



Building 5

3116 Capital Way, Fort Worth, TX 76244



Ngozi(NG) Forsyth

JPAR Fort Worth

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Building 5

\$36.00 /SF/YR

New construction office/medical, never occupied, close proximity to several hospitals, including Texas Health Resources Hospital, Cooks Children's Hospital, and Medical City Alliance. Detailed brick, stone and stucco exterior with sleek metal roof....

- Adjacent to Texas Health Resources Hospital.
- Exceptionally positioned at the corner of Golden Triangle and I-35.
- Ample surface parking spaces
- Brand new high quality class A building
- Close proximity to shopping, restaurants and other amenities in Alliance Town Center.
- Strong Demographics

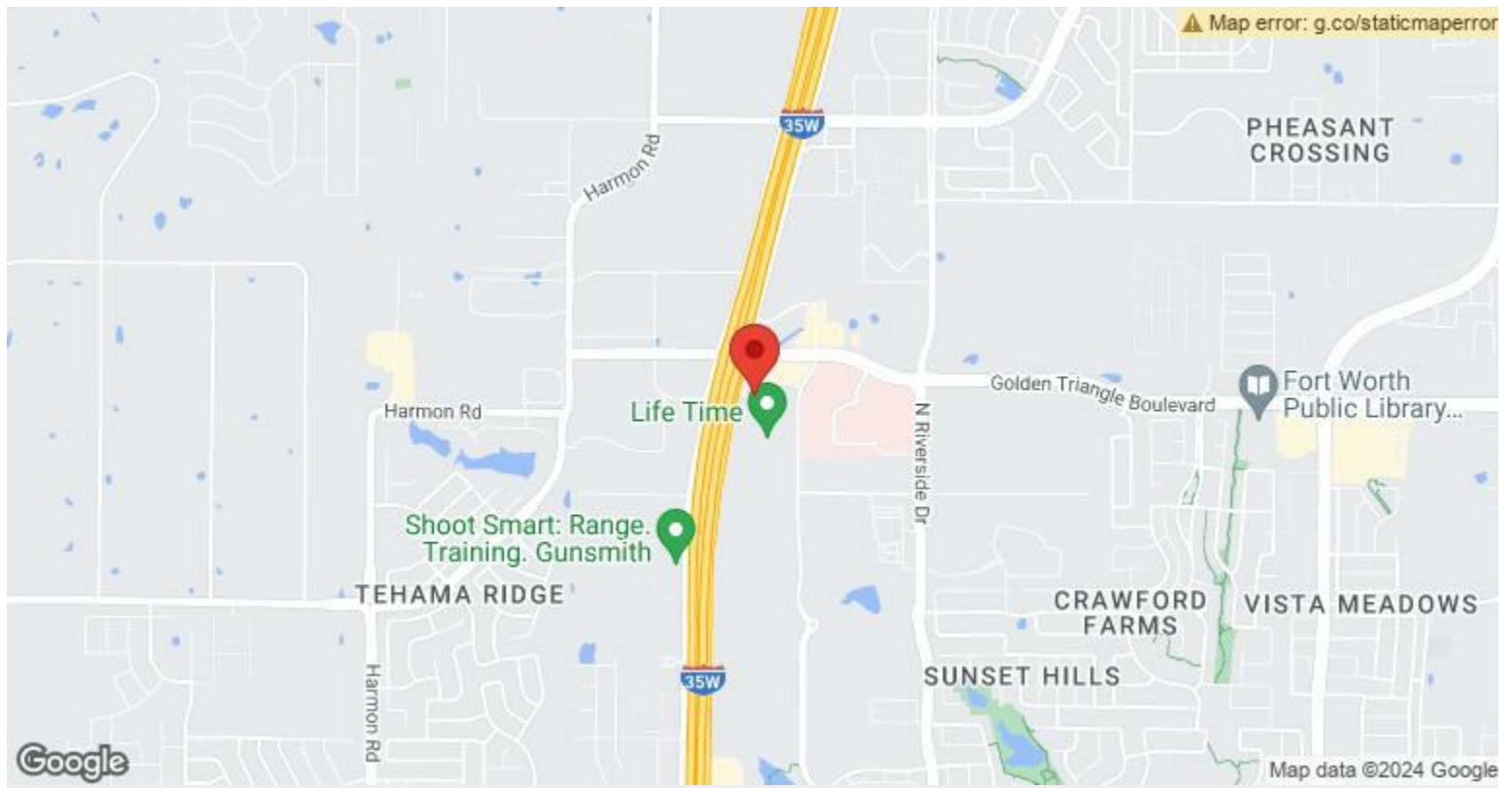


