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YOUNG

*Sale/Leaseback  
Terms Available  
Upon Request*

## OFFERING SUMMARY

# 4000 Fossil Creek Boulevard

Fort Worth, TX 76137

Premier Infill Location



Single-Story Office Building



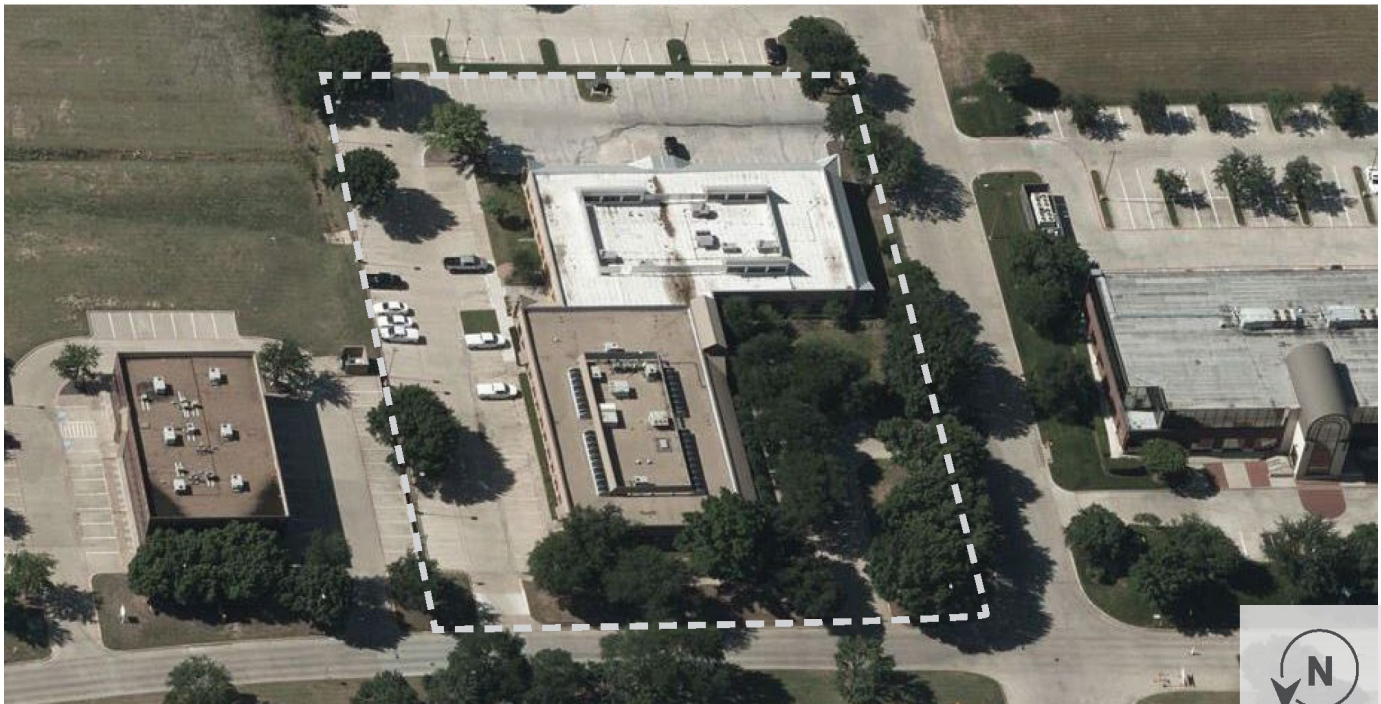
24,350 Square Feet

Avison Young is pleased to present 4000 Fossil Creek Boulevard (the "Property") for sale on an exclusive basis to qualified purchasers. The Property is located in Fort Worth, Texas and currently 100% leased through December 2024. Opportunity consists of a one-story, suburban office building comprised of 24,350 square feet that spans a 2.092-acre site in the East Northeast Fort Worth submarket.

Fort Worth is the 13th largest city in the United States and the 5th largest city in Texas. Voted one of "America's Most Livable Communities" by Partners for Livable Communities, Fort Worth boasts a multitude of advantages that attract and retain businesses: a pro-business city government, an excellent labor force, and highly competitive cost of living.

The initial phase of the Property was built in 1985 as a regional facility for Halff Associates, Inc., a Dallas-based civil engineering company. Initially, measuring just over 12,000 square feet, the Property nearly doubled in size in 2006 when the second phase of construction was completed, which increased the building's footprint to 24,350 square feet.

