

6310-6420 Southwest Blvd

1,180 - 11,014 SF AVAILABLE | FOR LEASE



6310 - 6420 SOUTHWEST BLVD, FORT WORTH, TX 76109 | \$18/SF BASE YEAR (FULL SERVICE)

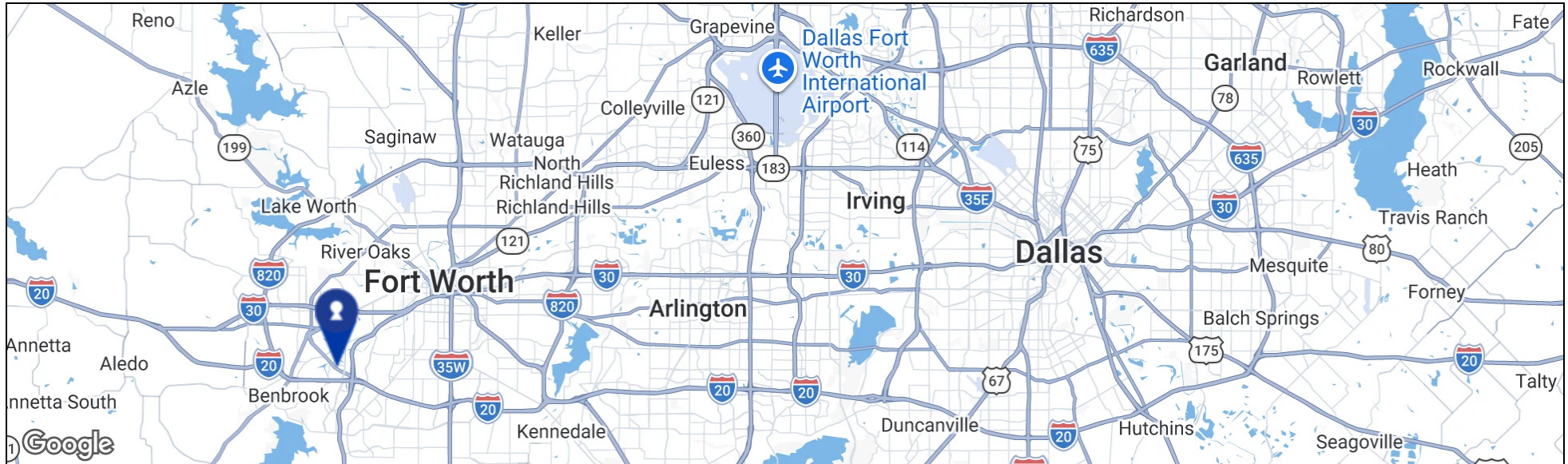
Randy Scott **Jeff Marek**

Director

Vice President/Associate Broker



For Lease – 6310 - 6420 Southwest Blvd, Fort Worth, TX 76109



PROPERTY DESCRIPTION

Uncover the ideal leasing opportunity at 6310-6420 Southwest Blvd, Fort Worth, Texas, 76109. This versatile property offers a blend of modernity and functionality, ideal for businesses seeking a professional setting with customizable floor plans. With ample parking for employees and visitors, as well as large windows that flood the space with natural light, the property is perfectly poised to showcase your business to the world. Its convenient location and professional amenities make it an exceptional choice for businesses seeking a dynamic and vibrant space to thrive. Schedule a tour today and discover the potential of this exceptional leasing opportunity.

PROPERTY HIGHLIGHTS

- Great location in southwest Fort Worth near Hwy 183 & I-20
- Easy access to Chisholm Trail Parkway
- Recent upgrades to common areas
- Multiple office layouts available for a variety of users, including 2nd gen medical space
- On-site maintenance, free surface parking and 24-hour access
- 1 mile from Waterside's Food, shopping and entertainment and strong retail corridor

