

Western Insurance Building

5601 Bridge Street • Fort Worth, TX 76112



Availability Overview

Space Available	1,105 - 4,354 sf
Lease Rate	\$16.00 sf/yr (MG; NN)
Lease Type	MG
Date Available	Immediately
Space Type	Office Building
Spaces available	9
Building Size	92,240 SF
Building Class	B
Year Built	1986
Zoning	"F" District
Market	Dallas/Fort Worth
Sub Market	Northeast Fort Worth
Cross Streets	Country Club Drive

Property Overview

Property

The Western Insurance Building is an attractive, high quality building with freeway frontage on Interstate 30.

Location

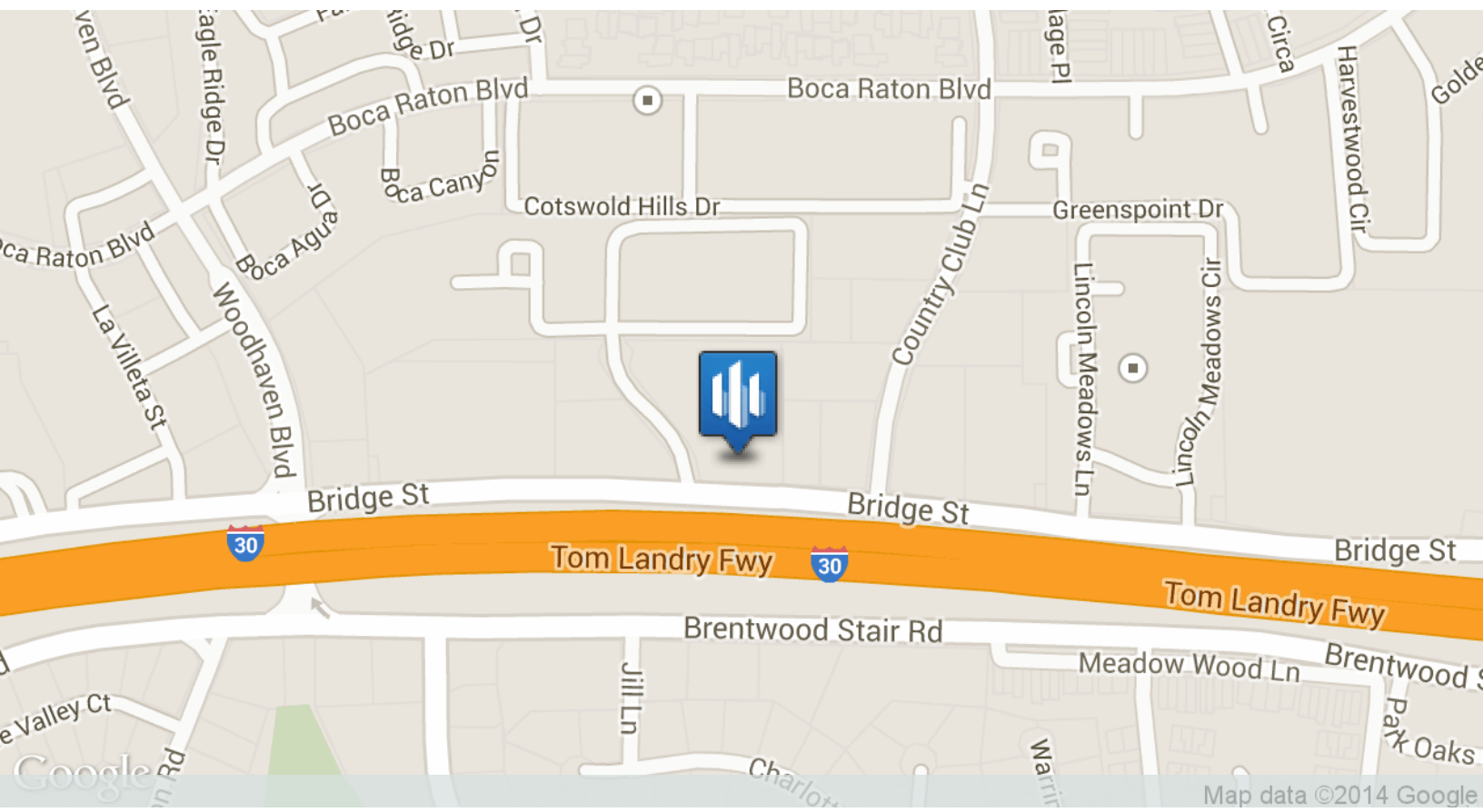
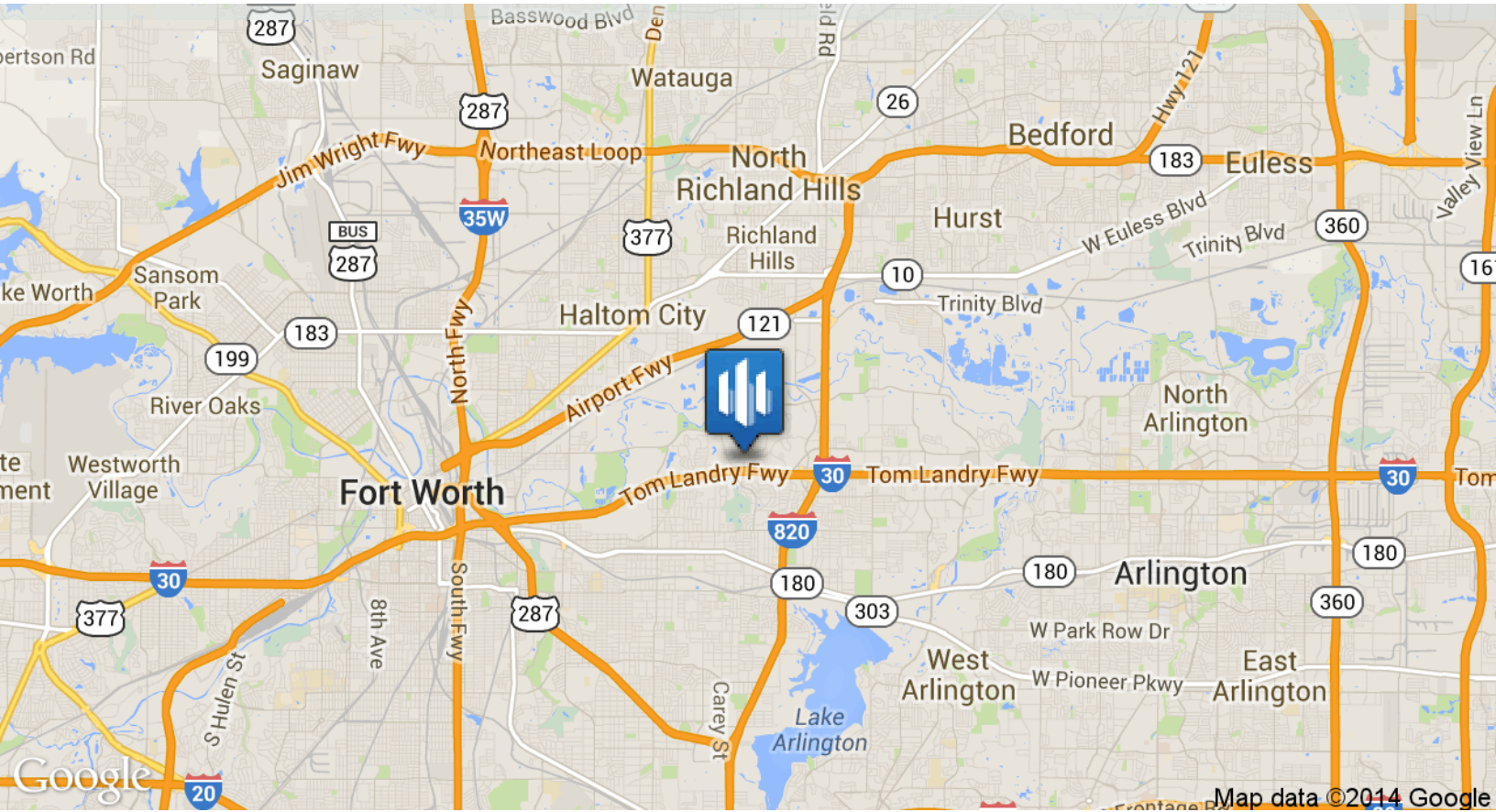
The central location between the Fort Worth CBD and the Arlington entertainment center has benefited the building and it is reflected in its high occupancy and strong tenant base.

