



# FOR LEASE

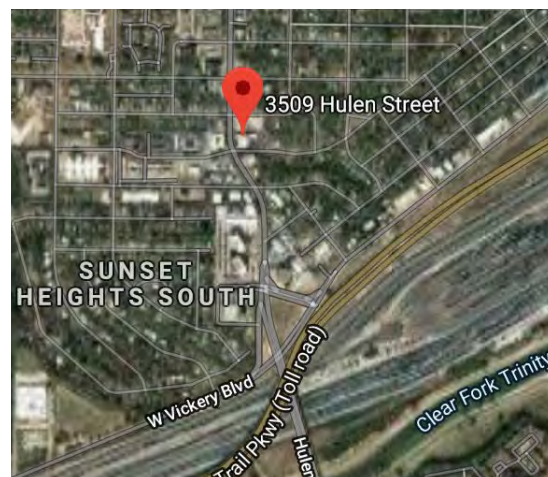
## OFFICE SUITES

### PROPERTY FEATURES

- Extensive improvements to interior and exterior have been completed.
- Proximity to I-30, 5-minute drive to Clearfork, Downtown, and TCU
- Prominent Location on Hulen, next to Zoli's Pizza
- 3 fiber Internet providers available at the property

### SPACE FEATURES

- 946 - 1,916 SF available for lease
- Rental Rate: \$26-\$27/sq. ft.
- Tenant Improvement Allowance
- Signage Opportunity
- Access to common area conference room and coffee bar



## 3509 HULEN STREET

Fort Worth, TX 76107



**SLATER HOWE**

slater.howe@worthcre.net  
817-458-8131

# 3509 HULEN STREET

LEASING INFORMATION

slater.howe@worthcre.net | 817-458-8131



## MARKET DEMOGRAPHICS

| POPULATION       | 1 Mile | 3 Mile  | 5 Mile  |
|------------------|--------|---------|---------|
| 2025 Projection  | 14,413 | 113,962 | 320,589 |
| 2020 Estimate    | 13,451 | 106,137 | 300,116 |
| 2020-2025 Growth | 1.40 % | 1.50 %  | 1.40 %  |

