



Colliers



5555 N Beach ST | Fort Worth

# Office Building For Lease

5555 N Beach St Fort Worth, TX 76137

**Chris Wright**

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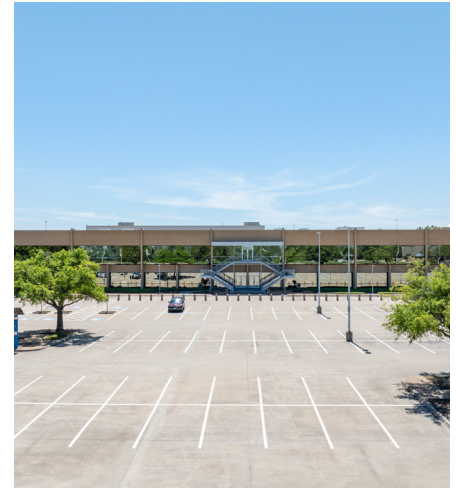
**Marshall Mays**

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# Property Overview

Fossil Creek Business Park with accessibility to major freeway systems via I-35/W, I-820, SH-377, SH-183, SH-170, SH-121. 5555 Beach Street lies within the Northeast quadrant of major Interstates Northeast Loop 820 and IH-35W. One block and two stoplights from Loop 820, which easily merges into Interstate 35W, 5555 Beach Street affords commuters multiple routes for quick travel throughout area.

<b>Address</b>	5555 N Beach St, Fort Worth, TX 76137	
<b>Stories</b>	2	
<b>Year Built</b>	1996	
<b>Year Renovated</b>	2021	
<b>Building SF</b>	668,392 SF	
<b>Building Class</b>	B	
<b>Parking</b>	4.5/1,000 expandable to 6.00/1,000	
<b>Rentable Area</b>	Area 2	5,000 - 85,888 SF (Flex)
	Area 3	5,000 - 11,088 SF (Office)
	Area 4	20,000 - 40,802 SF (Office)
	Total	137,778 SF
<b>Net Rent</b>	\$16.75 NNN	
<b>Available</b>	Immediately	
<b>Term</b>	5 - 10	