Located just North of Interstate 30, just West of 820.

Presented by

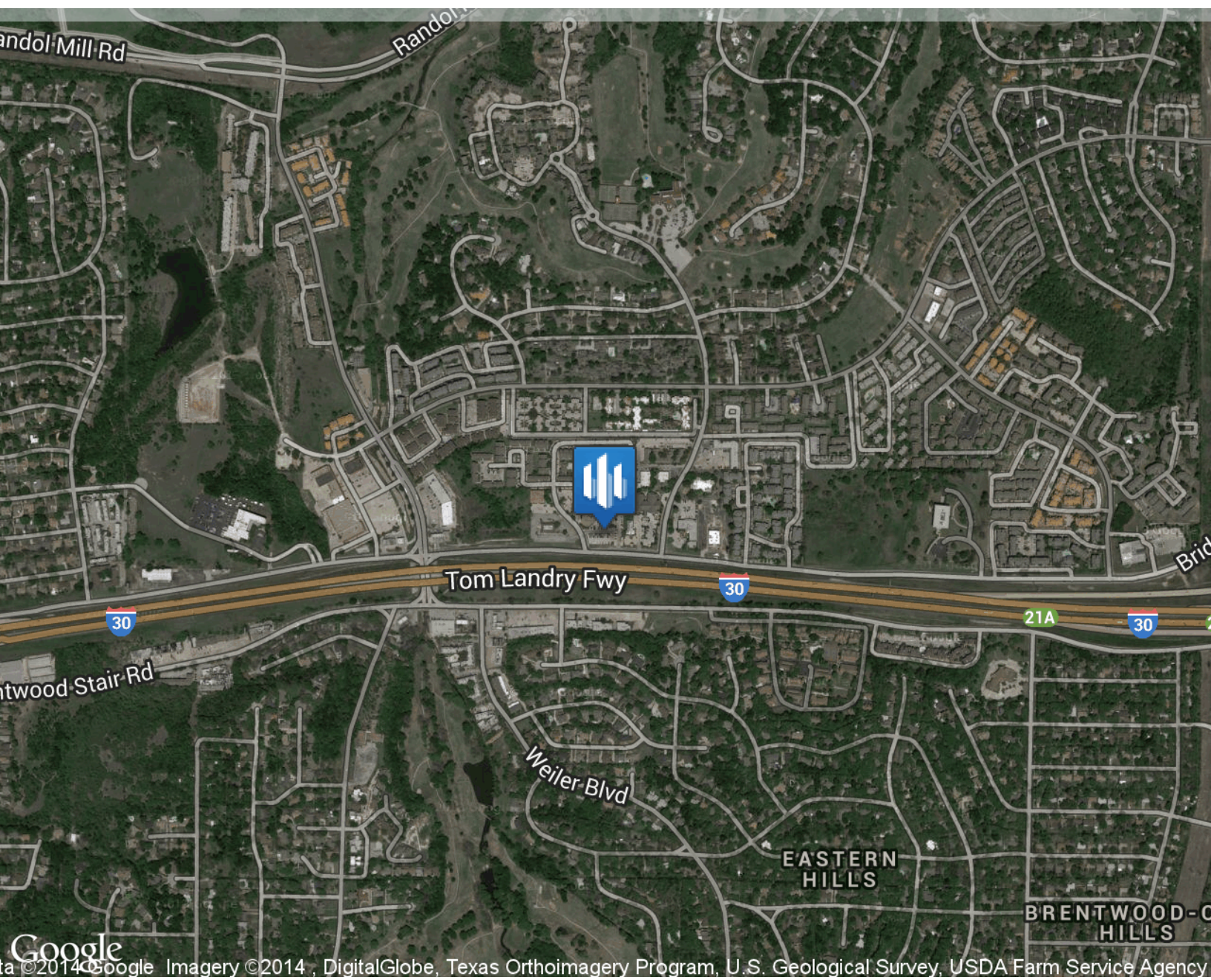
CLINT MONTGOMERY, CPM, RPA
817.288.5525
clint.montgomery@svn.com