Rental Rate:	\$36.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	4,010 SF
Year Built:	2024
Walk Score ®:	23 (Car-Dependent)
Rental Rate Mo:	\$3.00 /SF/MO

1st Floor

Space Available	1,895 SF
Rental Rate	\$36.00 /SF/YR
Date Available	September 01, 2024
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	5 - 10 Years

Brand new professional space located at the prime location in Gold Triangle Professional Park. Campus environment on over 3 acres of land. Primed to serve affluent, rapidly growing vibrant community, anchored by a robust health and wellness district, and energized by a variety of shopping, dining, and entertainment options.



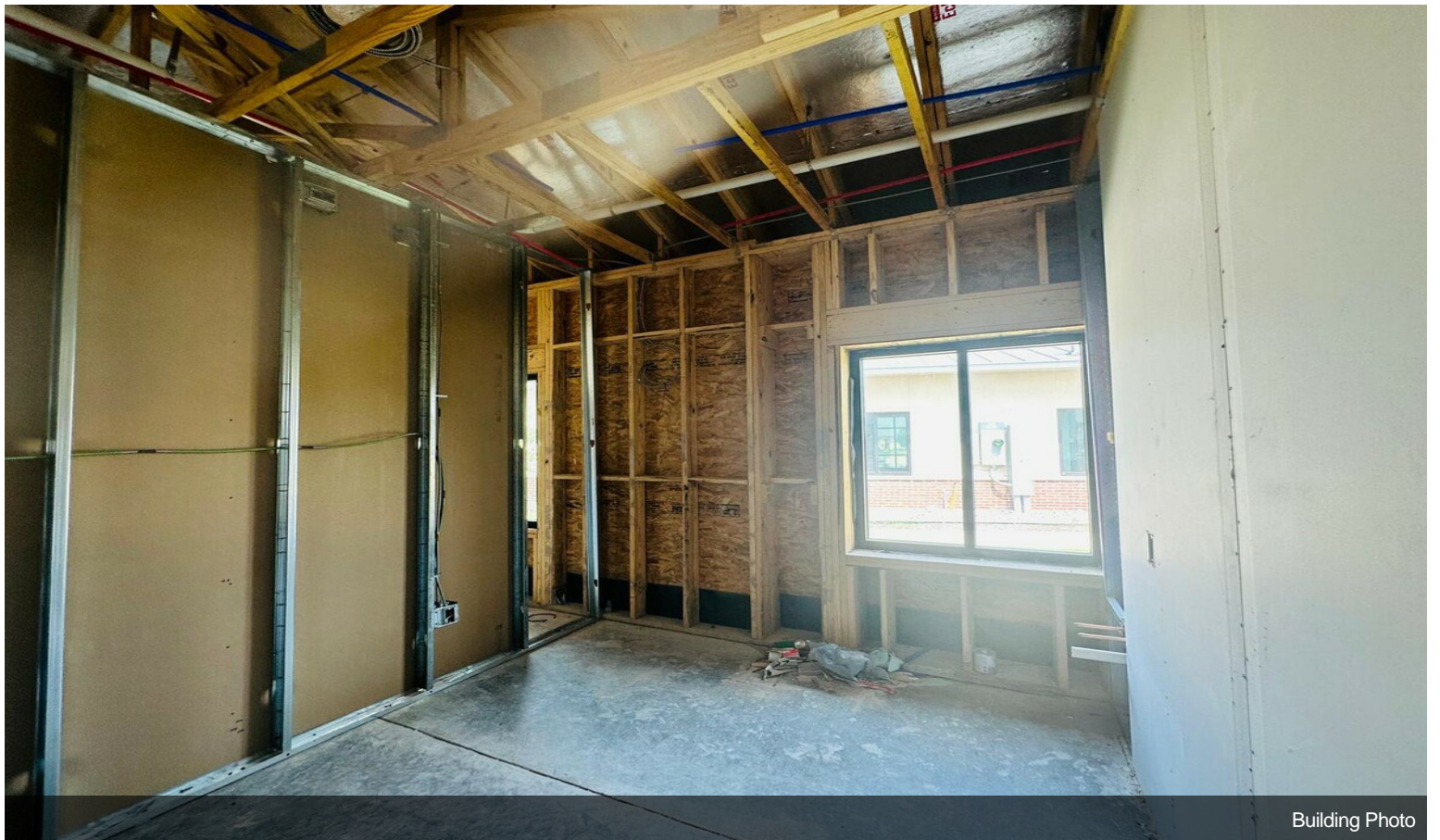
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Property Photos

