

INTEGRATING ACCESS AND TECHNOLOGY

# TRIUNE centre

FORT WORTH'S NEWEST CLASS A OFFICE SPACE



# ACCESS TO TALENT

## LOCATION IS EVERYTHING

Situated at the convergence of Locke Ave., West Freeway and Chisholm Trail Parkway, Triune Centre offers a fresh, light and open office experience. This contemporary, new development is just minutes from Arlington Heights, Tanglewood and University Park, with immediate proximity to some of Fort Worth's most coveted retail and restaurants.

It's easy access via I-30 and a wealth of area amenities meet the demands of today's workforce.

## IDEAL BUSINESS ECOLOGY

You'll set your business and brand apart with contemporary and innovative office space. The talent and educated workforce within five miles of Triune Centre equate to a robust pool of employees to support your evolving business needs.

### AN EDUCATED WORKFORCE

within 5 miles

A COLLEGE OR ASSOCIATES DEGREE

21.6%

BACHELORS DEGREE

18.2%

GRADUATE OR PROFESSIONAL DEGREE

25.0%

### STRONG LABOR POOL

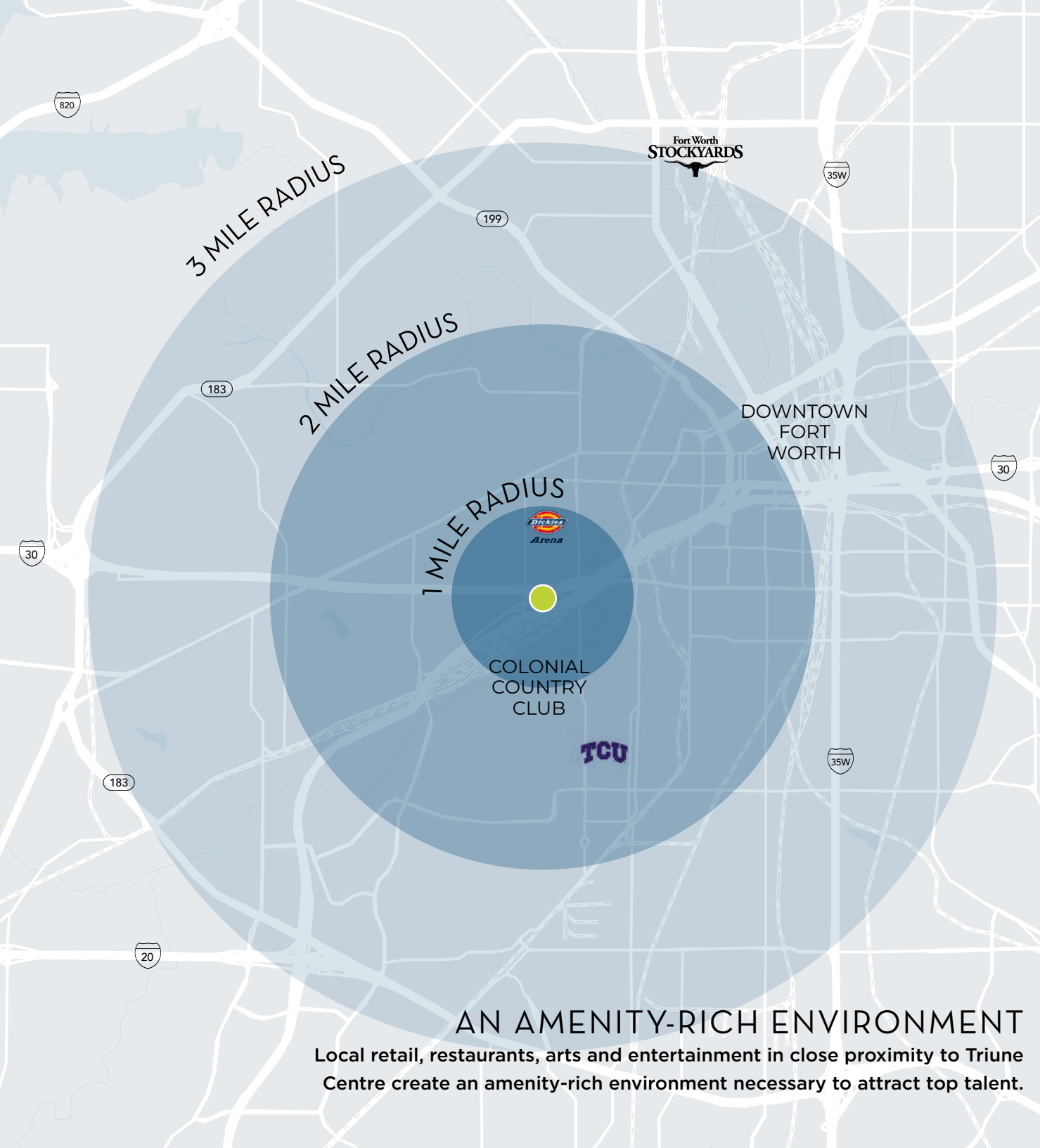
within 5 miles

117,684

AVAILABLE LABOR\*

\*Professional Services





## 1 MILE RADIUS

- |  |                         |
|--|-------------------------|
| Apple                                    | HG Sply Co              |
| bartaco                                  | Ol' South Pancake House |
| Botanic Garden                           | Pacific Table           |
| Colonial Country Club                    | Railhead                |
| CorePower Yoga                           | Raising Cane's          |
| Dickies Arena                            | Rogers Roundhouse       |
| East Hampton                             | Romano's Macaroni Grill |
| Eatzi's Market & Bakery                  | Silver Fox Steakhouse   |
| Flying Fish                              | Trinity Trail System    |
| Fort Worth Museum of Science and History | WestBend                |
