OFFICE FOR LEASE

3100 Capital Way, Suite 120
Fort Worth TX

1,450 SF

Open Floorplan

Next To Hwy 35W

Near Alliance Town Center

Built In 2021

Availible Now

Paul Blight
214-682-7192
pblight@glaciercommercial.com

GLACIER COMMERCIAL REALTY, L.P.
214-637-4300

Stacey Yearian
618-530-3550
yearian@glaciercommercial.com

OPEN 1,450 SF

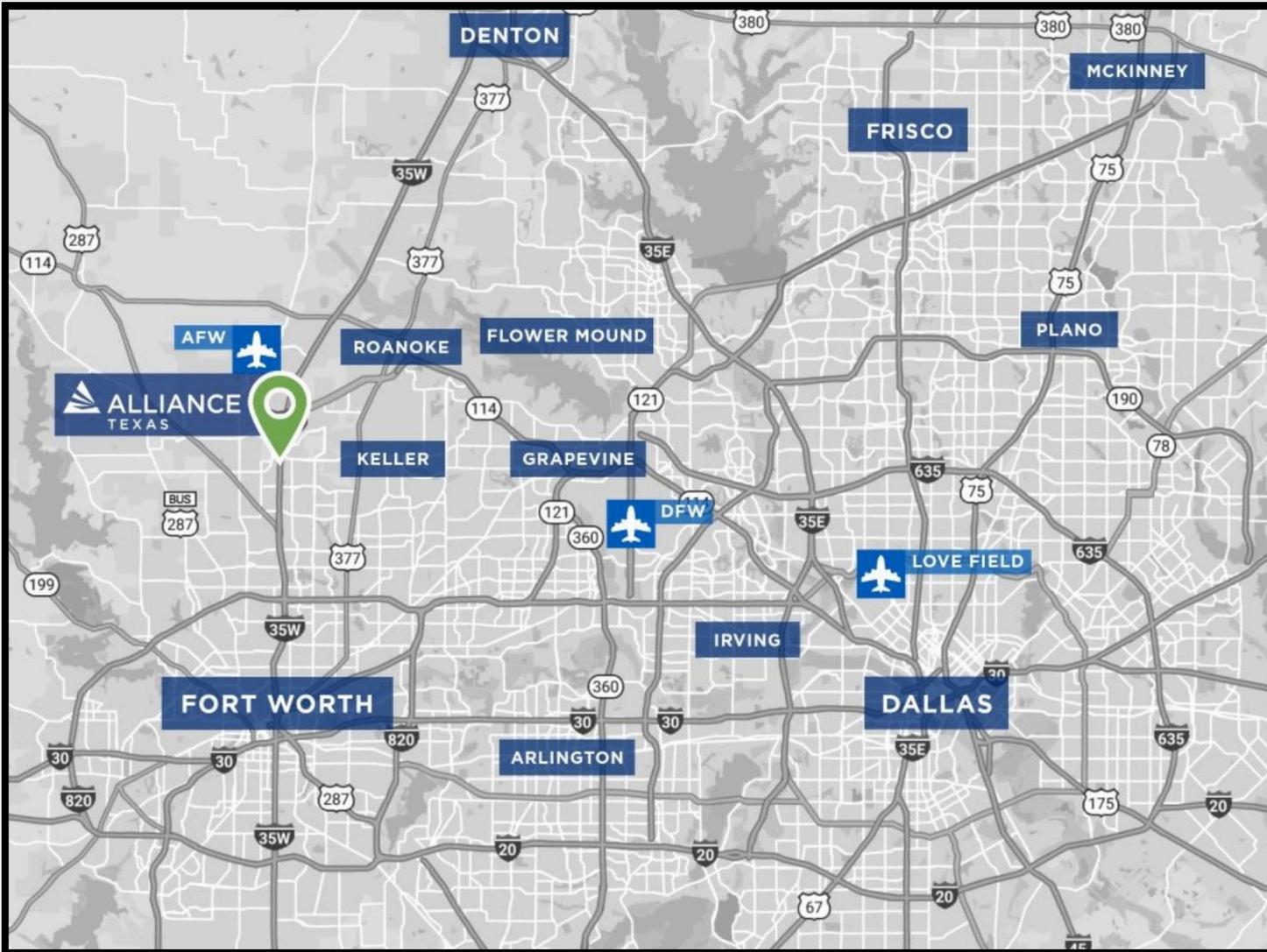MODERN BUILDING

MOVE-IN READY

ABOUT ALLIANCE TEXAS

AllianceTexas is one of the nation's largest and most successful master-planned developments, encompassing approximately 27,000 acres across Tarrant and Denton Counties—nearly double the size of Manhattan—and generating more than $130 billion in total economic impact since 1990. The area supports a rapidly expanding residential base with over 15,400 homes built and thousands more planned through premier communities such as Treeline, Pecan Square, Harvest, Heritage, and Park Glen, while also serving as a major employment, healthcare, and logistics hub anchored by Perot Field Fort Worth Alliance Airport, the BNSF Alliance Intermodal Facility, Amazon Air, FedEx, UPS, and two Class I rail lines. Healthcare is a defining strength of the immediate area, led by Texas Health Resources Alliance, Medical City Alliance, Cook Children's Alliance, and Wise Health Surgical Hospital, all integrated within or adjacent to Alliance Town Center, a 900-acre mixed-use destination offering retail, dining, Class A office, hotel, medical, and urban living. Home to 590 companies, more than 66,000 jobs, and supported by 162 miles of roadway including I-35W and Highways 114 and 170, AllianceTexas represents one of the most robust live-work-play-heal environments in North Texas.

- ➤ ~15 Miles To Downtown Fort Worth
- ➤ ~20 Miles To DFW Airport
- ➤ ~30 Miles To Downtown Dallas
- ➤ $100k+ Nearby Household Income
- ➤ 650k+ Population Within 10 Miles
- ➤ Contact For Pricing