OFFERING SUMMARY

Available SF: 1,180 - 11,014 SF

SPACES	LEASE RATE	SPACE SIZE
6310 - Suite 104	\$18/SF Base Year (Full Service)	1,180 SF
6310 - Suite 106	\$18/SF Base Year (Full Service)	3,958 SF
6310 - Suite 112	\$18/SF Base Year (Full Service)	2,073 SF
6310 - Suite 200	\$18/SF Base Year (Full Service)	4,373 SF
6310 - Suite 204	\$18/SF Base Year (Full Service)	11,014 SF
6320 - Suite 202	\$18/SF Base Year (Full Service)	1,660 SF
6410 - Suite 128	\$18/SF Base Year (Full Service)	1,745 SF
6410 - Suite 210	\$18/SF Base Year (Full Service)	2,585 SF
6410 - Suite 222	\$18/SF Base Year (Full Service)	1,786 SF

Randy Scott **Jeff Marek**

Director

Vice President/Associate Broker

2



For Lease – 6310 - 6420 Southwest Blvd, Fort Worth, TX 76109



Randy Scott **Jeff Marek**

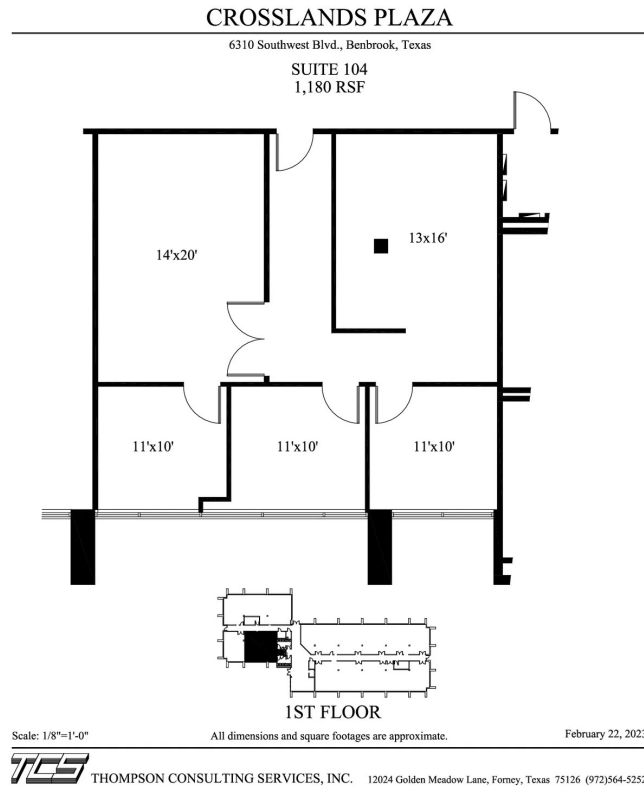
Director

Vice President/Associate Broker

3

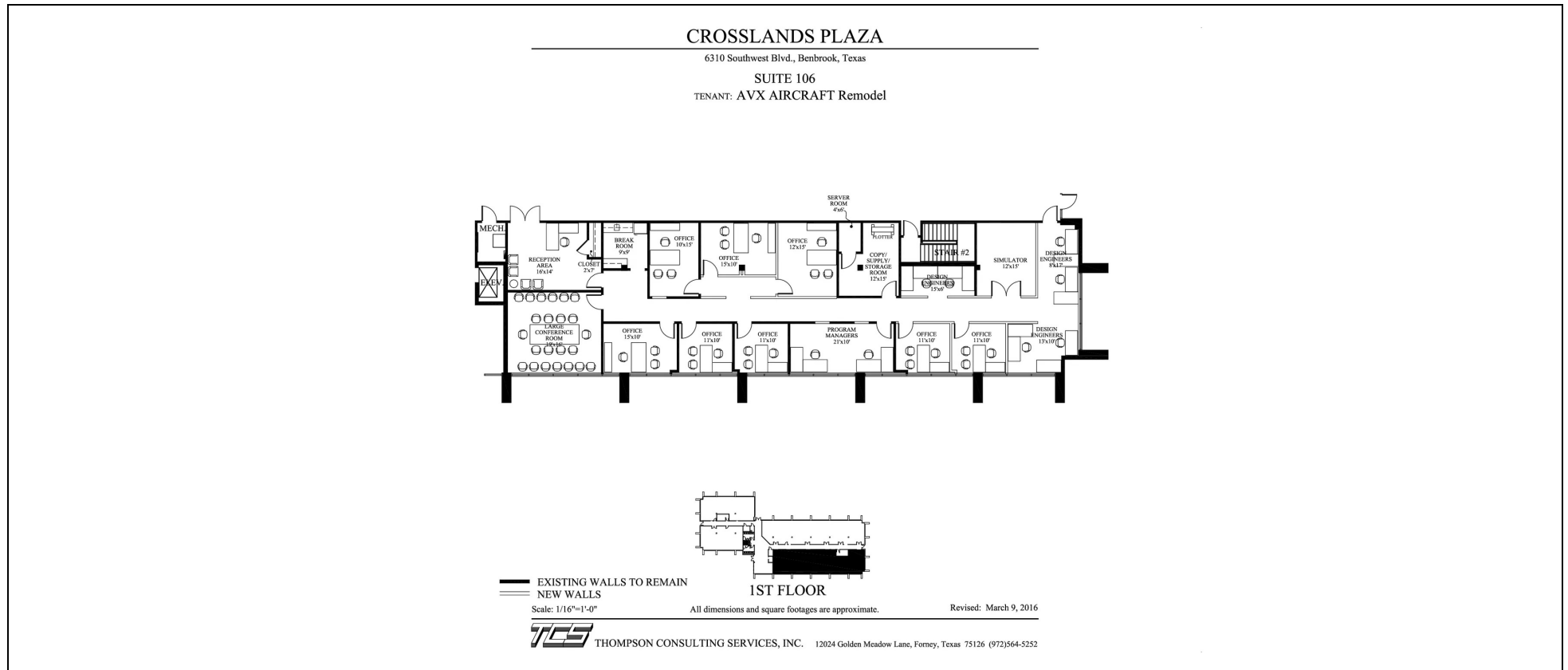


For Lease – 6310 - 6420 Southwest Blvd, Fort Worth, TX 76109



Randy Scott **Jeff Marek**
Director Vice President/Associate Broker