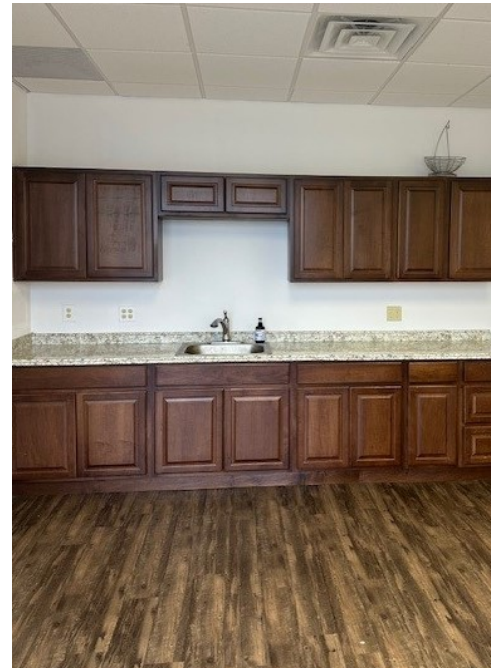
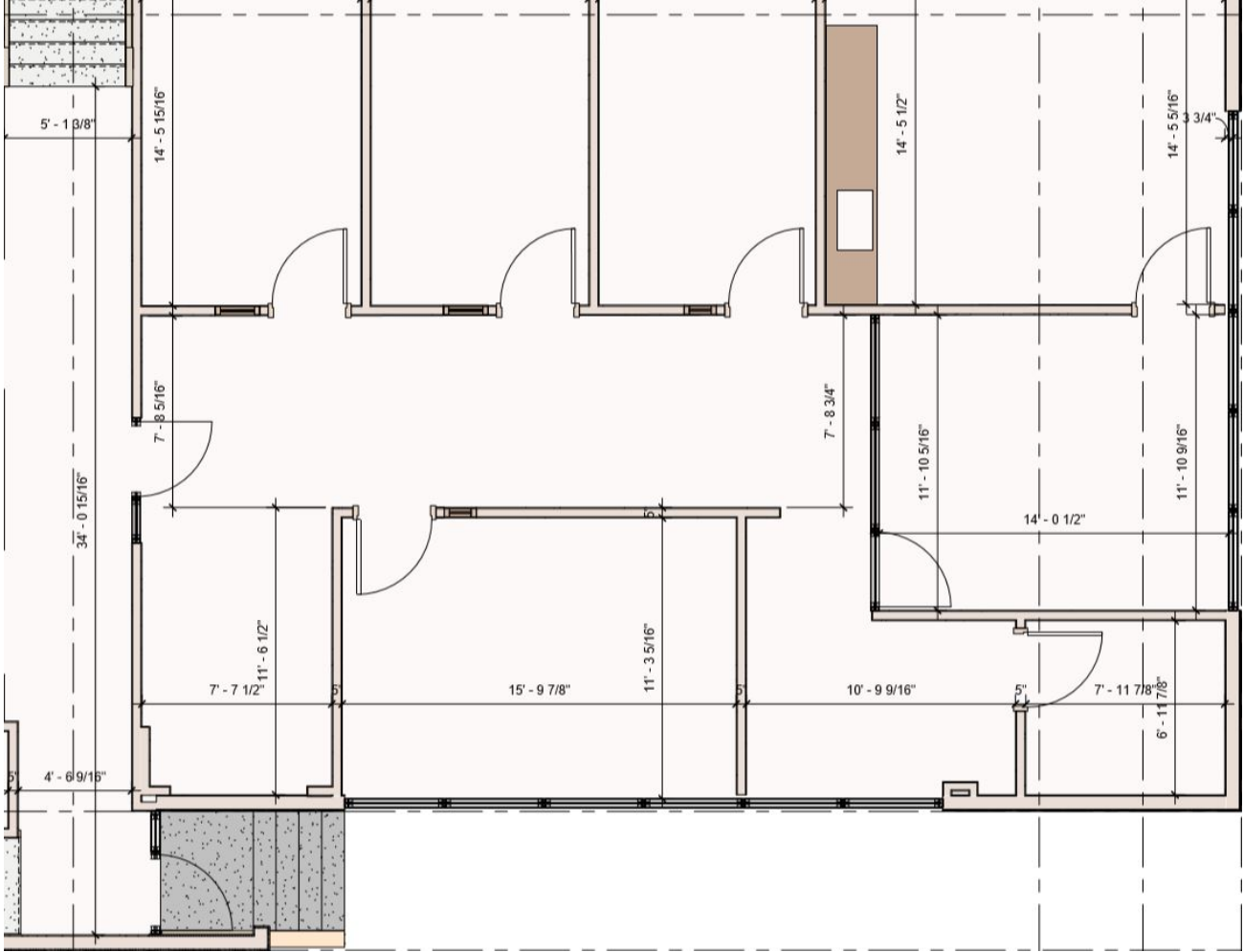
| HOUSEHOLDS       | 1 Mile | 3 Mile | 5 Mile  |
|------------------|--------|--------|---------|
| 2025 Projection  | 6,547  | 50,723 | 125,037 |
| 2020 Estimate    | 6,135  | 47,219 | 117,023 |
| 2020-2025 Growth | 1.30 % | 1.50 % | 1.40 %  |





## BUILDING I | SUITE 112 | FOR LEASE

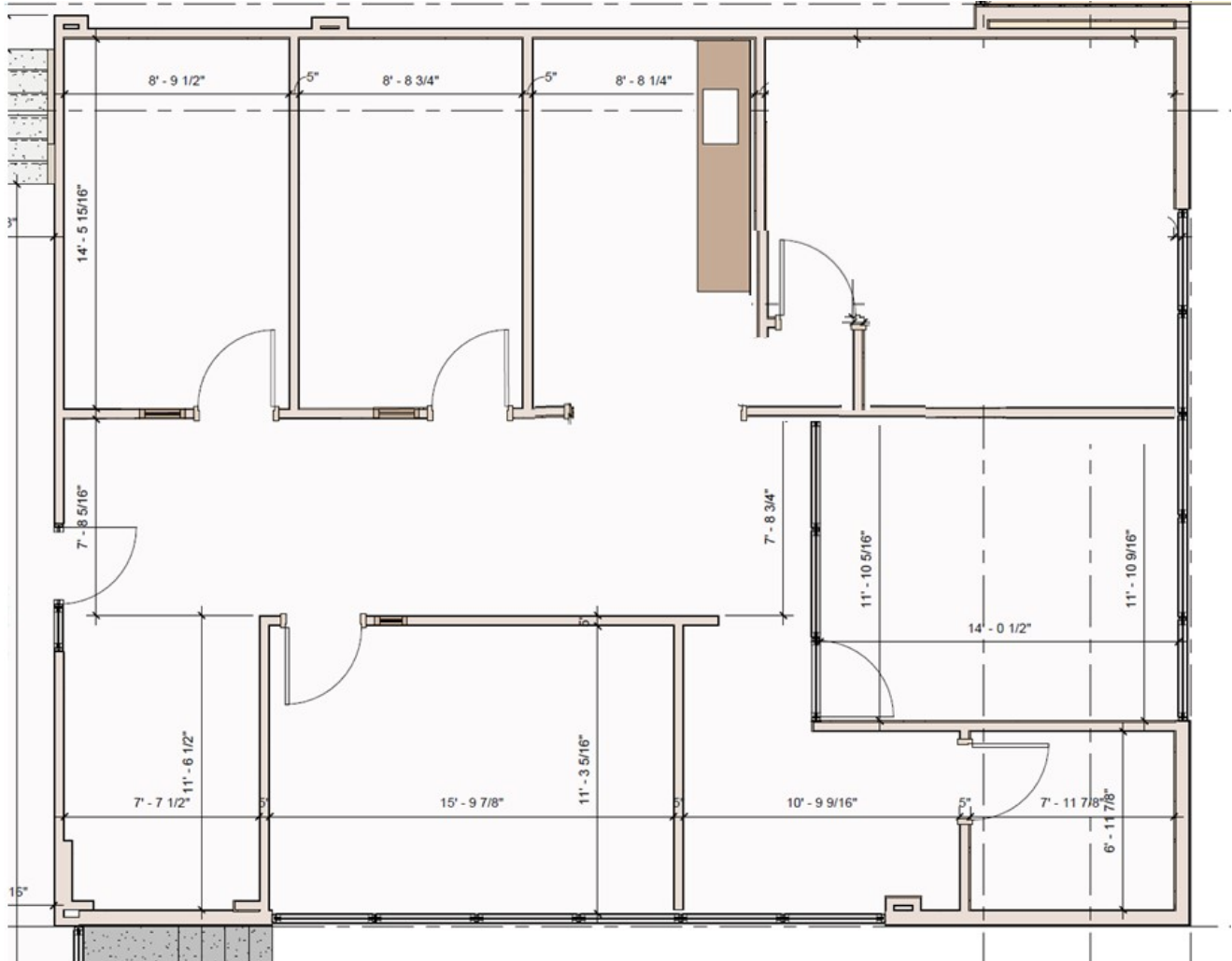
1,916 sq. ft.





