

Nursery Lane Office Park

101, 105, 133 Nursery Lane
Fort Worth, TX 76114



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I. Property Overview



101 NURSERY LN



105 NURSERY LN

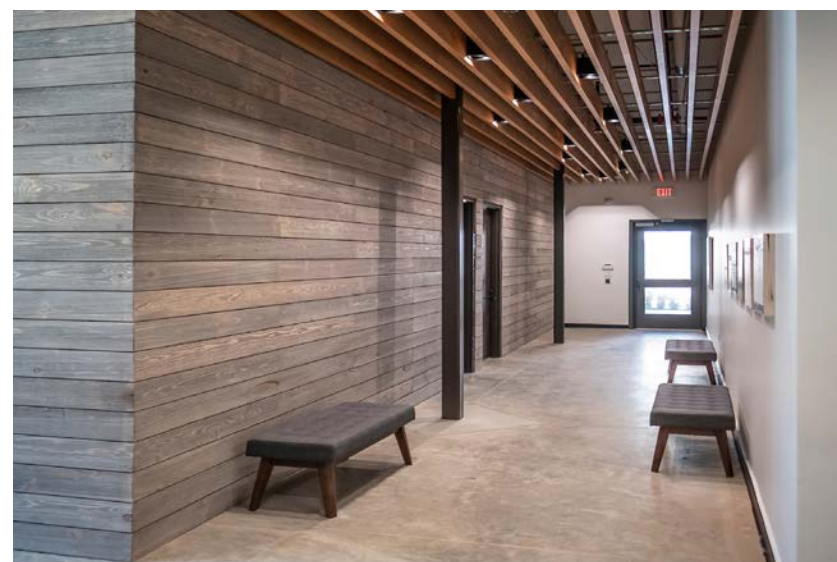


133 NURSERY LN

Total Building Area	19,902 SF	16,508 SF	20,322 SF
Available	290 – 1,725 SF	385 - 5,000 SF <small>(add'l space available)</small>	1,500 – 20,322 SF
Construction Age	2019	2017	2020
Occupancy	83% Occupied	100% Occupied	Vacant
Sales Price	Contact Broker	Contact Broker	Contact Broker
Rate	\$725 - \$1,700/ Mo. + E	\$23.00 - \$25.00/ SF NNN	\$22.00 - \$24.00/ SF NNN
EST. OPEX	+ Electric	\$10.68	\$10.68
Finish-Out	Move in Ready	Move in Ready <small>(furniture can be included)</small>	TI Allowance \$30 - \$45/ SF