|  | Woodshed Smokehouse     |



## 2 MILE RADIUS

- |   |  |
|---|--|
| Amon Carter Museum  | Heim BBQ                                       |
| Avoca Coffee  | Hopdoddy Burger Bar                            |
| Baylor Scott & White All Saints Medical Center - Fort Worth | Kimbell Art Museum                             |
| Blue Mesa Grill   | Magnolia Motor Lounge                          |
| Blue Sushi Saki Grill                                       | Medical City Fort Worth Modern Art Museum      |
| Casa Mañana   | Near Southside Area Original Mexican Eats Café |
| Central Market  | River Crest Country Club                       |
| Cork & Pig  | Rodeo Goat                                     |
| Crockett Row Area   | Starbucks                                      |
| Dutch's   | TCU  |
| Eddie V's Prime Seafood                                     | Uncle Julio's                                  |
| Gus's World Famous Fried Chicken                            | Winslow's Wine Café                            |



RODEO GOAT

## 3 MILE RADIUS

- |                                     |                         |
|-------------------------------------|-------------------------|
| Bass Performance Hall               | Panther Island Pavilion |
| Clearfork                           | Ridglea Country Club    |
| Coyote Drive-in                     | River Bend              |
| Del Frisco's Steakhouse             | Shady Oaks Country Club |
| Downtown Fort Worth Fort Worth Club | Sundance Square         |
| Fort Worth Convention Center        | Train Station           |



**AN AMENITY-RICH ENVIRONMENT**  
 Local retail, restaurants, arts and entertainment in close proximity to Triune Centre create an amenity-rich environment necessary to attract top talent.



# DESIGNED FOR

## DESIGN FEATURES

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**Fresh, class A office space**

