



LEASE

Lone Star Tower

3575 LONE STAR CIRCLE

Fort Worth, TX 76177

PRESENTED BY:

BRAD TYNDALL

O: 940.381.2220

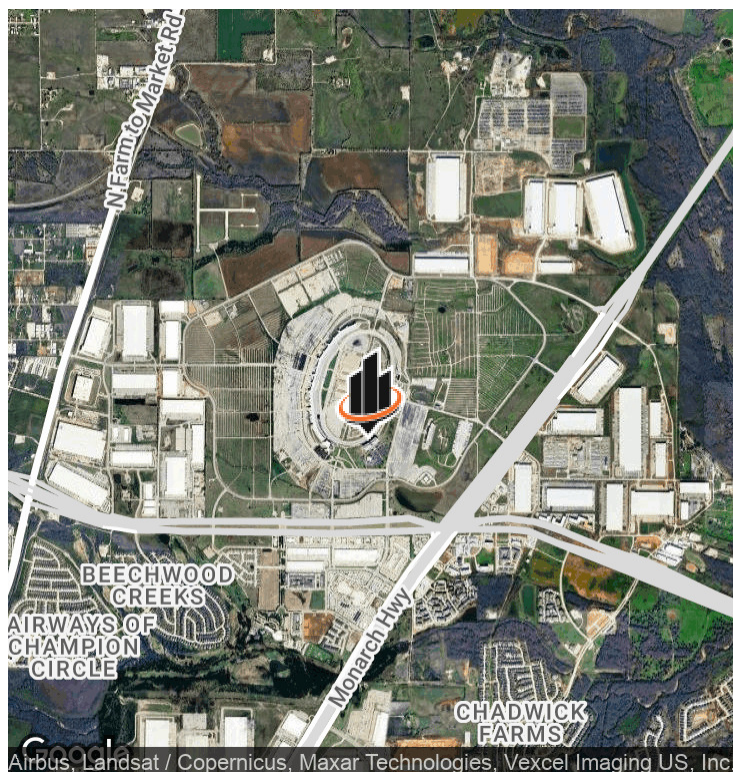
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BRYSON HUDGENS

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Varied Suite Sizes Available
- Gross Lease plus Electric
- Cost of Electric: \$2.50 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

OFFERING SUMMARY

| | |
|-----------------------|---|
| LEASE RATE: | \$21.50 - 24.00 SF/yr (Gross + Electric) |
| AVAILABLE SF: | 1,098 - 5,164 SF |
| BUILDING SIZE: | 107,802 SF |

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PROPERTY DESCRIPTION

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: | 1,098 - 5,164 SF | LEASE RATE: | \$21.50 - \$24.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|--------|-----------|------------|------------|-------------|
|-------|--------|-----------|------------|------------|-------------|

| | | | | | |
|-----------|-----------|----------|------------------|---------------|--|
| Suite 101 | Available | 3,887 SF | Gross + Electric | \$21.50 SF/yr | 9 offices, conference room, break room, and private restroom. |
| Suite 206 | Available | 1,098 SF | Gross + Electric | \$24.00 SF/yr | 2 Professional Private Offices with the ability to add more. |
| Suite 310 | Available | 5,164 SF | Gross + Electric | \$23.50 SF/yr | 10 Private offices, Filing room, break room, executive offices, and a conference room. |
| Suite 420 | Available | 1,700 SF | Gross + Electric | \$24.00 SF/yr | 2 Private Offices, Open Work Area, Break Room |