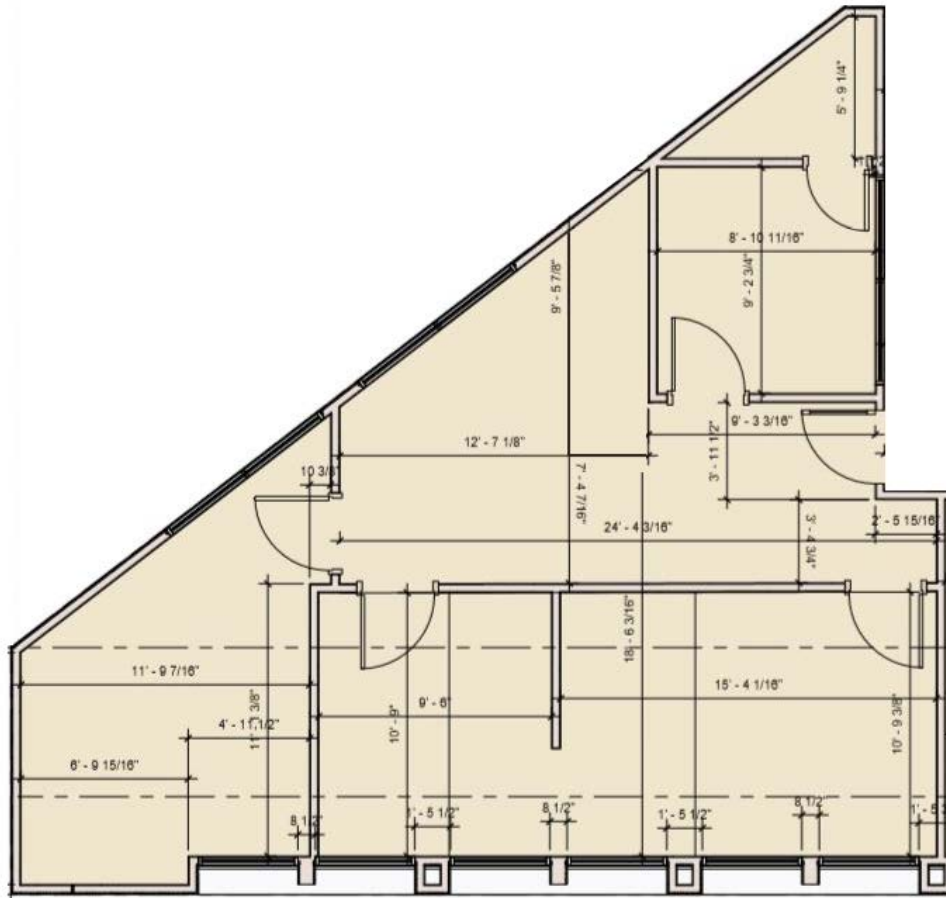
## BUILDING I | SUITE 112 | SPACE PLAN

1,916 sq. ft.





