

451 University Dr.

FORT WORTH, TX 76107

Office For Lease

Suite
200

2,755 SF
Available

\$18.50/SF
+ NNN's





Property Information:

- Class A Office Building
- Ample Surface Parking
- 2nd floor space available +/- 2,755 SF

Lease Rate:

- \$18.50/SF + NNN's
- NNN's estimated at \$14.58/SF

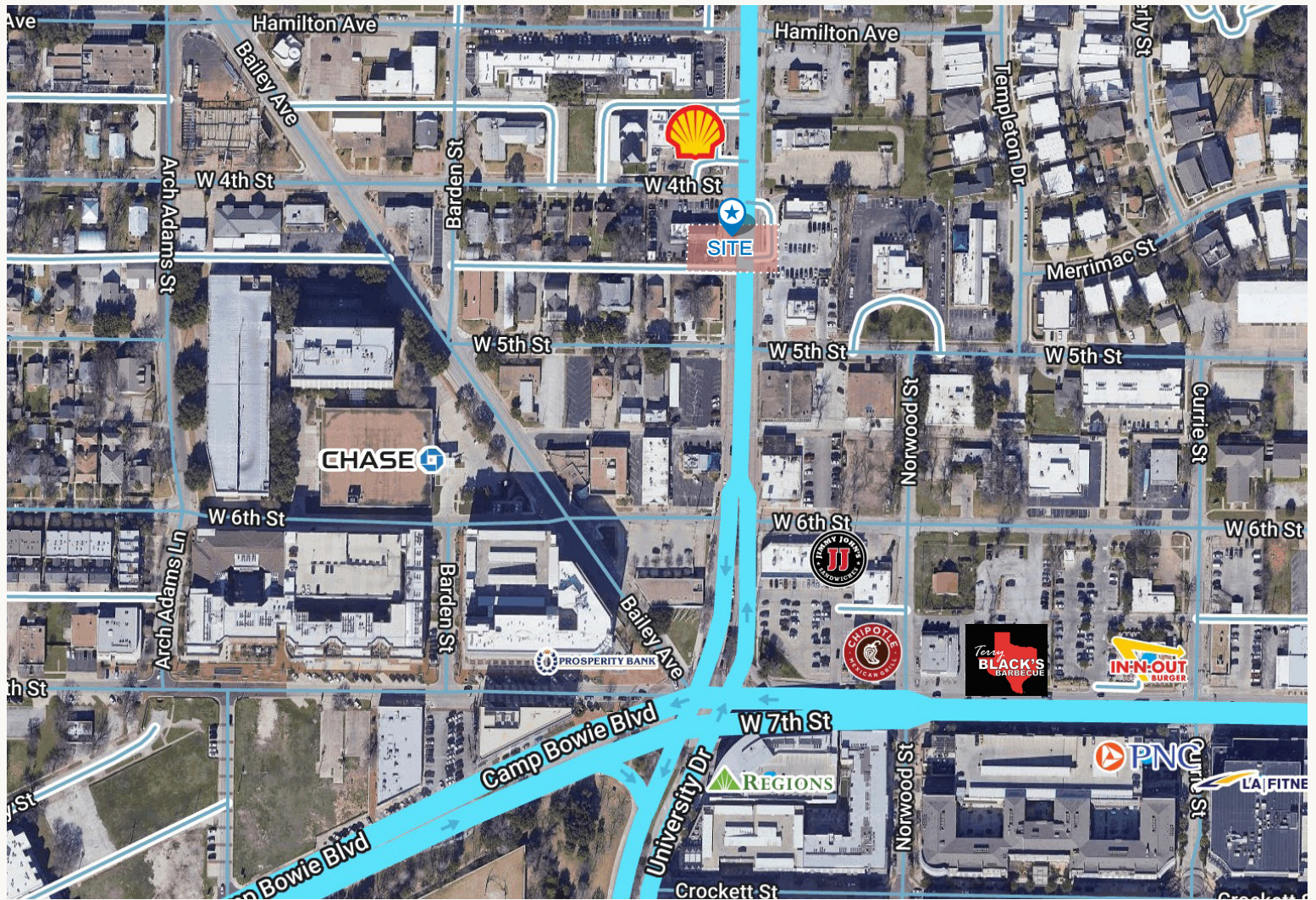


Gibson Duwe

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Location Highlights:

- Positioned along University Drive, a major north-south arterial connecting key Fort Worth neighborhoods.
- Minutes from the Cultural District, one of Fort Worth's premier destinations for dining, entertainment, and tourism.
- Close proximity to downtown Fort Worth, providing access to major employers and business centers.
- Convenient access to West 7th Street, a highly active retail and entertainment district.
- Surrounded by dense and affluent residential neighborhoods including TCU, Arlington Heights, and the Monticello area.
- Easy access to I-30, Chisholm Trail Parkway, and Camp Bowie Boulevard.

