



OFFICE SUITES FOR LEASE

6240 & 6200 N Beach Street
Fort Worth TX

AVAILABLE:

809 - 11,647 SF

PRICE:
CALL BROKER

Located in a prime area of Fort Worth, 6240 & 6200 N Beach Street offer modern office spaces in a picturesque, park-like setting. With immediate access to major highways, including I-820, Highway 121, and I-35W, these buildings provide an ideal location for businesses seeking convenience and a professional environment. The full building at 6240 N Beach Street is vacant and ready to accommodate larger tenants, while 6200 N Beach Street has one suite available for smaller office needs. Both buildings feature ample parking, beautifully landscaped surroundings, and proximity to key amenities in Fort Worth. This is a rare opportunity to secure office space in one of the most desirable locations in the area. Contact us today to schedule a tour and explore how these properties can meet your business needs.

FEATURES

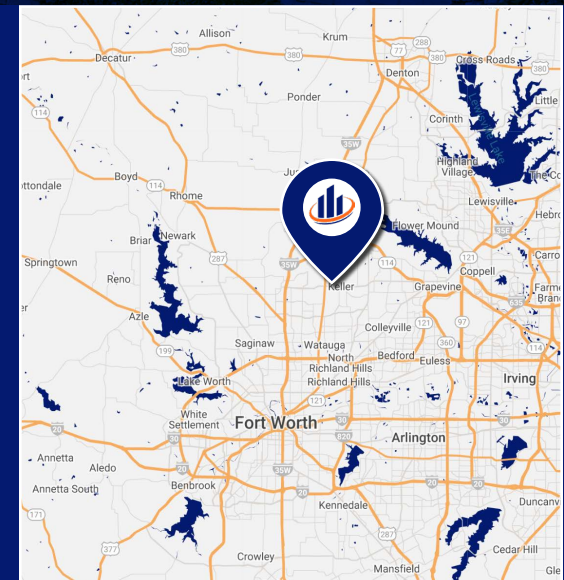
Available SF: 809 - 11,647

Building SF: 11,647

AVAILABILITIES

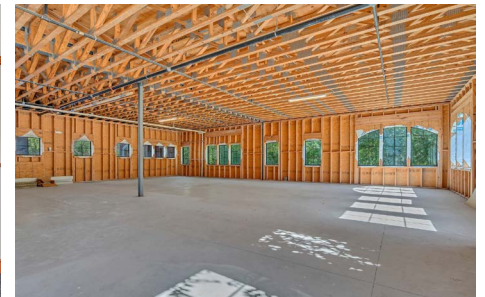
6200 N Beach St: Suite 103: 809 SF

6240 N Beach St: Suite 101 - 202: 2,520-11,647 SF



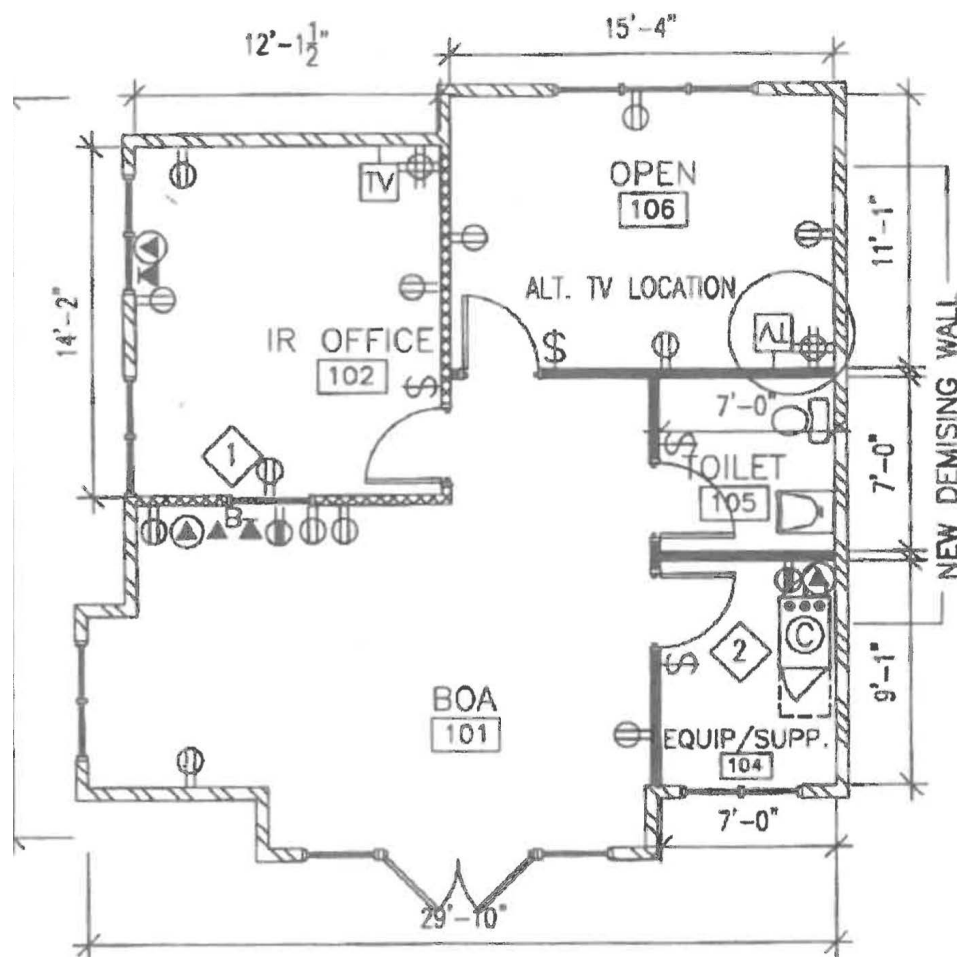
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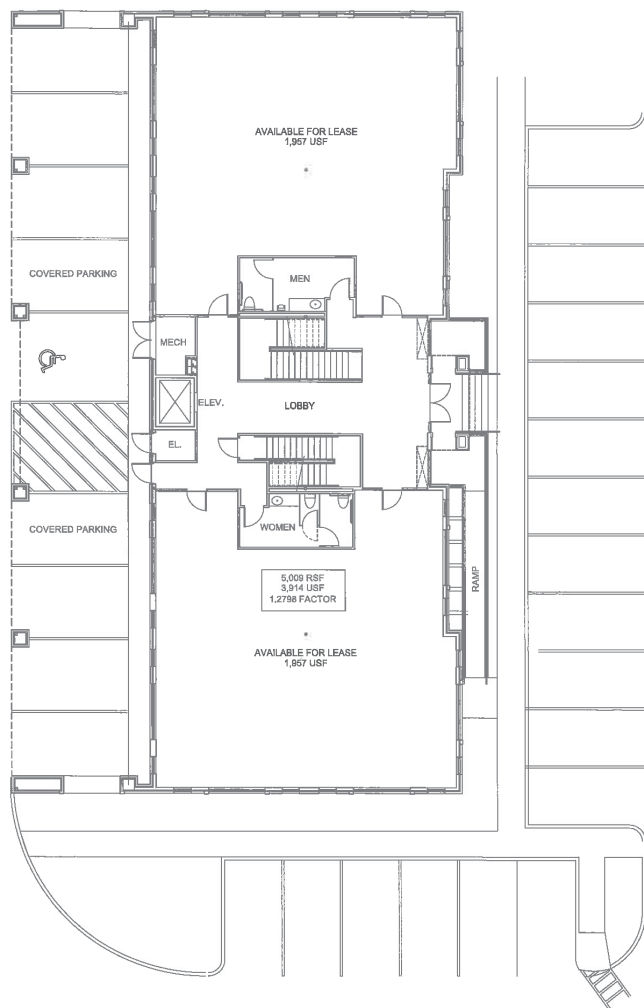
6200 N Beach St

SUITE 103

809 SF

OFFICE SUITES FOR LEASE

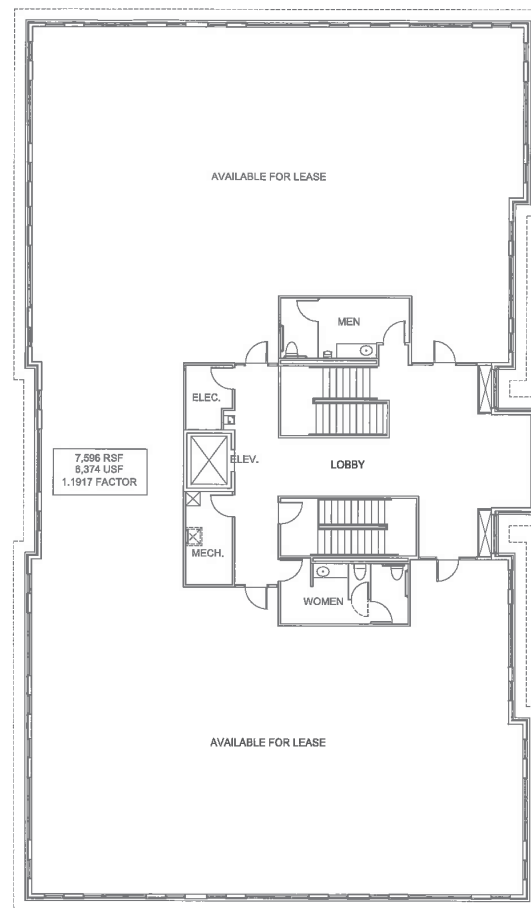
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6240 N Beach St

FLOOR 1

3,914 SF



6240 N Beach St

FLOOR 2

6,374 SF

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 WESTERN CENTER BLVD | 27,496 VPD

