



## **3343 Locke Ave**

3343 Locke Ave, Fort Worth, TX 76107



**Josh Strittmatter**

Oakridge Premier Properties

200 S Oakridge Dr, Suite 101-148, Hudson Oaks, TX 76087

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(817) 539-6400



# 3343 Locke Ave

\$25.00 /SF/YR + NNN \$5.93

**\*\*Prime Commercial Office Space for Lease in Fort Worth!\*\***

Welcome to 3343 Locke Ave, a premier commercial office building located just west of Downtown Fort Worth. This impressive 9,006 square foot property boasts dual parking lots, providing reserved parking for added convenience for you and your clients.

Whether you're a startup looking to establish a strong presence or an established business seeking to expand, this property has everything you need to thrive. The building's modern design and amenities provide the perfect environment for productivity and success.

Don't...

- Excellent Westside Location
- Close Proximity to Multiple Restaurants
- Covered and Reserved Parking Available
- Easy Access to I-30 and Chisholm Trail Parkway
- Minutes to Downton, Southside & Cultural District
- Private Suite Entrances



Rental Rate:	\$25.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	9,006 SF
Year Built:	2005
Walk Score ®:	54 (Somewhat Walkable)
Transit Score ®:	21 (Minimal Transit)
Rental Rate Mo:	\$2.08 /SF/MO

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1st Floor Ste 101

Space Available	1,335 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Ready for move in!

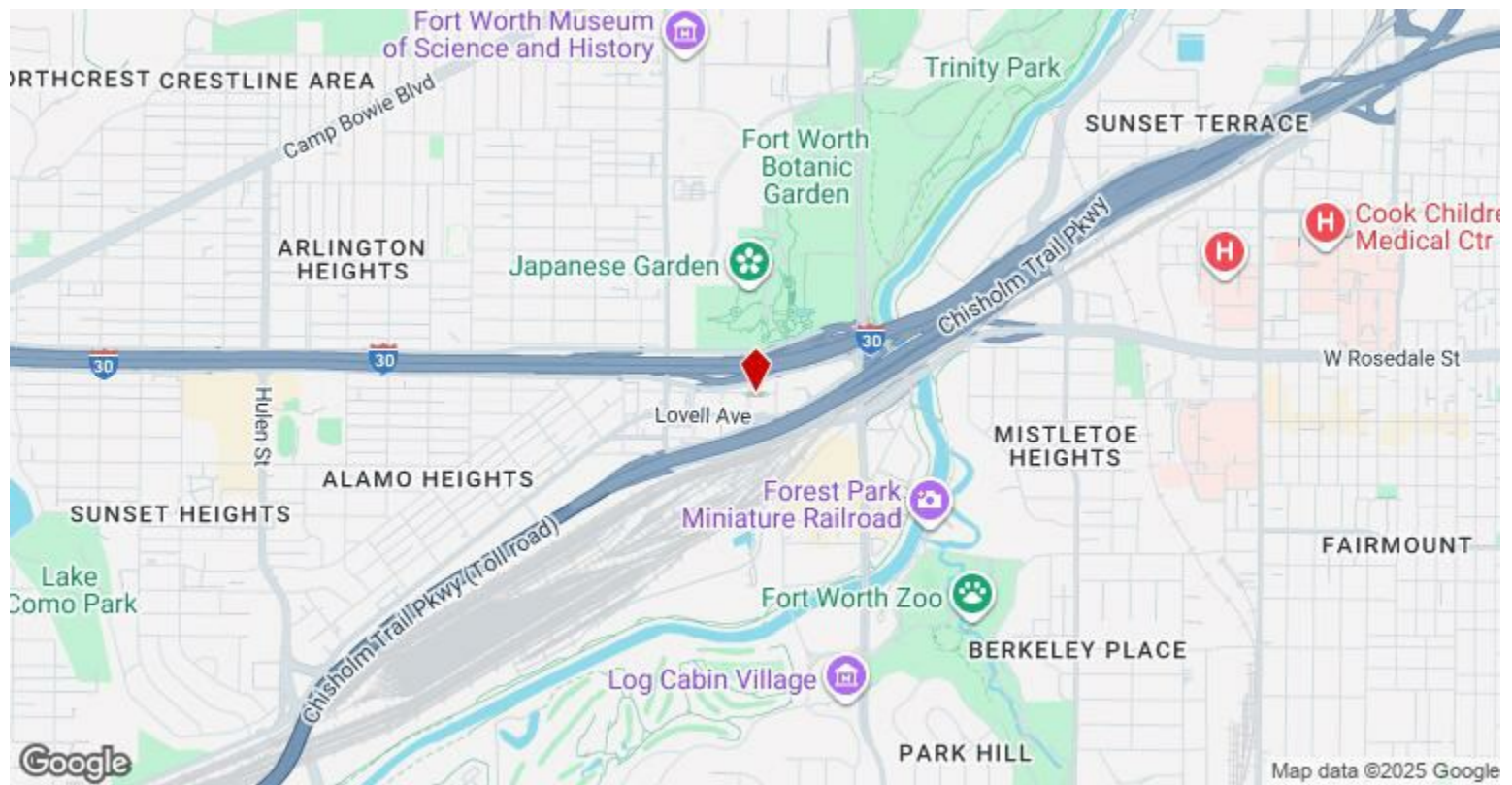
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Oakridge Premier Real Estate	-	
Strittmatter Wealth	-	
Management Group, LLC		