The Property's size, central location, and contemporary design provide a well-located opportunity for a single tenant, multiple tenant, or owner-occupied asset. Residing near the intersection of I-35W and I-820, the Property offers convenient access to Downtown Fort Worth, DFW Airport, Alliance Airport, and Dallas.



## 4000 Fossil Creek Boulevard



### 4000 Fossil Creek Boulevard Fort Worth, TX 76137

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**BUILDING TYPE:** Office

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**SUBMARKET:** East Northeast  
Fort Worth

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**YEAR BUILT:** 1985, expanded in 2006

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**NET RENTABLE  
AREA:** 24,350 SF

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**LAND AREA:** 2.092 Acres or 91,128 SF

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**PARKING RATIO:** 4.35/1,000 SF parking

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**ZONING:** "J" Medium Industrial

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## EXTERIOR

- FOUNDATION:
  - » Concrete-slab on grade
- EXTERIOR WALLS:
  - » Brick and mortar construction
- ROOF:
  - » Built-up roof, replaced in 2018 including a 20-year roof warranty (through January 2038)
  - » The portion of the Property that was expanded in 2006 has its original roof with a 20-year roof warranty

## BUILDING SYSTEMS

- FIRE PROTECTION:
  - » Class IV, fire suppression system
- ACCESS CONTROL:
  - » Key card access controls are installed at all exterior entrances
  - » Monitored security
- TELECOM/DATA:
  - » Single feed service to the Property
  - » Service providers include Spectrum & Century Link



## INTERIOR

- ELECTRICAL:
  - » 450 amps of available power
  - » 3-phase electrical service
- HVAC:

**All HVAC units at the Property are subject to a maintenance contract inclusive of service performed on a monthly basis**

### North Wing:

- » Three (3) smaller Trane RTUs, totaling 7.5 tons, replaced in 2014
- » Seven (7) Trane RTUs, totaling 54.5 tons. Four (4) units were replaced in 2018, and three (3) units were replaced in 2009

### South Wing:

- » Six (6) Carrier RTUs, replaced in 2006

- HOT WATER HEATERS:
  - » **North Wing** – 50-gallon tank water heater
  - » **South Wing** – In-line Insta-hot water heater

### RESTROOMS:

**All restrooms are ADA compliant**

#### North Wing

- » Men's – 2 toilets, 1 urinal, 2 sinks
- » Women's – 3 toilets, 2 sinks
- » One additional private restroom (1 toilet, 1 sink) located at the southeast corner of the north wing

#### South Wing

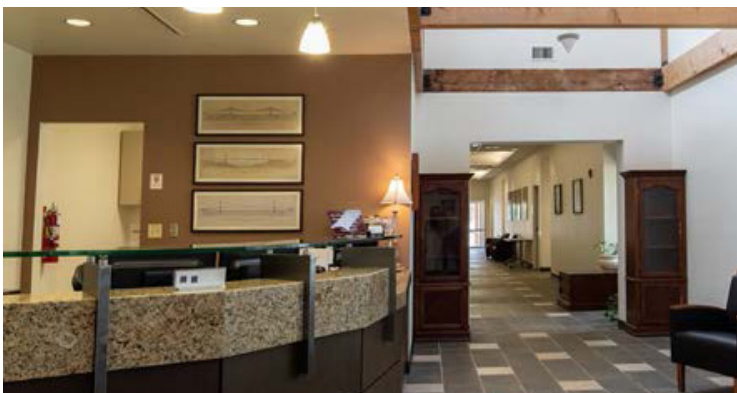
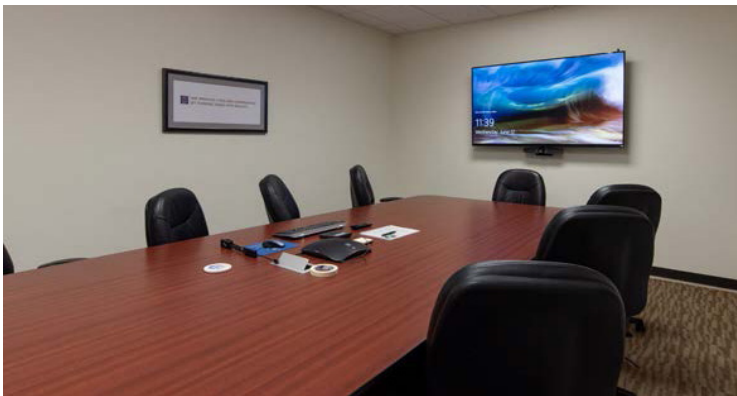
- » Men's – 2 toilets, 3 urinals, 2 sinks
- » Women's – 3 toilets, 2 sinks