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Location Map

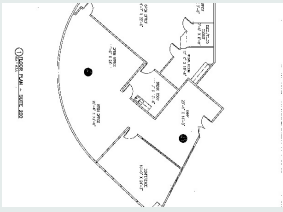


Summary

9 Spaces

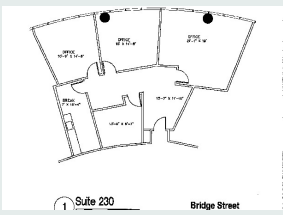
Lease Rate	\$16.00 sf/yr (MG)	Space Available	1,105 - 4,354 sf
Lease Type	MG	Term	

200



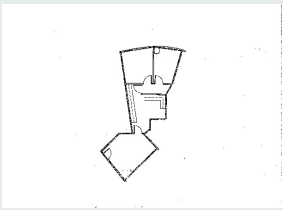
Lease Rate	\$16.00 sf/yr	Space Available	3,588 sf
Lease Type	Modified Gross	Term	Negotiable

230



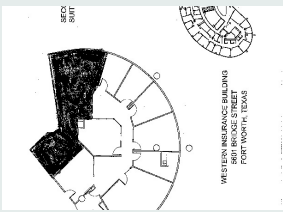
Lease Rate	\$16.00 sf/yr	Space Available	1,561 sf
Lease Type	Modified Gross	Term	Negotiable

250



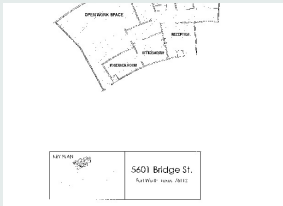
Lease Rate	\$16.00 sf/yr	Space Available	1,105 sf
Lease Type	Modified Gross	Term	Negotiable

275



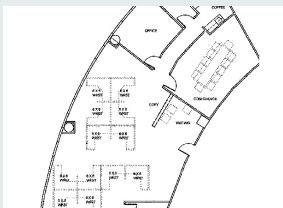
Lease Rate	\$16.00 sf/yr	Space Available	2,792 sf
Lease Type	Modified Gross	Term	Negotiable

408



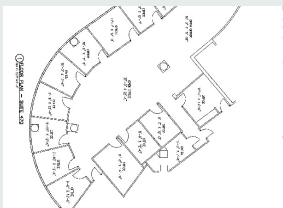
Lease Rate	\$16.00 sf/yr	Space Available	2,214 sf
Lease Type	Modified Gross	Term	Negotiable

450



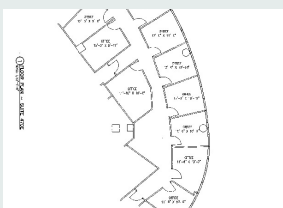
Lease Rate	\$16.00 sf/yr	Space Available	2,993 sf
Lease Type	Modified Gross	Term	Negotiable

470



Lease Rate	\$16.00 sf/yr	Space Available	4,354 sf
Lease Type	Modified Gross	Term	Negotiable

470 E



Lease Rate	\$16.00 sf/yr	Space Available	2,565 sf
Lease Type	Modified Gross	Term	Negotiable

490



Lease Rate	\$16.00 sf/yr	Space Available	2,173 sf
Lease Type	Modified Gross	Term	Negotiable