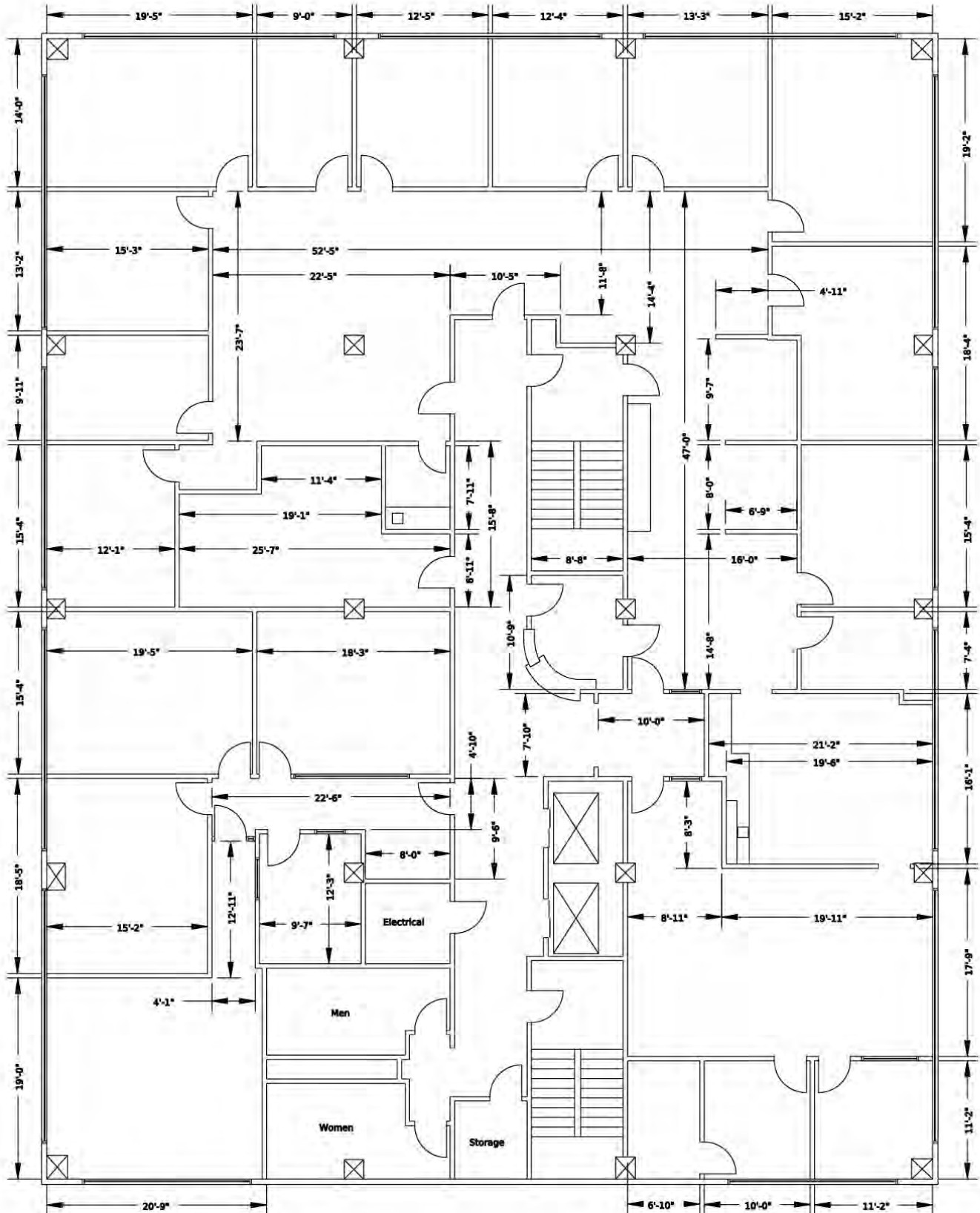


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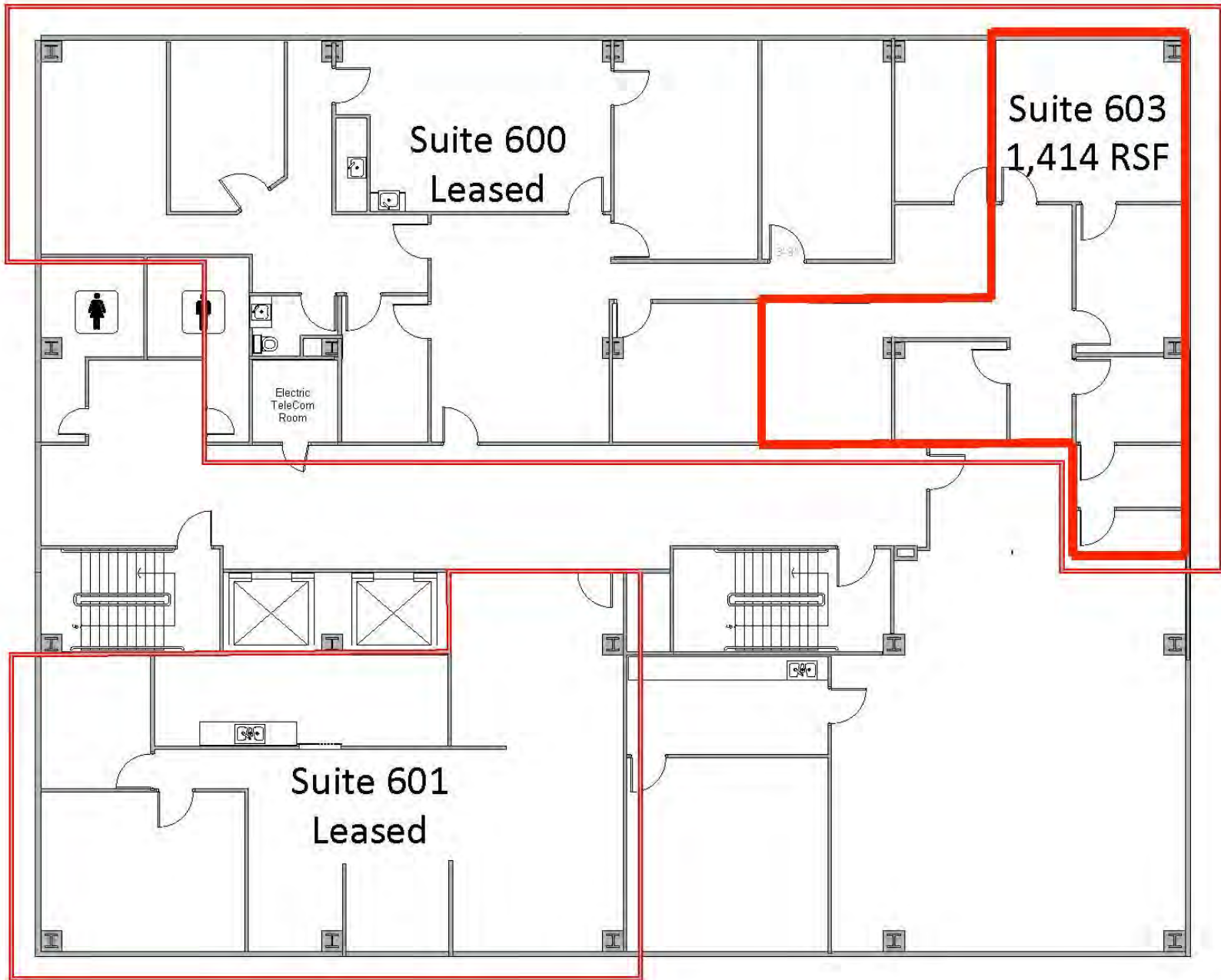


Floor Plan - Floor 3 - Up to 10,945 RSF



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EXECUTIVE SUITE RATES		
SUITE	SF	\$/MONTH
A	64	LEASED
B	123	\$425.00
C	82	\$395.00
D	122	\$425.00
E	120	\$425.00
F	124	\$425.00
G	124	\$425.00
H	150	\$425.00
I	120	\$425.00
J	116	\$395.00

EXECUTIVE SUITE RATES		
SUITE	SF	\$/MONTH
K	122	\$425.00
L	113	\$450.00
M	133	LEASED
N	135	LEASED
O	87	\$395.00
P	180	LEASED
Q	121	\$425.00
R	121	\$425.00
S	122	\$395.00
T	175	LEASED
U	138	\$450.00