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ADDITIONAL PHOTOS



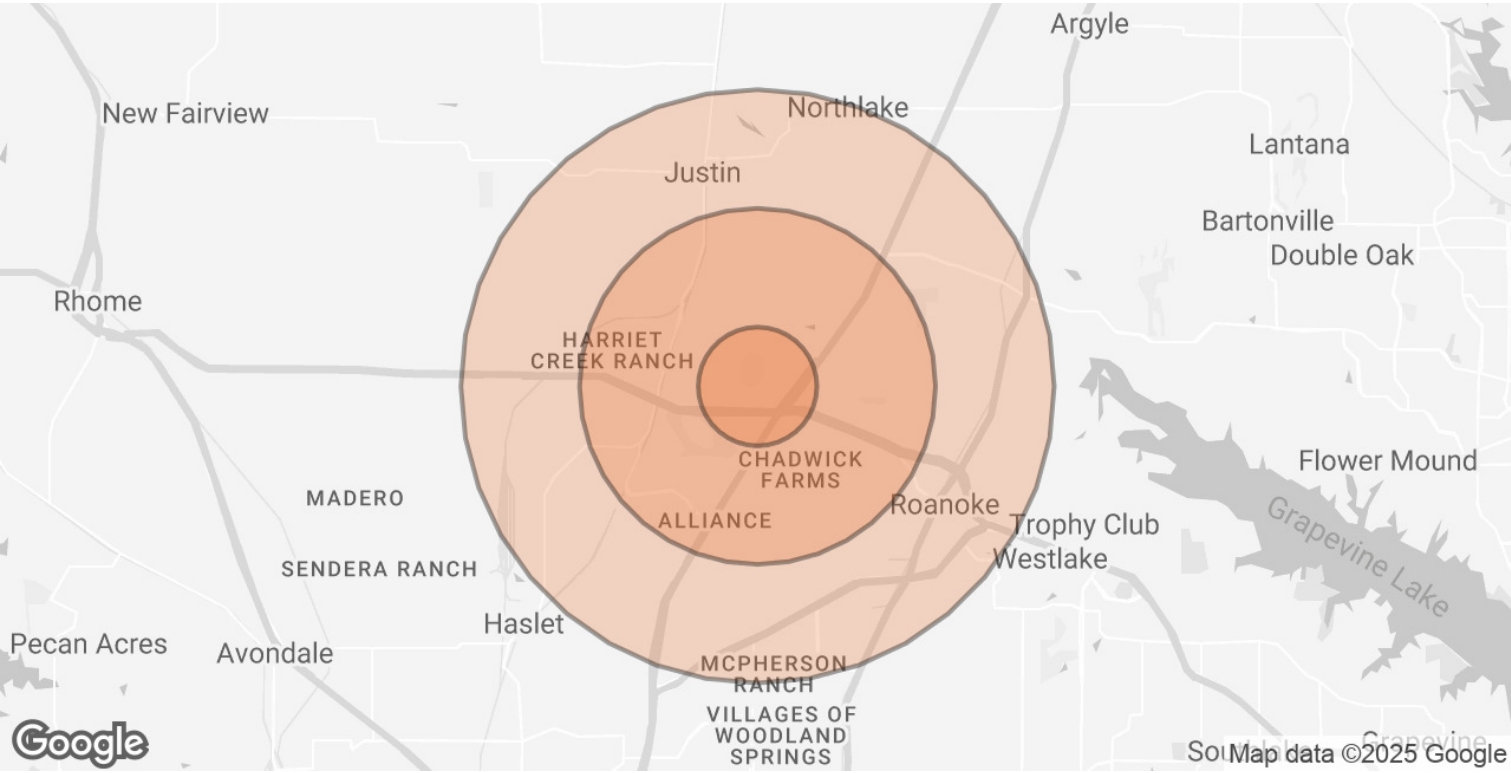
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LOCATION MAP



| | |
|--|--|
| BRAD TYNDALL | BRYSON HUDGENS |
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 1,197 | 12,038 | 47,183 |
| AVERAGE AGE | 38.2 | 34.0 | 35.2 |
| AVERAGE AGE (MALE) | 40.5 | 34.7 | 34.8 |
| AVERAGE AGE (FEMALE) | 36.7 | 34.1 | 34.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 517 | 4,363 | 16,959 |
| # OF PERSONS PER HH | 2.3 | 2.8 | 2.8 |
| AVERAGE HH INCOME | \$79,583 | \$110,176 | \$121,872 |
| AVERAGE HOUSE VALUE | \$243,067 | \$271,050 | \$300,175 |

2020 American Community Survey (ACS)

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LISTING CONTACTS



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