**Abundant natural light on all floors**

**Design flexibility for collaborative workspaces and interior offices**

**Efficient 5,000 SF floorplates**

**State-of-the-art parking garage**

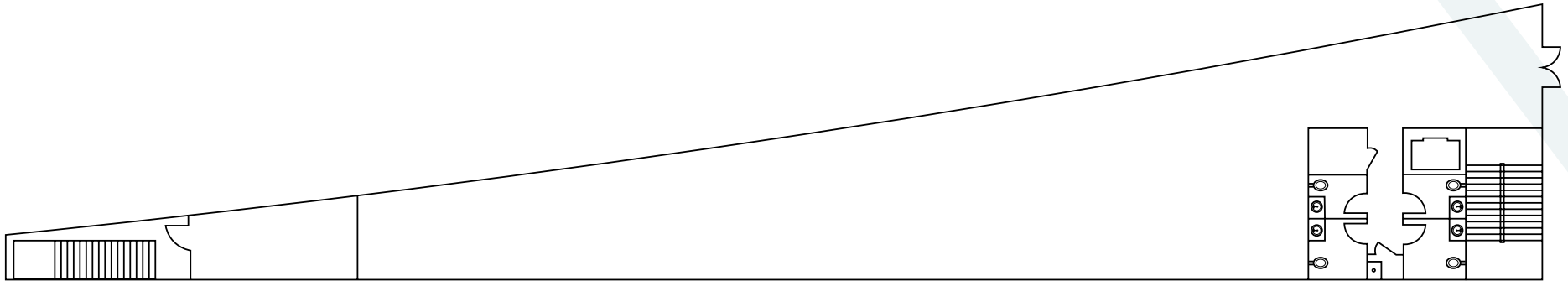


# DISTINCTION

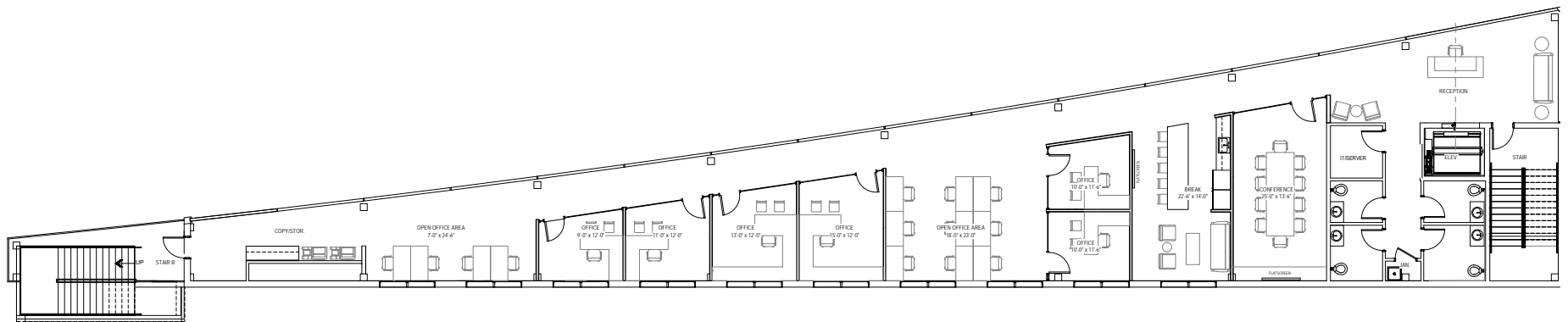
# FIND YOUR IDEAL SPACE

Create the space that meets your needs—full floor or partial floor suite.

## TYPICAL FLOOR PLATE

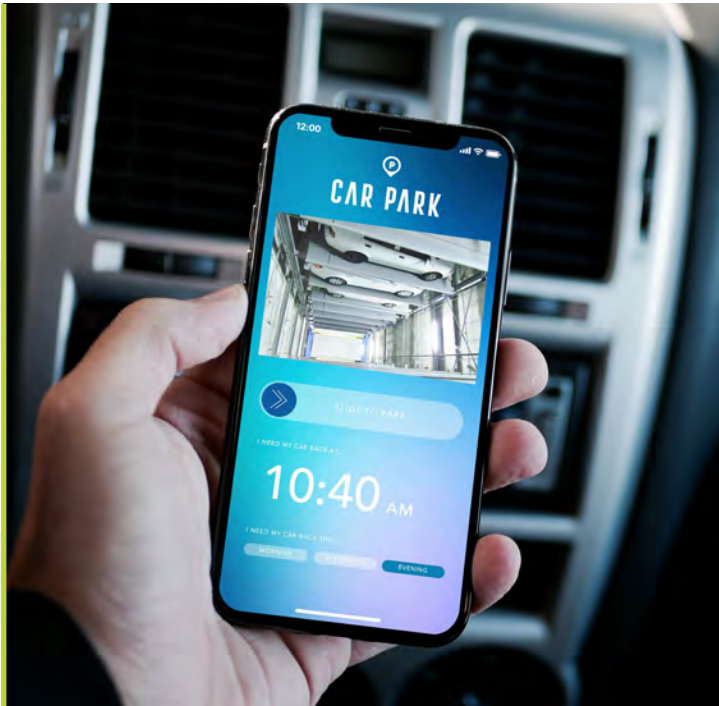


## HYPOTHETICAL FLOORPLAN



## FULL FLOOR PLAN Floors 1-6 | 5,000 RSF





## MECHANICAL PARKING

The tower type, palletted vehicle handling system is a fully automated mechanical parking amenity replacing a traditional parking field. Valet-style parking service allows the convenience of curb-side delivery of your vehicle, ordered directly from your desk via the property's proprietary app.