Executive Suite Amenities

- 👁️ Video Conferencing
- 👁️ Secure WI-FI
- 👁️ Janitorial Services
- 👁️ Telephone Answering

- 👁️ On-Site Maintenance
- 👁️ 2 Conference Rooms
- 👁️ Fully Equipped Break Room with Coffee Bar
- 👁️ 2 Reception/Lobby Areas

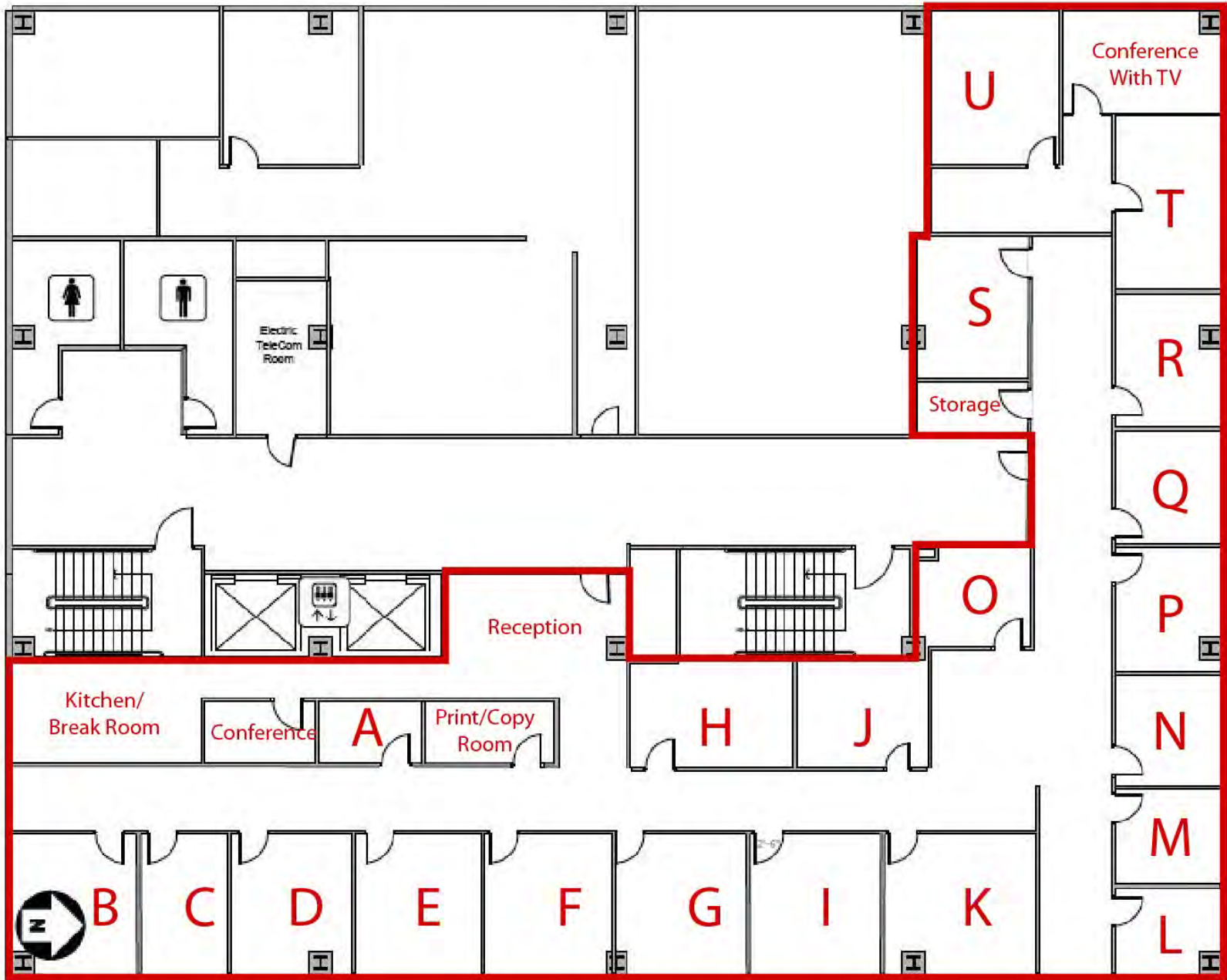


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Executive Office Layout



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Information On 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.

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.

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