For Lease – 6310 - 6420 Southwest Blvd, Fort Worth, TX 76109



Randy Scott **Jeff Marek**

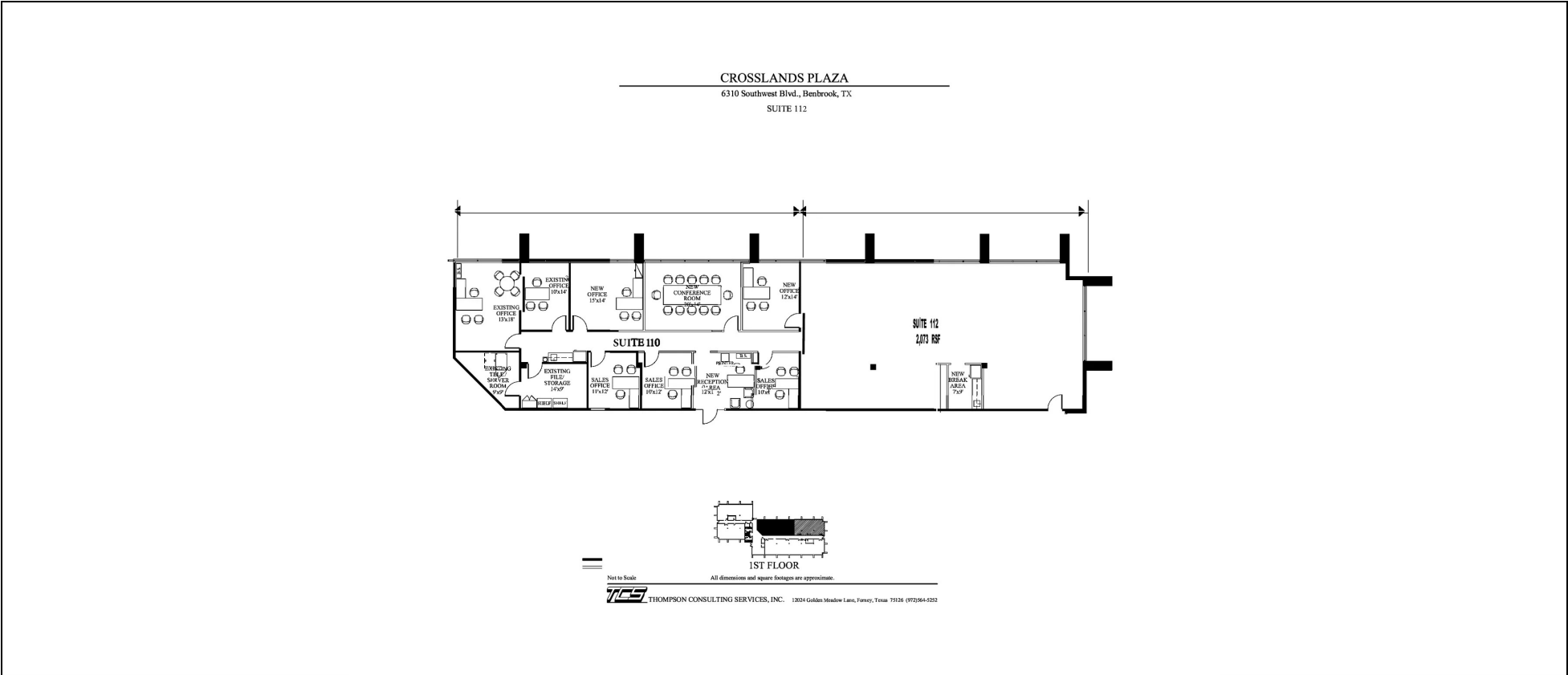
Director

Vice President/Associate Broker

5

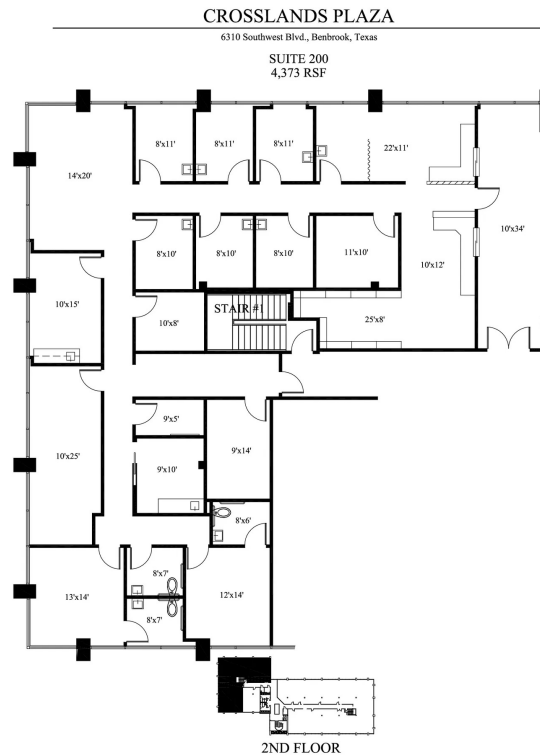


For Lease – 6310 - 6420 Southwest Blvd, Fort Worth, TX 76109



Randy Scott **Jeff Marek**
Director Vice President/Associate Broker

For Lease – 6310 - 6420 Southwest Blvd, Fort Worth, TX 76109



Scale: 3/32"=1'-0"
All dimensions and square footages are approximate.
December 7, 2022