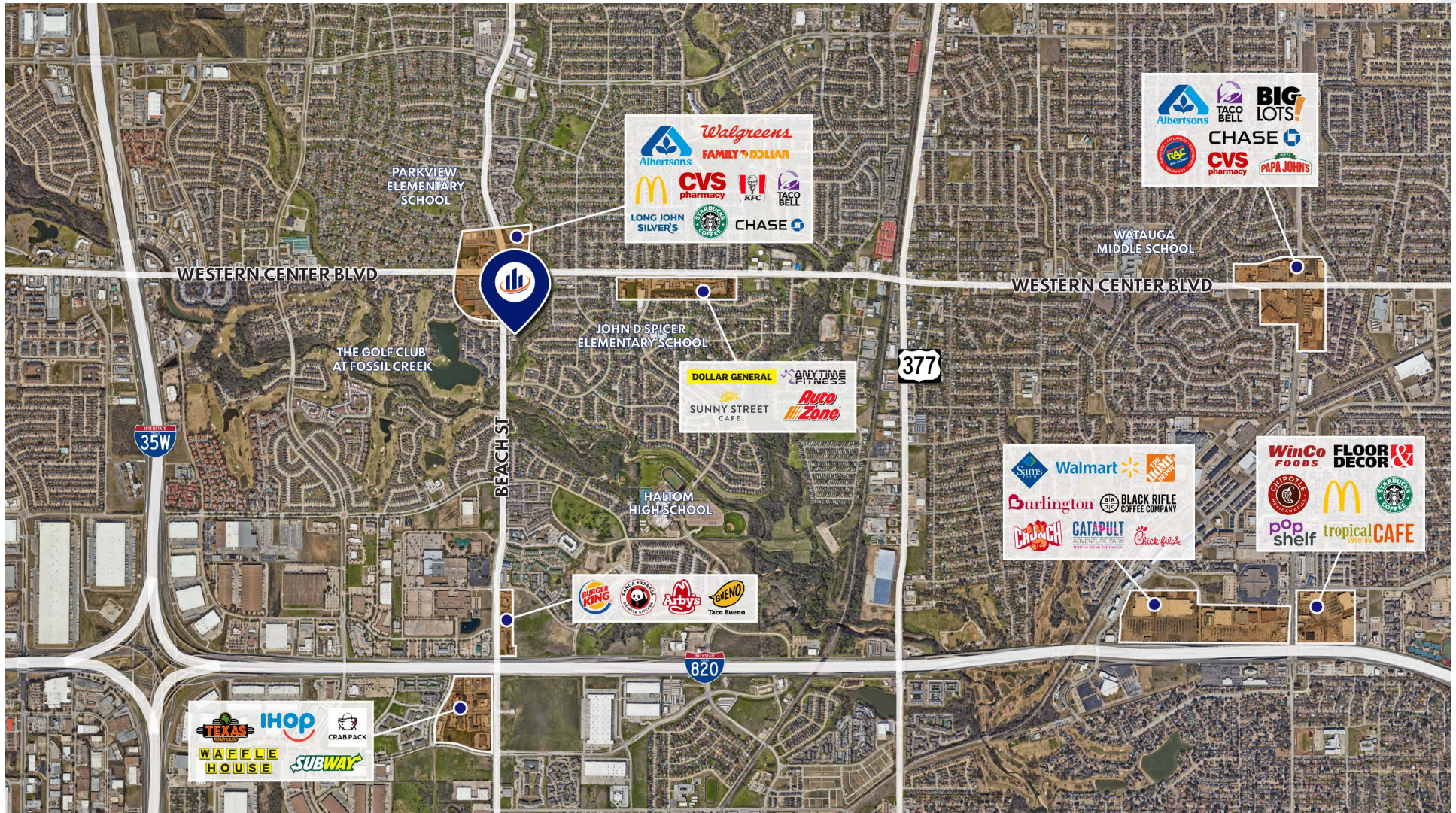
6240 N BEACH ST
2,520-11,647 SF AVAILABLE

6200 N BEACH ST
809 SF AVAILABLE

 BEACH ST | 30,783 VPD

OFFICE SUITES FOR LEASE

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Located in a convenient area of Fort Worth, this property provides easy access to I-820, Highway 377, and I-35W, making it a practical choice for businesses. The surrounding area features a mix of retail, dining, and entertainment options, offering added convenience for employees and clients. Set in a growing community with a strong local economy, this location combines accessibility with a welcoming environment.

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	2024 Summary			2029 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	20,136	123,350	306,424	20,192	122,462	310,391
Households	8,512	45,263	106,885	8,650	45,581	109,353
Families	5,052	30,866	76,583	5,055	30,681	77,464
Average Household Size	2.36	2.72	2.86	2.33	2.69	2.83
Owner Occupied Housing Units	3,681	25,990	67,253	3,819	26,477	69,027
Renter Occupied Housing Units	4,831	19,273	39,632	4,831	19,104	40,326
Median Age	34.3	34.8	35.4	36.1	36.2	36.5
Median Household Income	\$72,523	\$83,190	\$86,588	\$80,155	\$92,024	\$97,584
Average Household Income	\$92,308	\$103,607	\$110,339	\$103,169	\$116,903	\$125,414



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matt Matthews	667871	matt.matthews@svn.com	972-765-0886
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date