## PARKING YOUR VEHICLE

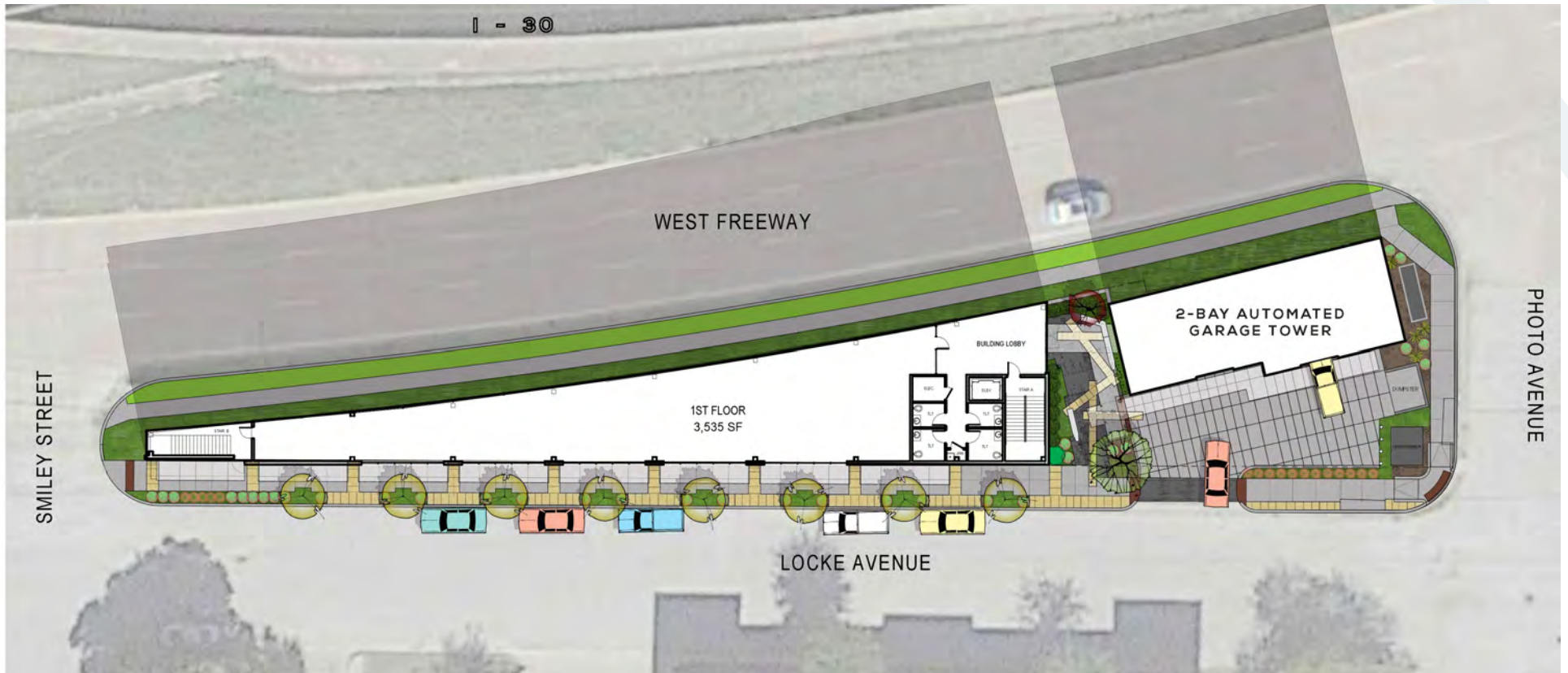
- ① Pull into parking cabin
- ② Proceed out of vehicle and parking cabin
- ③ Approach access control module and follow the steps on the screen for complimentary valet
- ④ Proceed to your destination

## RETRIEVING YOUR VEHICLE

- ① Open proprietary app and follow on screen instructions to request the automated valet retrieve your vehicle.
- ② Proceed to the parking cabin area.
- ③ You will receive a notification when your vehicle is delivered - typically 3 minutes from time of request
- ④ Proceed to your destination.

