



**12412  
TIMBERLAND  
BOULEVARD**

**FORT WORTH | TEXAS**

**AVAILABLE FOR LEASE**

**8,625 SF CLASS A RETAIL**



## PROPERTY SPECIFICATIONS

PROPERTY ADDRESS

12412 TIMBERLAND BLVD  
FORTH WORTH, TX 76244

GROSS LEASABLE AREA

22,992 SF

YEAR BUILT

2007

SURFACE PARKING

102 SPACES

PARKING RATIO

4.44

NUMBER OF SUITES

SEVEN (7)

## OFFERING DETAILS

AVAILABLE SPACE

SUITE 300

LEASABLE AREA

8,625 SF

ASKING RATE (\$/SF/YEAR)

\$27.50 NNN

ASKING RATE (\$/MONTH)

\$19,765 NNN

ESTIMATED OPERATING  
EXPENSES (\$/SF/MONTH)

\$0.90

ASKING LEASE TERM

THREE (3) YEARS +



**SUITE 300 PLAN**

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# EXCLUSIVE AGENTS

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