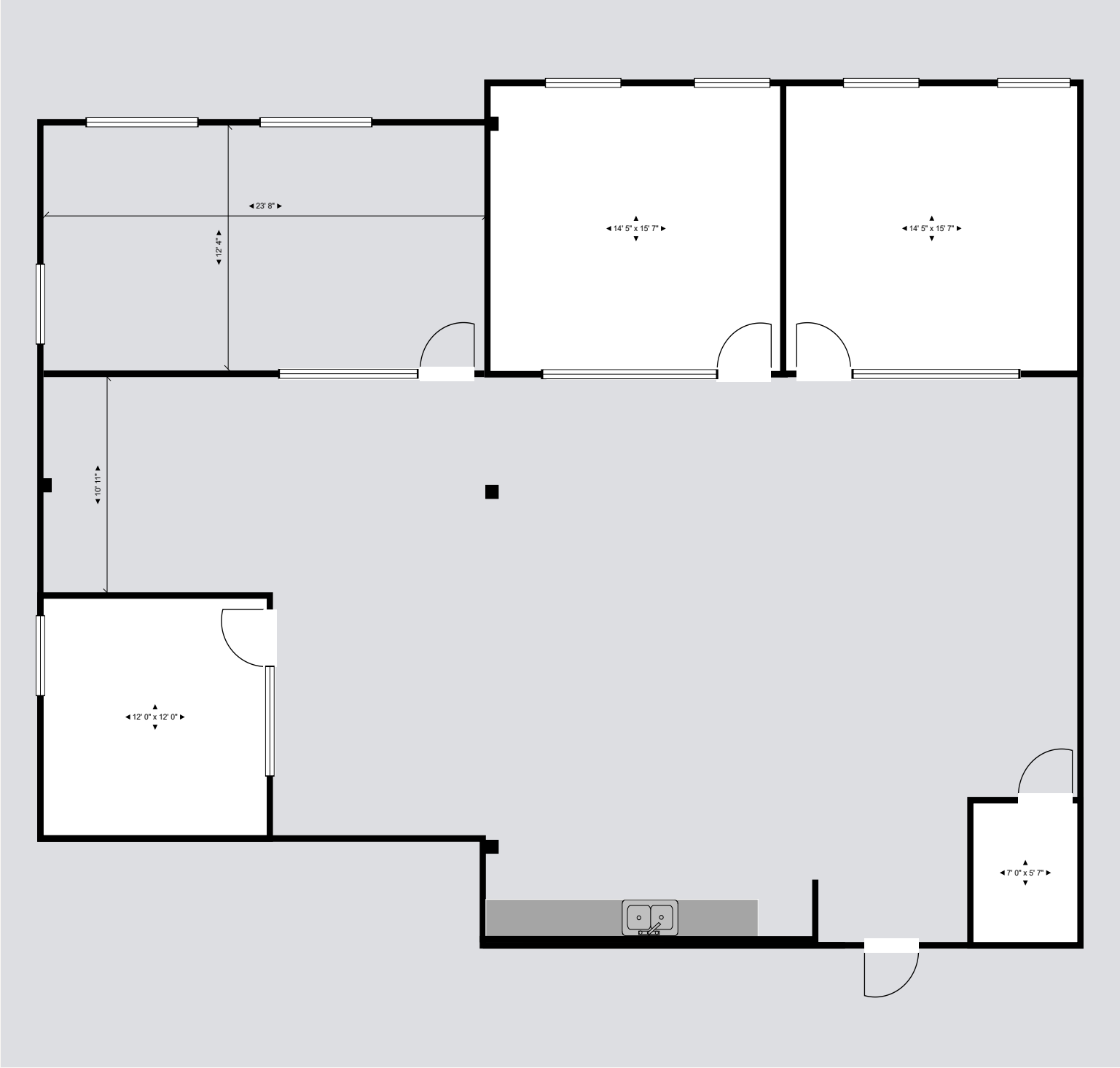
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Property Floorplan



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