



# 3112 Lubbock Ave.

Fort Worth, TX 76109

OFFICE SPACE FOR SALE

## PROPERTY OVERVIEW:

Fully renovated office building located steps from TCU. The property features an efficient, functional layout with multiple private offices, open work areas, and updated finishes throughout—making it ideal for an owner-user or investor seeking a turnkey office opportunity. Positioned just blocks from TCU and near the high-traffic intersection of W Berry St and Lubbock Ave, the property benefits from strong visibility, convenient access, and close proximity to surrounding retail and amenities. The building sits directly across the street from TCU's planned large-scale mixed-use development, further enhancing long-term visibility, walkability, and value within the immediate area.

## PROPERTY INFORMATION:

- 7 Offices
- 1 Conference Room
- Large Open office Area
- Break room / kitchen
- Recent 2025 renovation – modern finishes throughout
- Efficient 2,110 SF layout with minimal wasted space

## PRICING INFORMATION:

- Asking Price: \$1,200,000



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# Floor Plan

2,110 • SF AVAILABLE

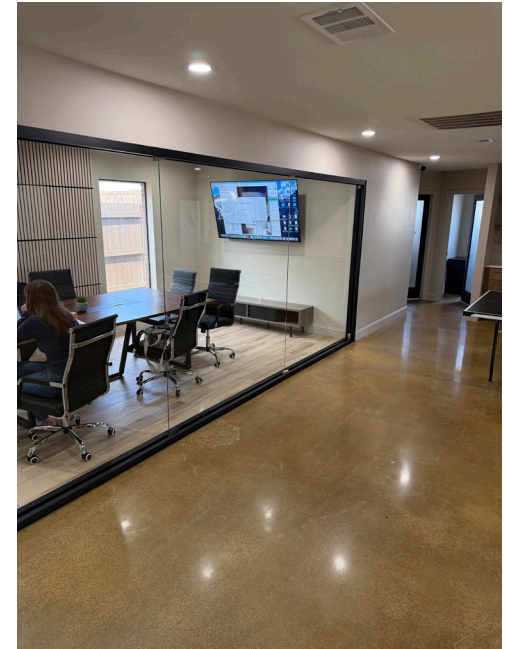
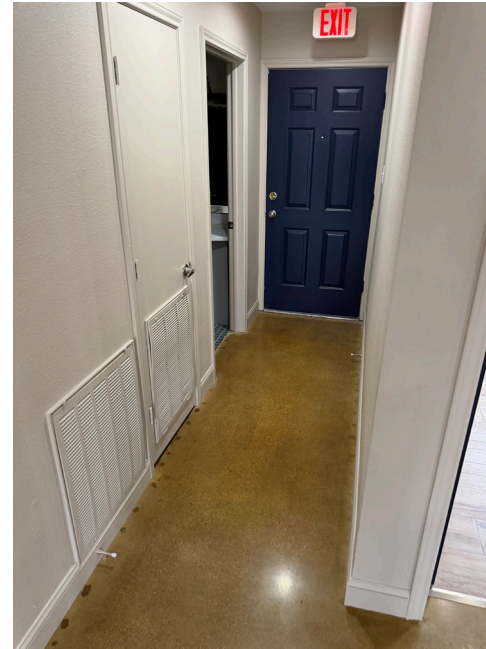


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# Get in Touch

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