# Interior Photos

4000 Fossil Creek Boulevard

## 2020 Operating Expenses

4000 Fossil Creek Boulevard  
Fort Worth, TX 76137



BUILDING MAINTENANCE:	\$3,000.00
MECHANICAL/ELECTRICAL/PLUMBING:	\$20,941.00
GAS/ELECTRIC:	\$41,000.00
JANITORIAL:	\$30,000.00
INSURANCE:	\$4,800.00
LANDSCAPE/LAWN CARE:	\$13,000.00
MANAGEMENT FEES:	\$14,610.00
PEST CONTROL:	\$2,500.00
REAL PROPERTY TAXES:	\$98,000.00
SECURITY:	\$500.00
WATER/SEWER/REFUSE:	\$17,500.00
<b>Total Operating Expenses:</b>	<b>\$245,851.00</b>
Price per SF:	\$10.10

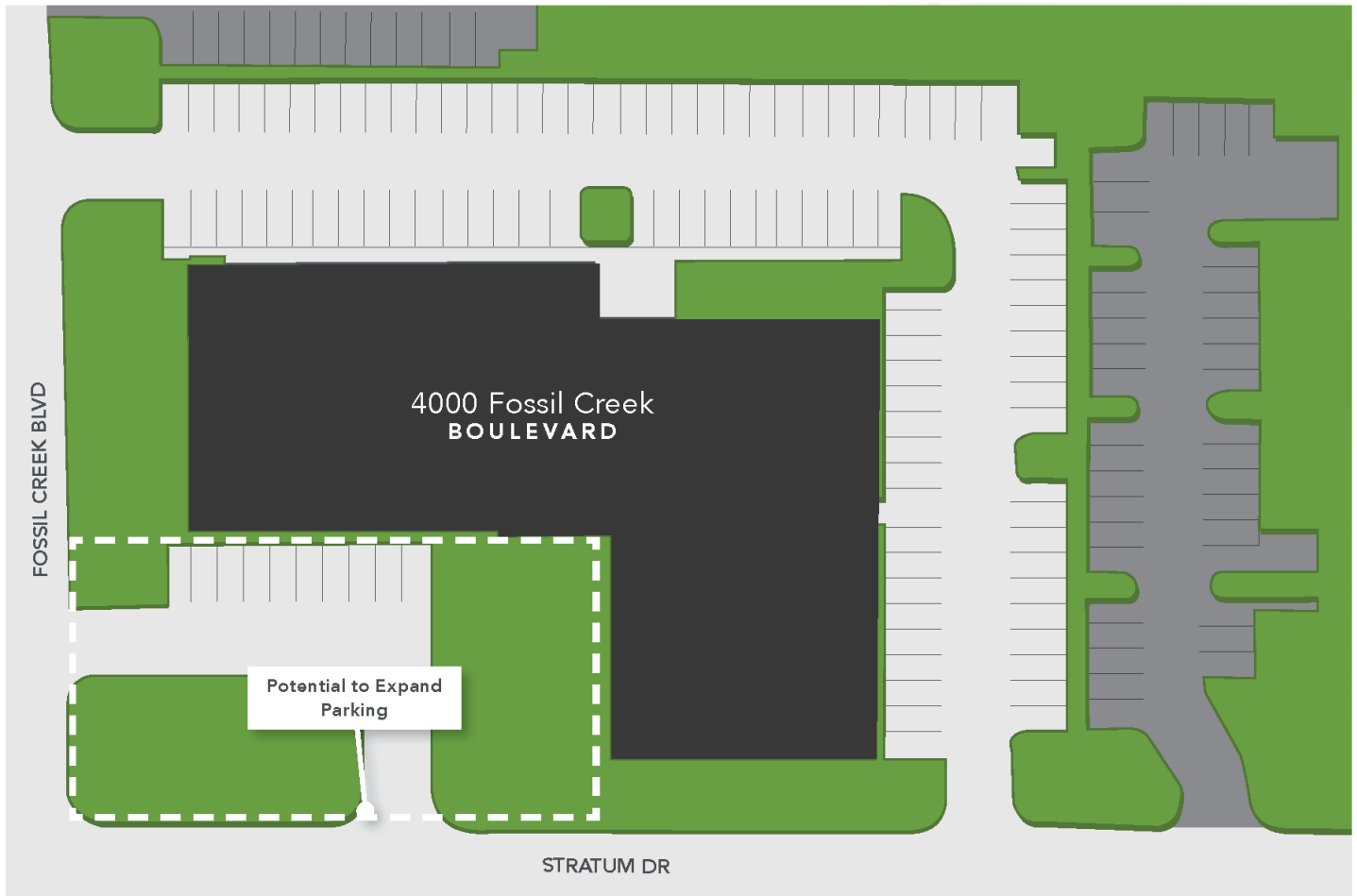
# Floorplan

## ■ South wing



## ■ North wing





# Retail & Amenities



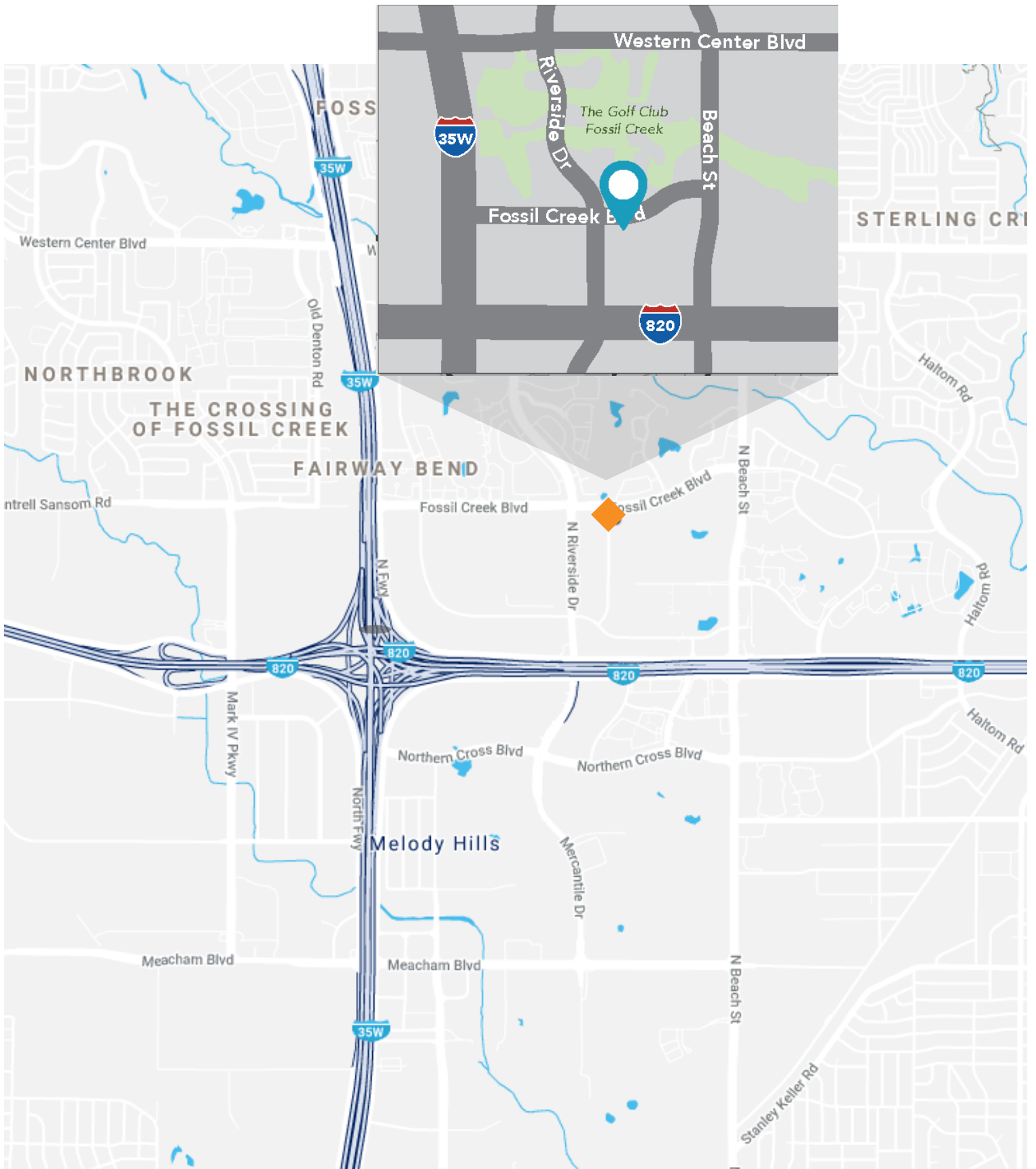
# Institutional Tenancy





# Aerial Overview Map

4000 Fossil Creek Boulevard



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Fort Worth, TX 76137



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