



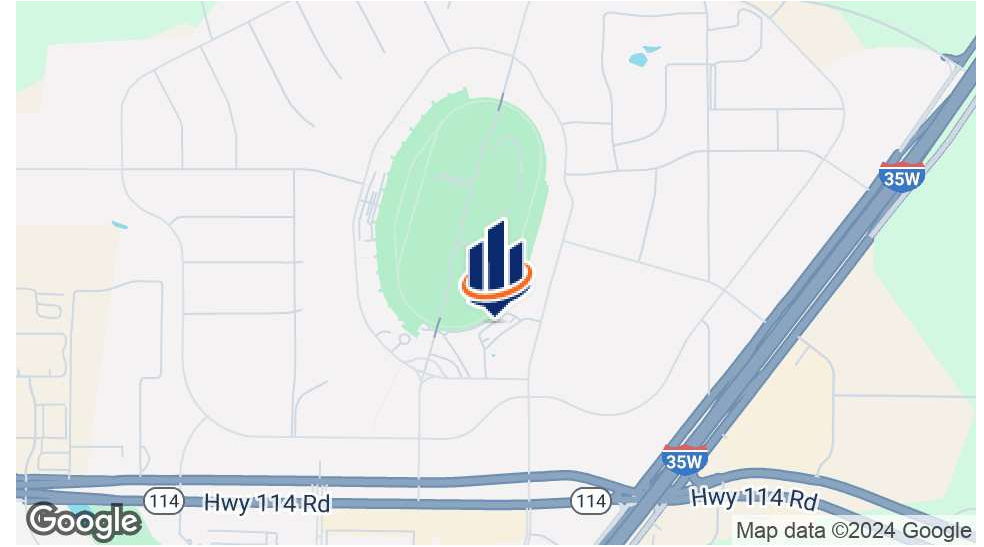
LONE STAR TOWER

3575 LONE STAR CIRCLE
FORT WORTH, TX 76177

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Property Summary



OFFERING SUMMARY

Lease Rate:	Undisclosed
Building Size:	107,802 SF
Available SF:	1,700 - 2,013 SF
Year Built:	1998

PROPERTY OVERVIEW

The Lone Star Tower offers a one of a kind business environment designed to meet a variety of office needs. This high end office space comes with a view unmatched in the DFW office market. Located high above turn two of the Texas Motor Speedway this sleek 10-story structure overlooks the 1.44 mile track that hosts the O'Reilly Auto Parts 500, the AAA Texas 500 and the Firestone 600 among other events.

Office tenants at The Lone Star Tower can make use of the parking garage, covered awning parking and the Lone Star Tower Clubhouse. Race weekends are especially unique opportunities as tenants of the Lone Star Tower can watch all the action from their own office space. You will have the opportunity to wow friends and clients alike as you watch races reach speeds of up to 200 mph all from the comfort of your own suite.

In addition to the flash of having "The Fastest Address in Texas" tenants will find the everyday function of The Lone Star Tower meets the office needs of a wide variety of businesses. The Lone Star Tower management team is ready to assist tenants whenever and however possible to ensure your business is capable of moving at a speed that matches your 750 horsepower neighbors.

Lease Spaces



LEASE INFORMATION

Lease Type:	Gross + Electric	Lease Term:	Negotiable
Total Space:	1,700 - 2,013 SF	Lease Rate:	Undisclosed

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 206	Available	2,013 SF	Gross + Electric	Call for pricing	Flexible Office Space with common Break Room and Restrooms
Suite 418	Available	1,700 SF	Gross + Electric	Call for pricing	Reception, Open Work Area, 2 Private Offices, Conference Room

Location Summary



LOCATION OVERVIEW

Situated on the Texas Motor Speedway property at the corner of Interstate 35W and Highway 114, the Lone Star Tower offers outstanding access and visibility. Tenants of the Lone Star Tower will benefit from the continued development of fast growing North Fort Worth just to the north of the Alliance Corridor.

In addition to the surrounding office and industrial developments the Lone Star Tower offers quick access to several dining options including Roanoke, which has been officially appointed by the Texas House of Representatives as "The Unique Dining Capital of Texas."

The Lone Star Tower is located 5 miles to the north of Fort Worth Alliance Airport and the surrounding development. Tenants will also find themselves near the high activity of the Tanger Outlets, Buc-ee's and Champions Circle. This unique office building provides tenants an address unlike any other and a location with a wide array of benefits.

Additional Photos



Complete Highlights



LOCATION INFORMATION

Building Name	Lone Star Tower
Street Address	3575 Lone Star Circle
City, State, Zip	Fort Worth, TX 76177
County	Tarrant

BUILDING INFORMATION

Building Class	A
Year Built	1998

PROPERTY HIGHLIGHTS

- Varied Suite Sizes Available
- Gross Lease plus Electric
- Cost of Electric: \$2.25 PSF
- Unmatched Views of the Texas Motor Speedway
- Management Team on Site
- Race Tickets Provided on a PSF Basis
- Reserved Parking Available
- Discounted Rates for Lone Star Clubhouse