## Key Highlights



18 Miles from DFW Airport



4 Miles from Iron Horse Station



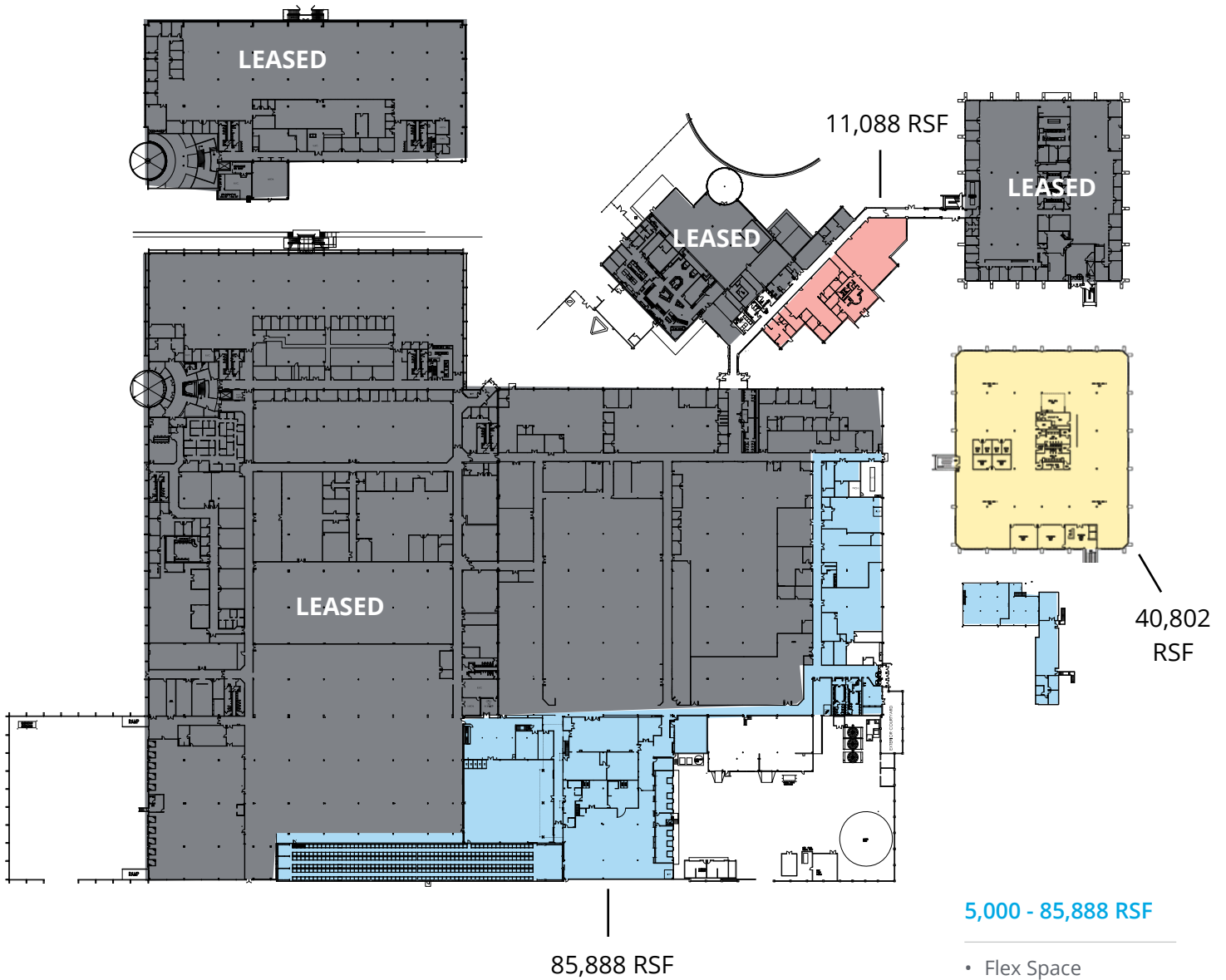
8 Miles from Downtown Fort Worth



Numerous restaurants nearby

# Floor Plans

## Area 2

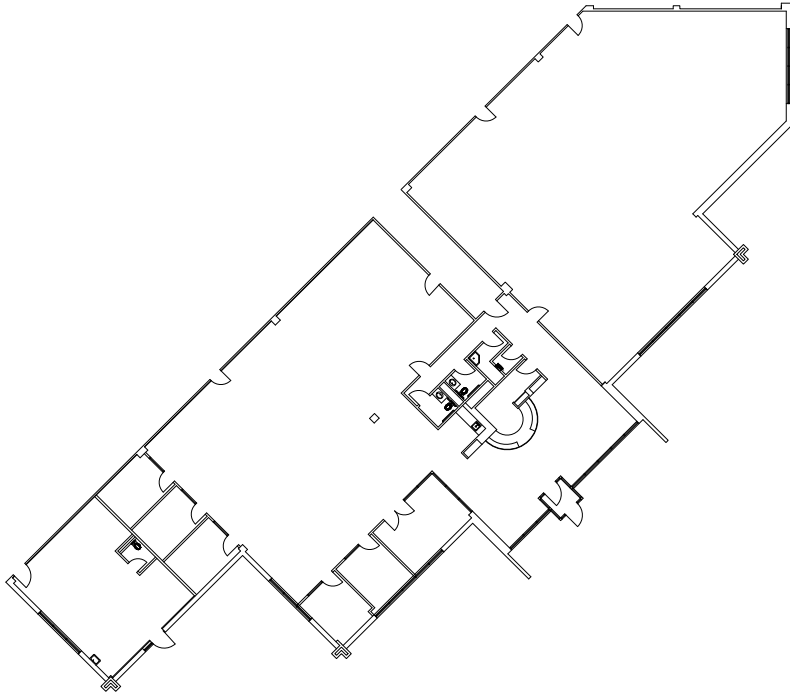


### 5,000 - 85,888 RSF

- Flex Space
- 15 Loading Docks
- Redundant Power
- Separate Entrances
- Executive Conference Center

# Floor Plans

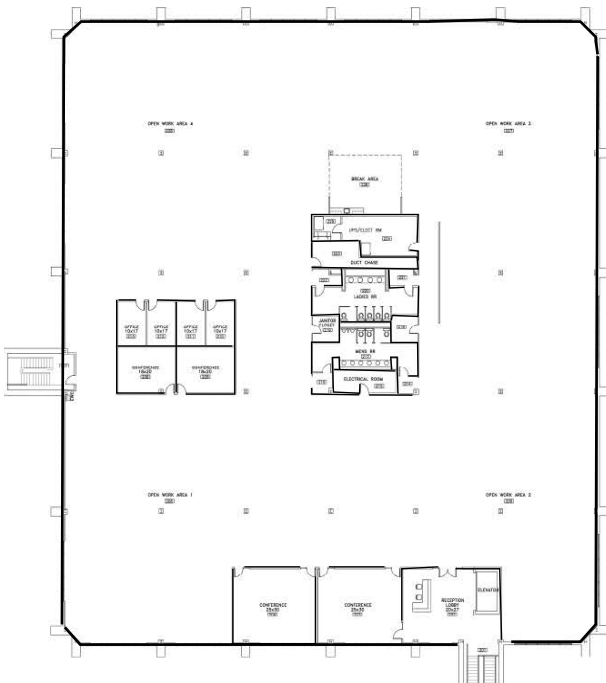
## Area 3



5,000 - 11,088 RSF

- Office Space
- Mostly Open Plan
- Partial Build-Out
- Reception
- Conference Rooms