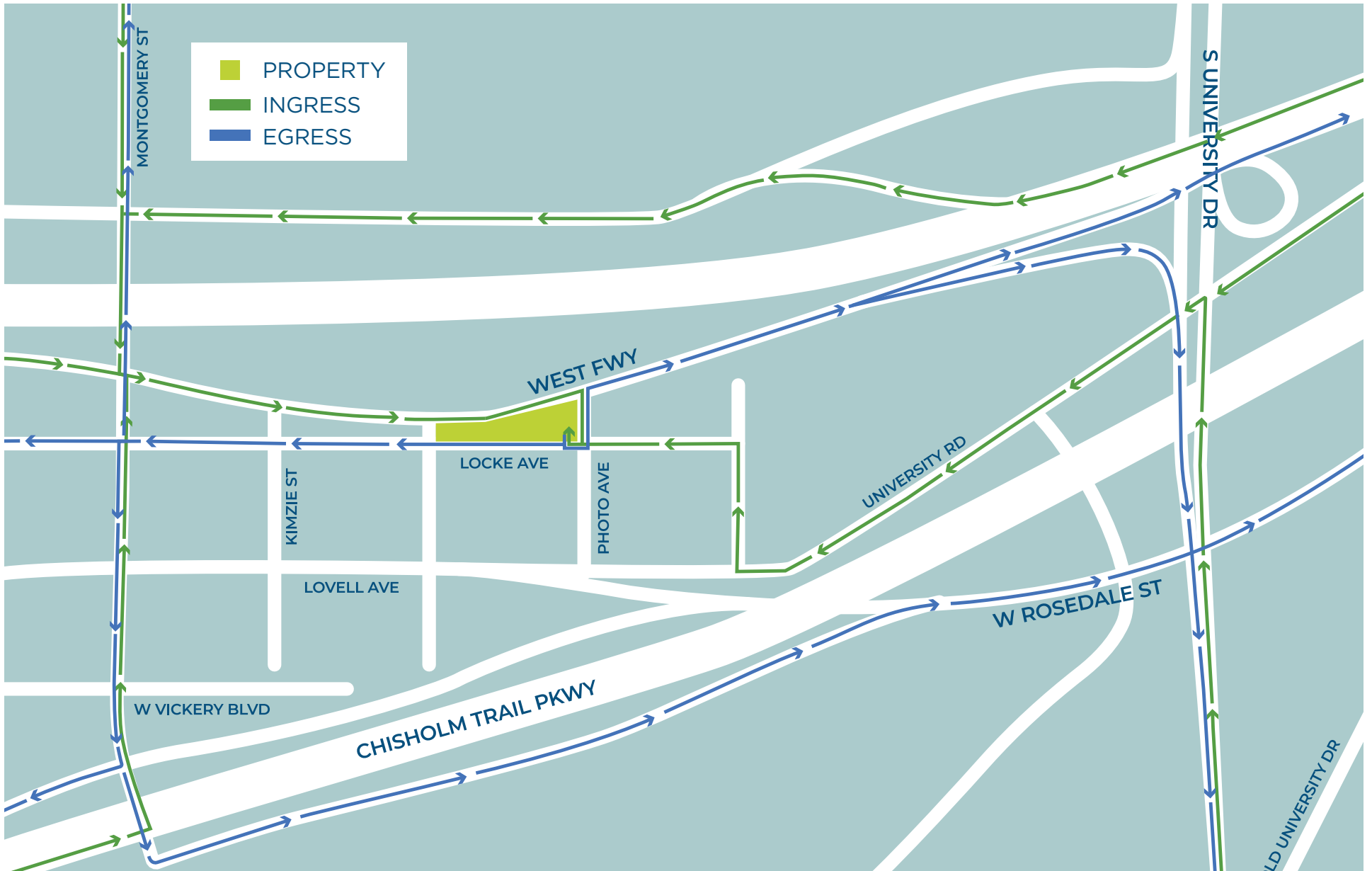
# THE SITE

Outstanding visibility opportunity for large space user with one building sign available.



# INGRESS / EGRESS

Outstanding access and an ideal location near the most popular retail and restaurants.





# THE VIEW

Keep an eye out for Triune Centre - coming soon.



UNMATCHED  
VIEWS



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