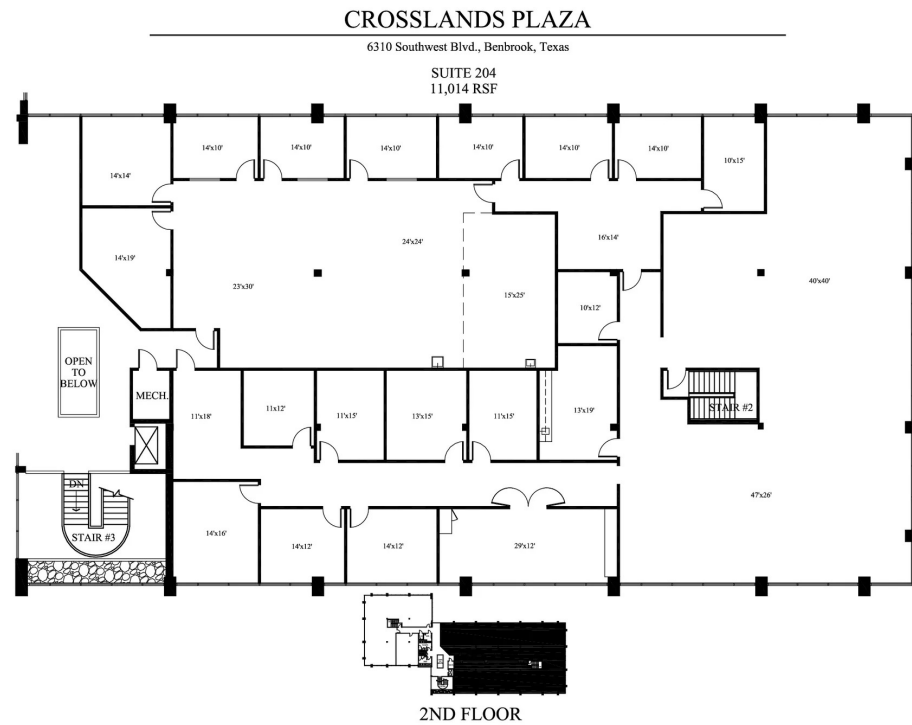
TCS THOMPSON CONSULTING SERVICES, INC. 12024 Golden Meadow Lane, Forney, Texas 75126 (972)564-5252

Randy Scott **Jeff Marek**
Director Vice President/Associate Broker

7



For Lease – 6310 - 6420 Southwest Blvd, Fort Worth, TX 76109



Scale: 1/16"=1'-0"

All dimensions and square footages are approximate.

February 22, 2023



THOMPSON CONSULTING SERVICES, INC. 12024 Golden Meadow Lane, Forney, Texas 75126 (972)564-5252

Randy Scott **Jeff Marek**

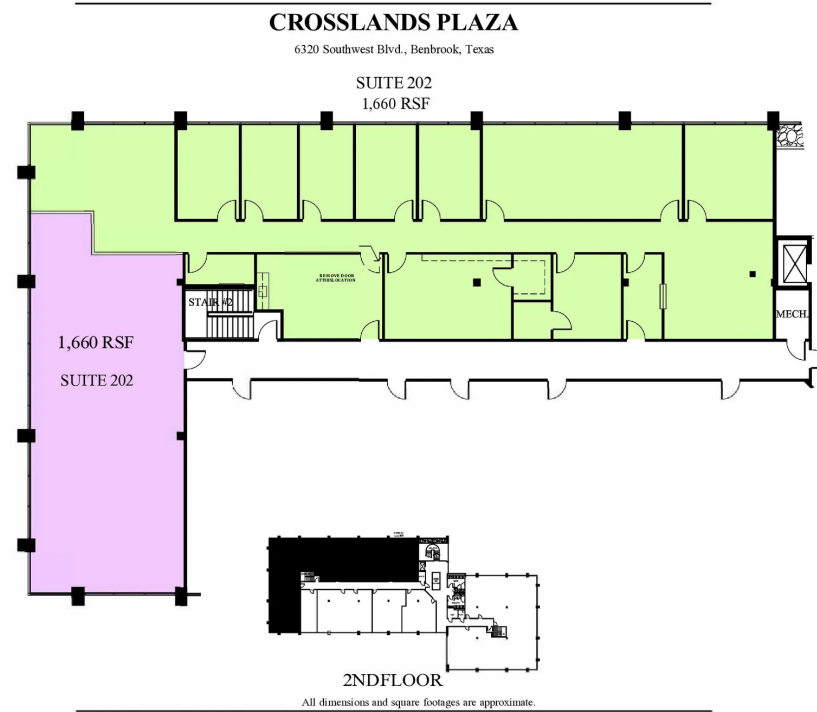
Director

Vice President/Associate Broker

8



For Lease – 6310 - 6420 Southwest Blvd, Fort Worth, TX 76109



◆ THOMPSON CONSULTING SERVICES, INC. 12024 Golden Meadow Lane, Forney, Texas 75126 (972)564-5252