101 Nursery Lane



II. Floor Plans

101 NURSERY LN

SECOND FLOOR



THIRD FLOOR



105 Nursery Lane

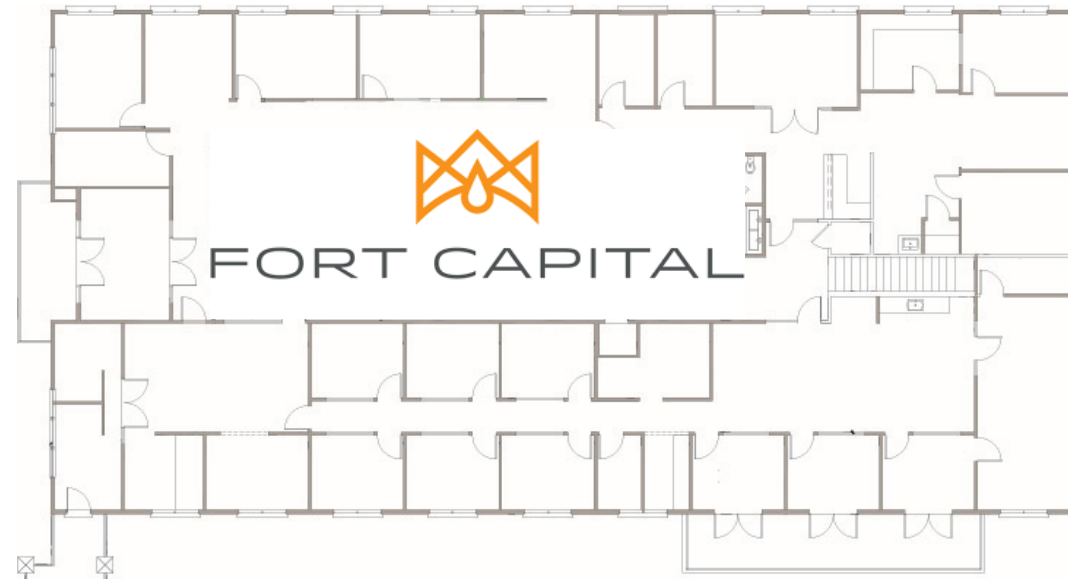


II. Floor Plans

105 NURSERY LN



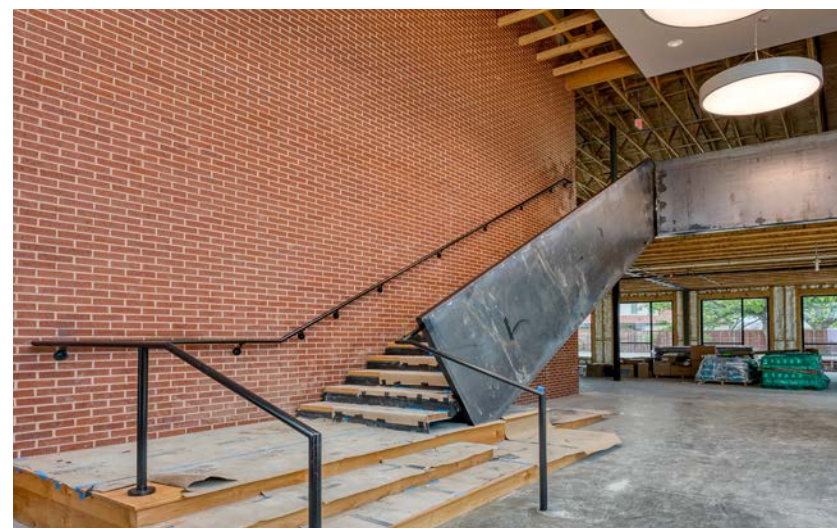
FIRST FLOOR



SECOND FLOOR

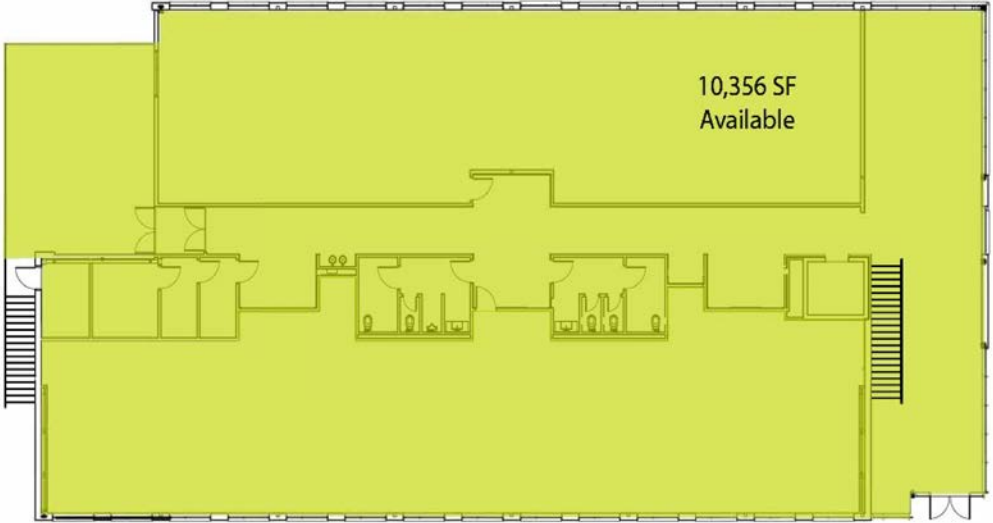


133 Nursery Lane



II. Floor Plans

133 NURSERY LN