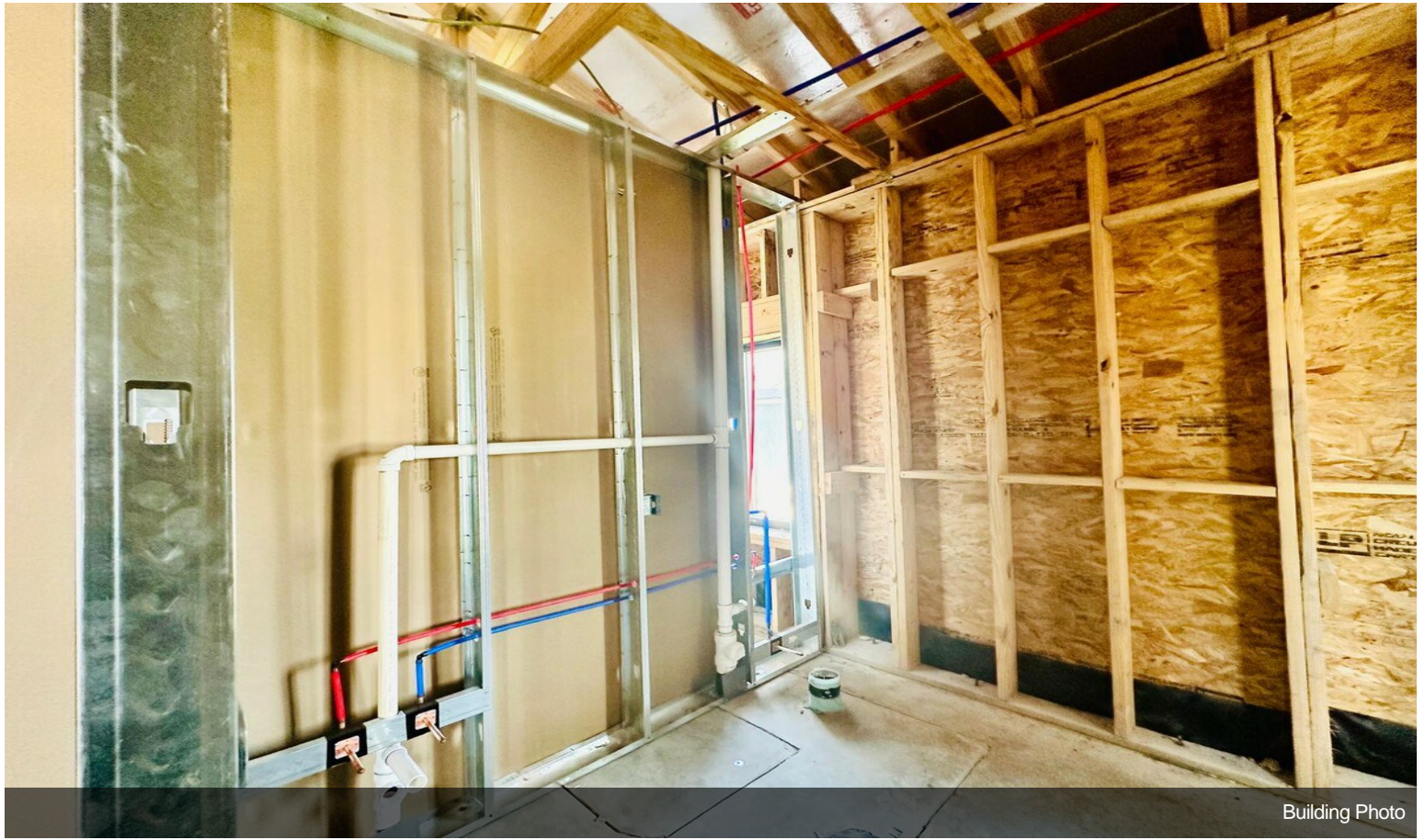


Building Photo

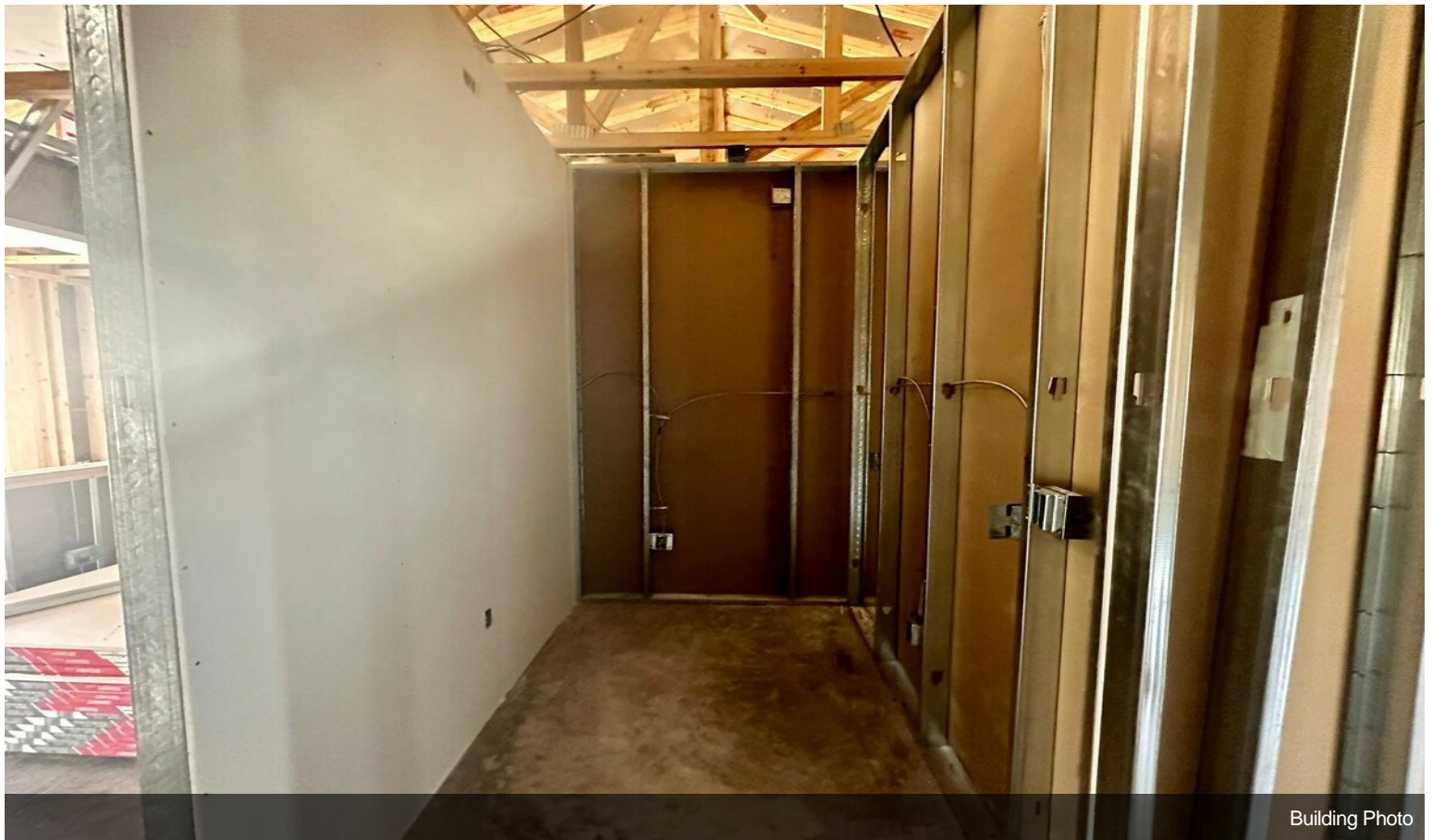