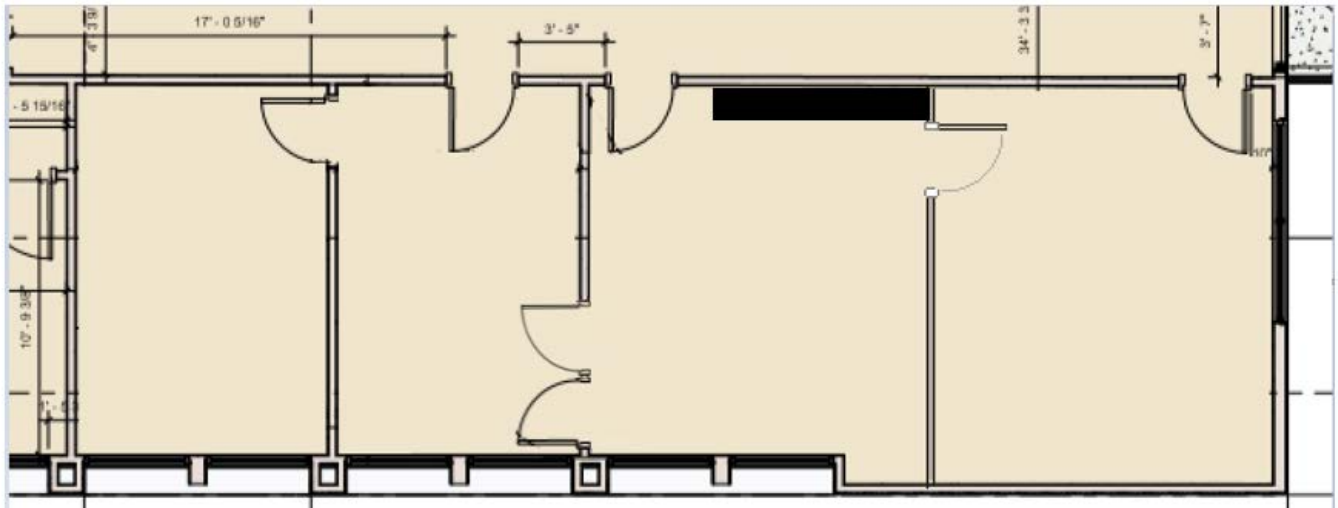
**BUILDING 2 | SUITE 252 | FOR LEASE**  
1,028 sq. ft.





## BUILDING 2 | SUITE 251/255 | FOR LEASE

946 sq. ft.





## CHAPEL HILL AREA

- Ann Taylor Loft
- **Central Market**
- **Chick-fil-A**
- Club Champion
- Cost Plus World Market
- James Avery
- LOFT
- Mi Cocina
- Nekter Juice Bar
- Pho Noodle & Grill
- Potbelly Sandwich Shop
- Revfit
- Salad and Go
- Smoothie Kink
- **Starbucks**
- Sushi Axiom
- Thailicious
- The Container Store

**JERY BOLZ**

Broker

(817) 808-8997

[jerry.bolz@worthcre.net](mailto:jerry.bolz@worthcre.net)

## UNIVERSITY PARK VILLAGE

- Altar'd State
- Ann Taylor
- Anthropologie
- **Apple**
- Banana Republic
- Bath & Body Works
- Blue Goose Cantina
- Brighton Collectibles
- Chico's
- Eatzi's Market & Bakery
- Free People
- Gem Nail Spa
- IHOP
- J. McLaughlin
- J. Crew
- J. Jill
- Jos. A. Bank
- **Kendra Scott**
- Lemongrass Aveda
- **Lululemon athletics**
- Madewell
- Origins
- Pacific Table
- **Panera Bread**
- Pottery Barn
- **SEPHORA**
- Soma
- Staples
- Starbucks
- Sunglass Hut
- The Impeccable Pig
- Vera Bradley
- **White House Black Market**
- Williams Sonoma
- Wware

**SLATER HOWE**

Associate

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## SHOPS AT CLEARFORK

- **AMC Dine-In Theatres**
- B&B Butchers & Restaurant
- Ballard Designs
- Boardroom Salon
- City Works Eatery & Pour House
- Clean Juice
- CRÚ Food & Wine Bar
- Doc B's
- Fixe Southern House
- Grimaldi's Pizzeria
- Kate Spade New York
- Kendra Scott
- **Louis Vuitton**
- Luke's Locker
- Luna Grill
- Mesero
- **Neiman Marcus**
- Pandora
- Pinstripes
- Tesla
- Starbucks
- Sunglass Hut
- Tiffany & Co.
- Tommy Bahama
- Tory Burch
- Z Gallerie