FIRST FLOOR



SECOND FLOOR



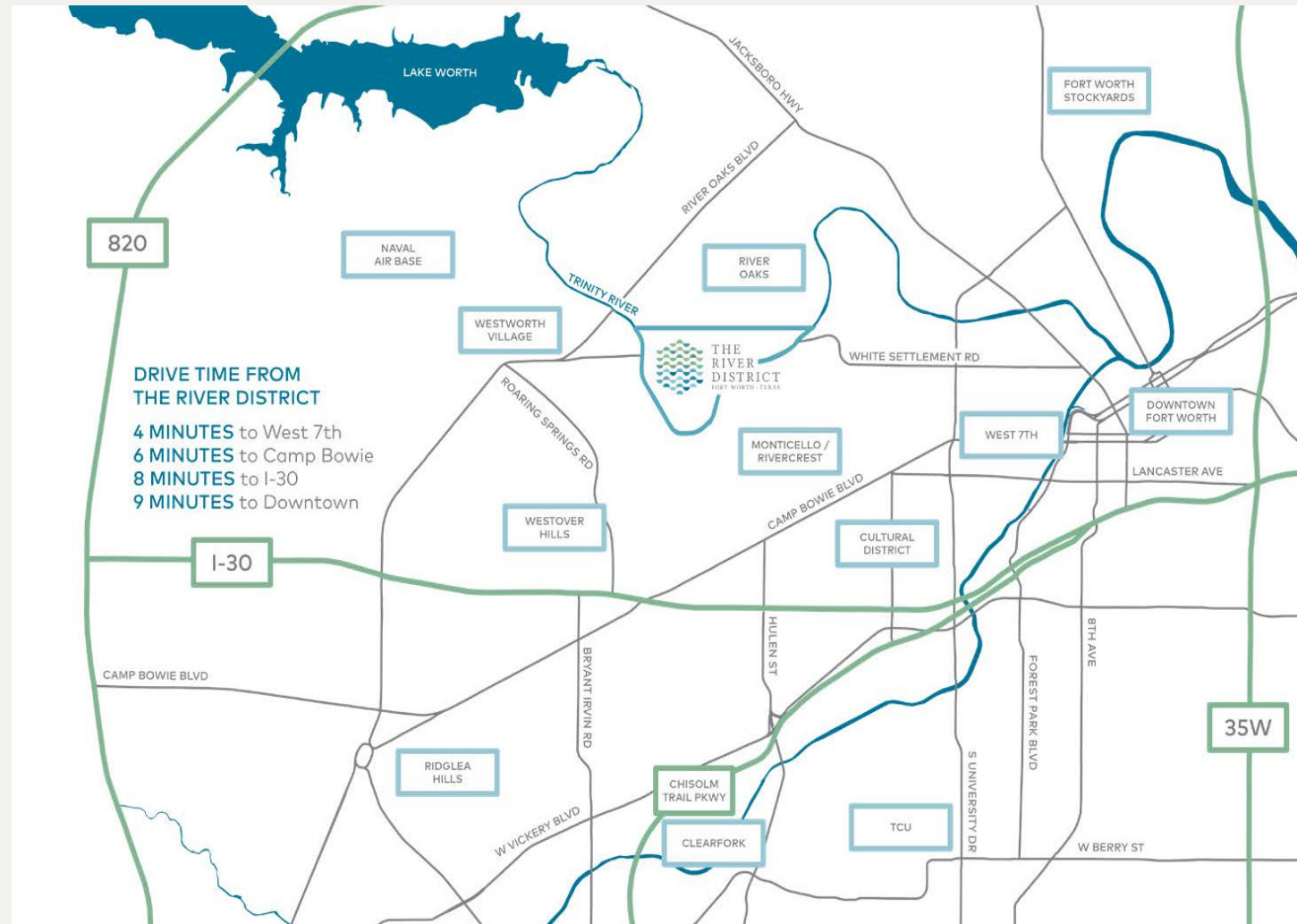
III. Location Overview

AERIAL



III. Location Overview

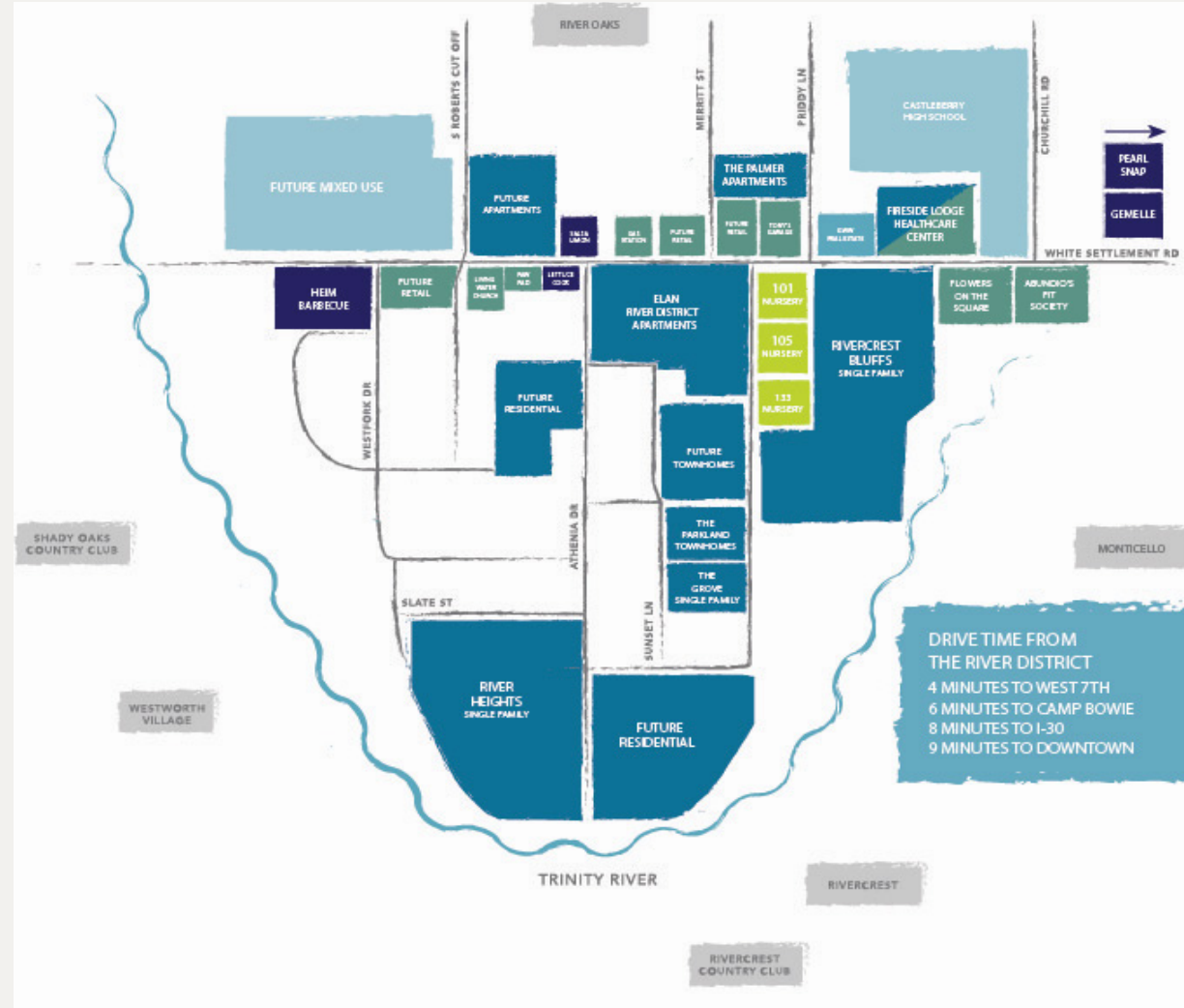
LOCATION MAP



III. Location Overview

NURSERY LANE OFFICE PARK

The Nursery Lane Office Park is a unique office and retail development located in The River District—an emerging mixed-use area of Fort Worth. Featuring a modern industrial design, high-end amenities, and access to a walkable community, these properties offer a boutique office experience within a scenic office campus. Amenities include a full-service Podcast Studio, terraces and patio access in select suites, conference rooms, and secured building access.