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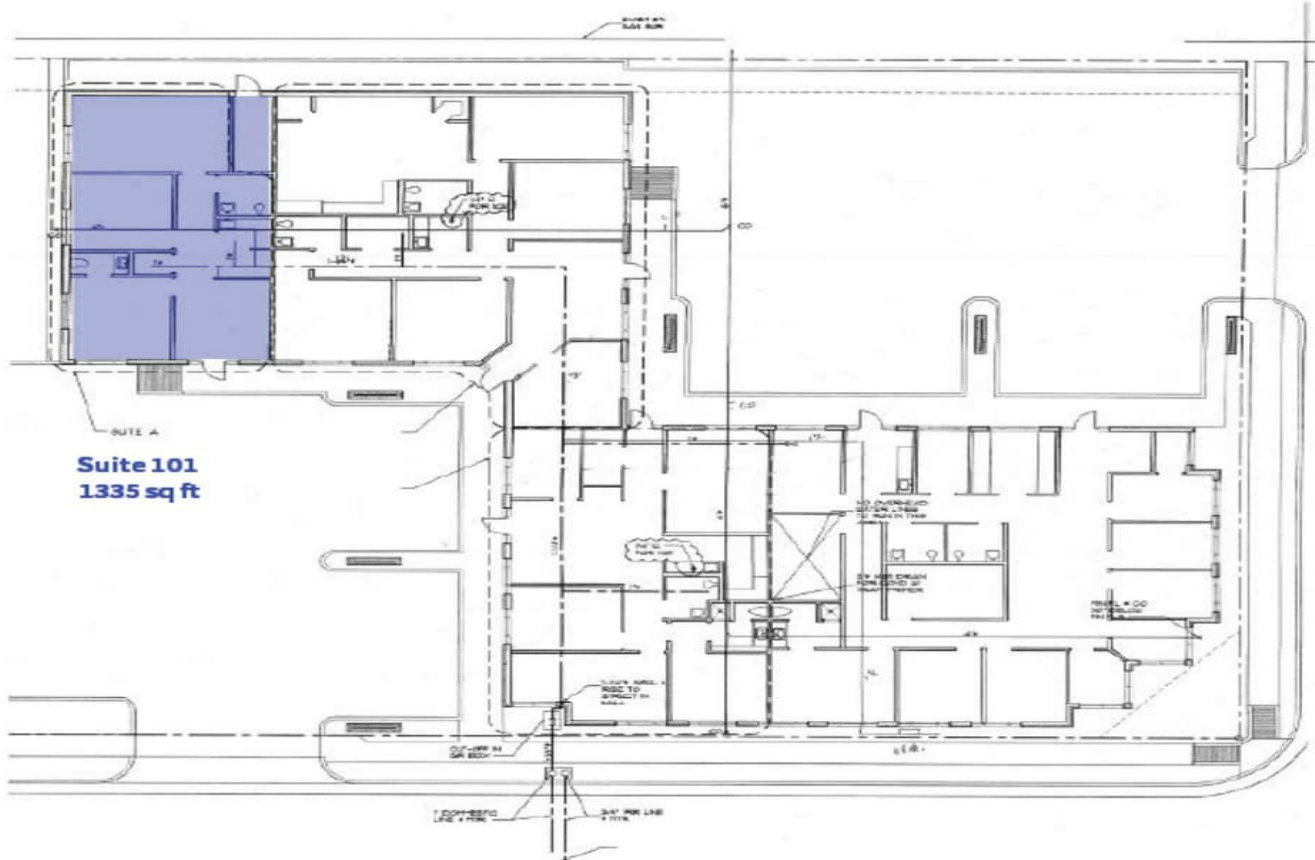
Whether you're a startup looking to establish a strong presence or an established business seeking to expand, this property has everything you need to thrive. The building's modern design and amenities provide the perfect environment for productivity and success.

Don't miss out on this exceptional opportunity to elevate your business. Contact us today to schedule a viewing and make 3343 Locke Ave your new commercial headquarters!

## Property Photos



101 Front Entry





## Property Photos

### 3343 LOCKE AVENUE PARKING ALLOCATION



Building Photo

## Property Photos