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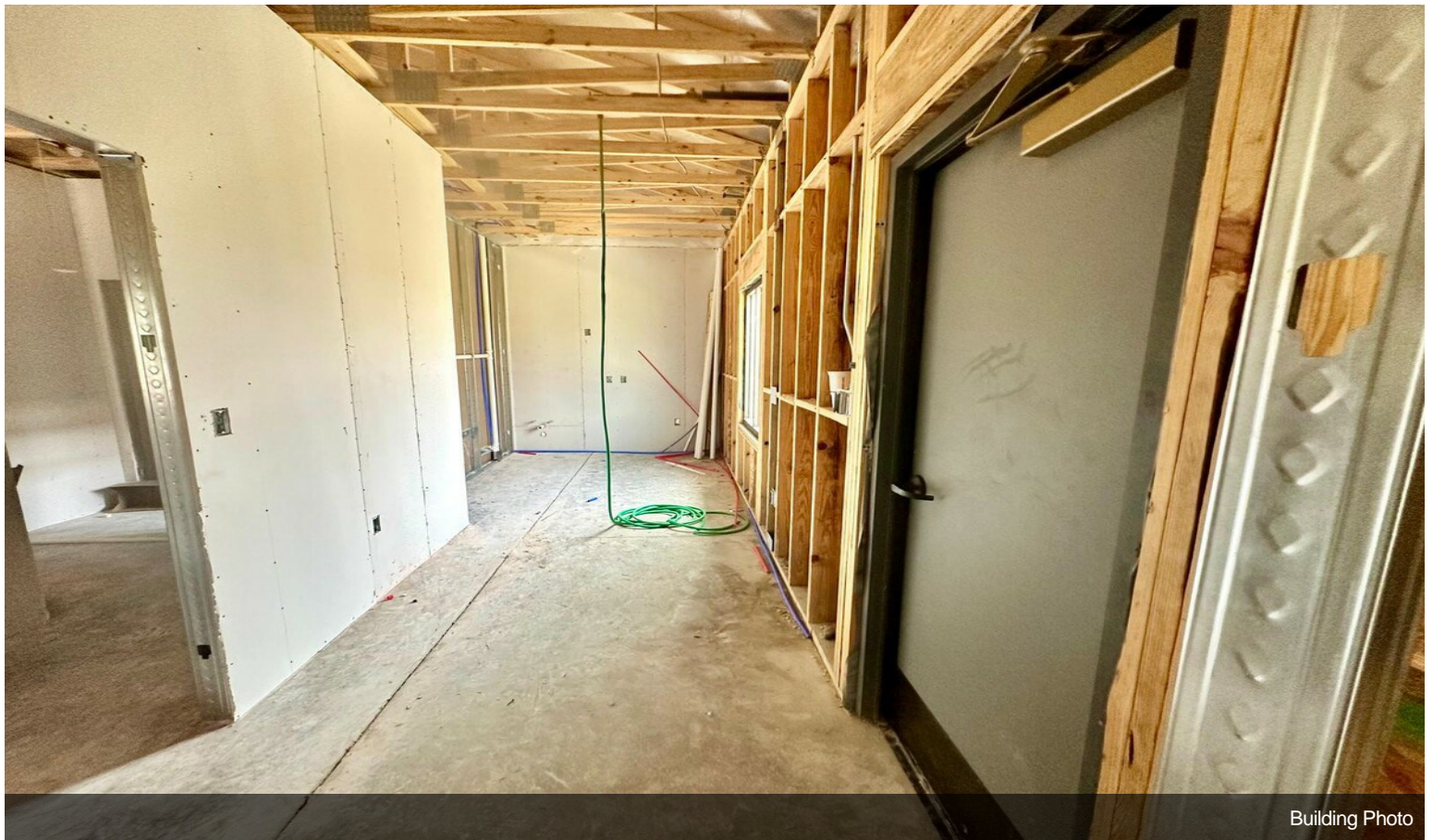


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