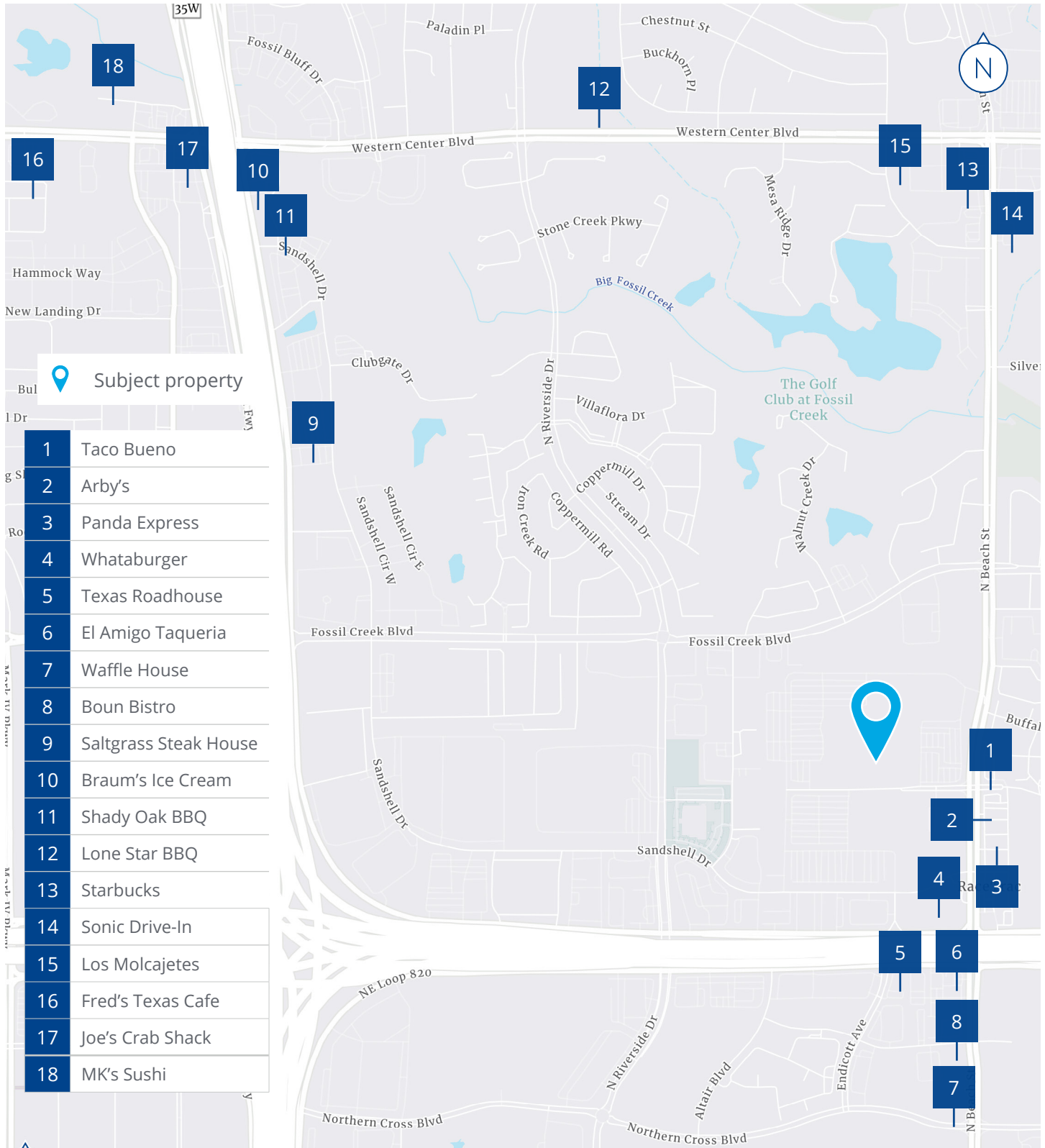
## Area 4



20,000 - 40,802 RSF

- Office Space
- Mostly Open Plan
- Full Build-Out
- Patial 2nd

# Surrounding Amenities





[View Online Listing](#)

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