DRIVE TIMES TO AIRPORTS

- 16-minute drive to FW Meacham International Airport
- 34-minute drive to FW Alliance Airport
- 37-minute drive to DFW International Airport

DRIVE TIMES TO ENTERTAINMENT

- 5-minute drive to the Cultural District
- 10-minute drive to Downtown
- 1 short walk to dining and entertainment options
- 1 stroll to parks and trails, including the Trinity Trails



III. Location Overview



RIVER DISTRICT DINING

The River District offers unique restaurant dining such as Salsa Limon, Heim Barbecue, Pearl Snap Kolaches, and Tim Love's new restaurant Gemelle.

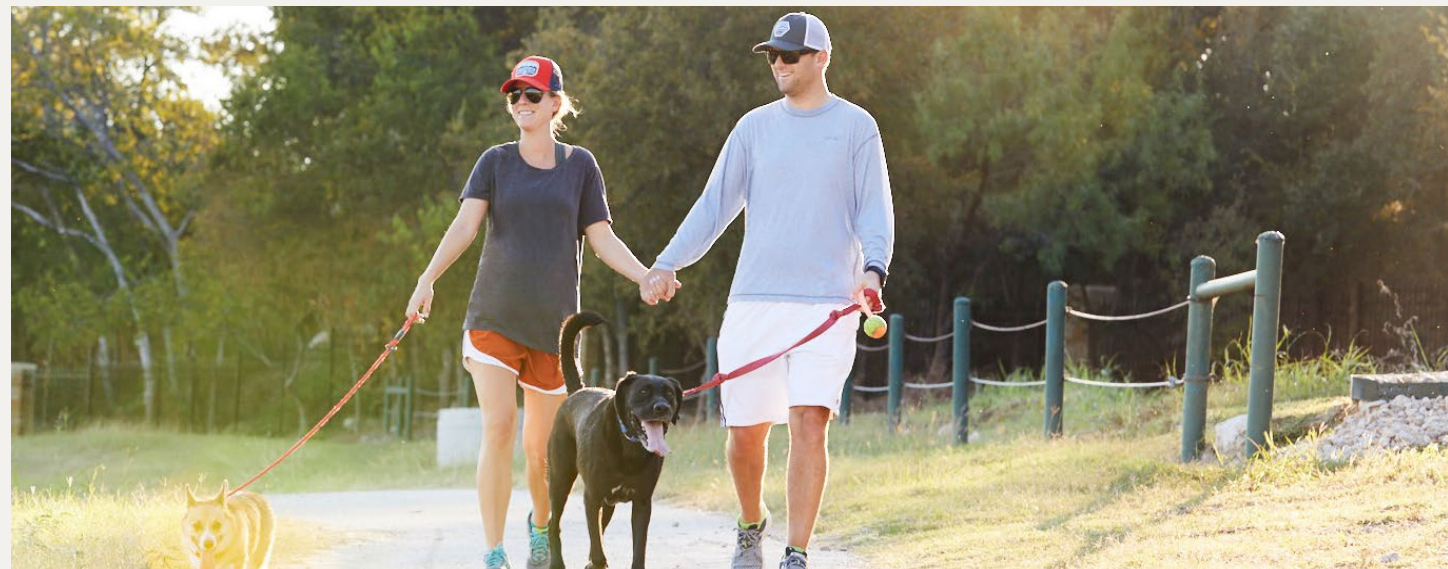


III. Location Overview

RIVER DISTRICT HEALTH & WELLNESS

The River District is located in West Fort Worth and offers health and wellness pursuits with many outdoor activities, indoor entertainment, unique restaurants, executive to corporate size office spaces, and a multitude of living options along the Trinity River.

The Trinity River Trails are more than 70 miles of trails. The river has vistas and kayak launch areas. There are picnic areas along with restrooms.



IV. Contact Information



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The Property is being offered for sale in an “as-is, where-is” condition and the Seller or the Representative make no representations or warranties as to the accuracy of the information contained in this Investment Offering. The enclosed materials included highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither of enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with LanCarte Commercial as a “Registered Potential Investor” or as “Buyer’s Representative” for an identified “Registered Potential Investor”. The use of this Investment Offering and the information provided herein is subject to terms, provisions and limitations of the confidentiality agreement furnished by the Agent prior to delivery of this Investment Offering.

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