Randy Scott **Jeff Marek**

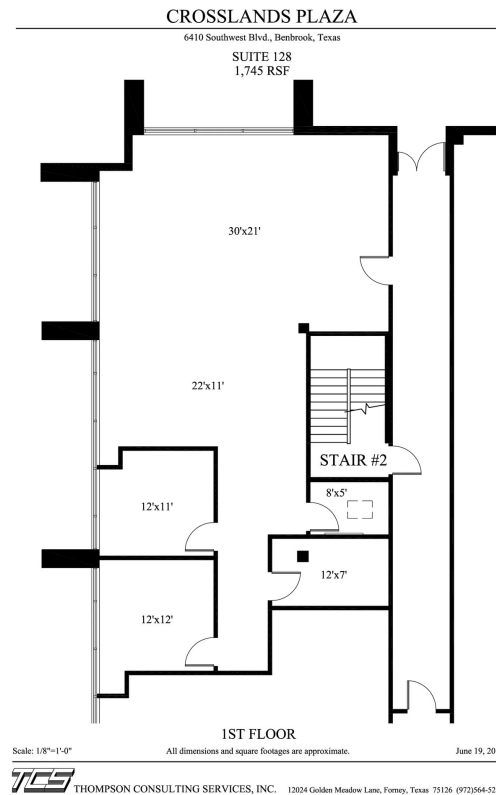
Director

Vice President/Associate Broker

9



For Lease – 6310 - 6420 Southwest Blvd, Fort Worth, TX 76109



Randy Scott **Jeff Marek**

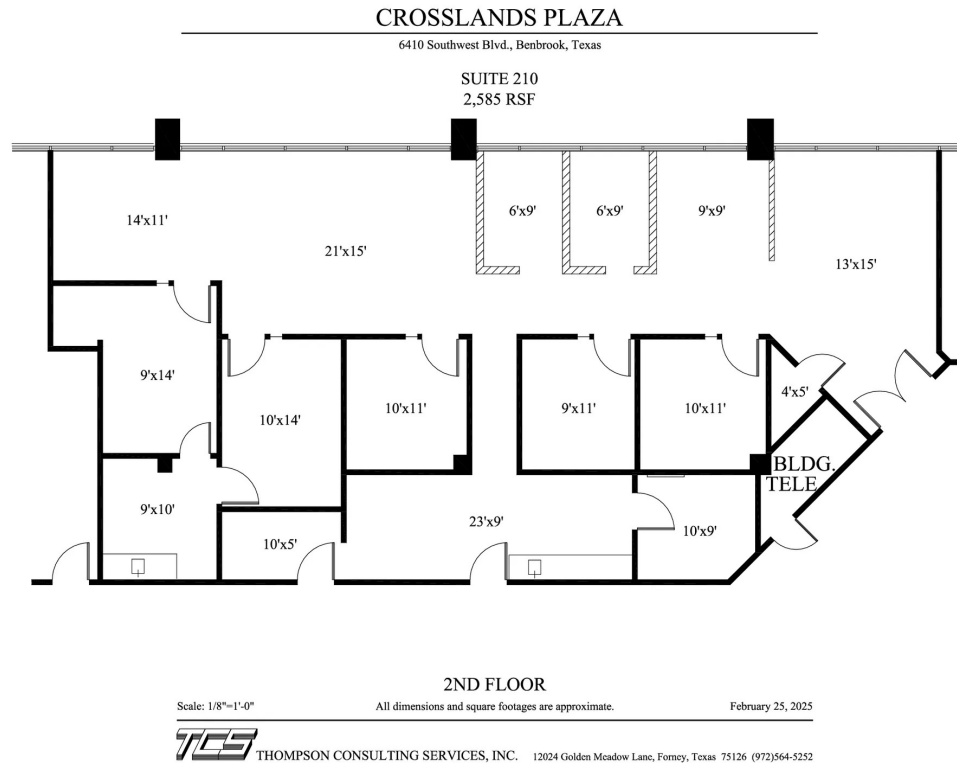
Director

Vice President/Associate Broker

10

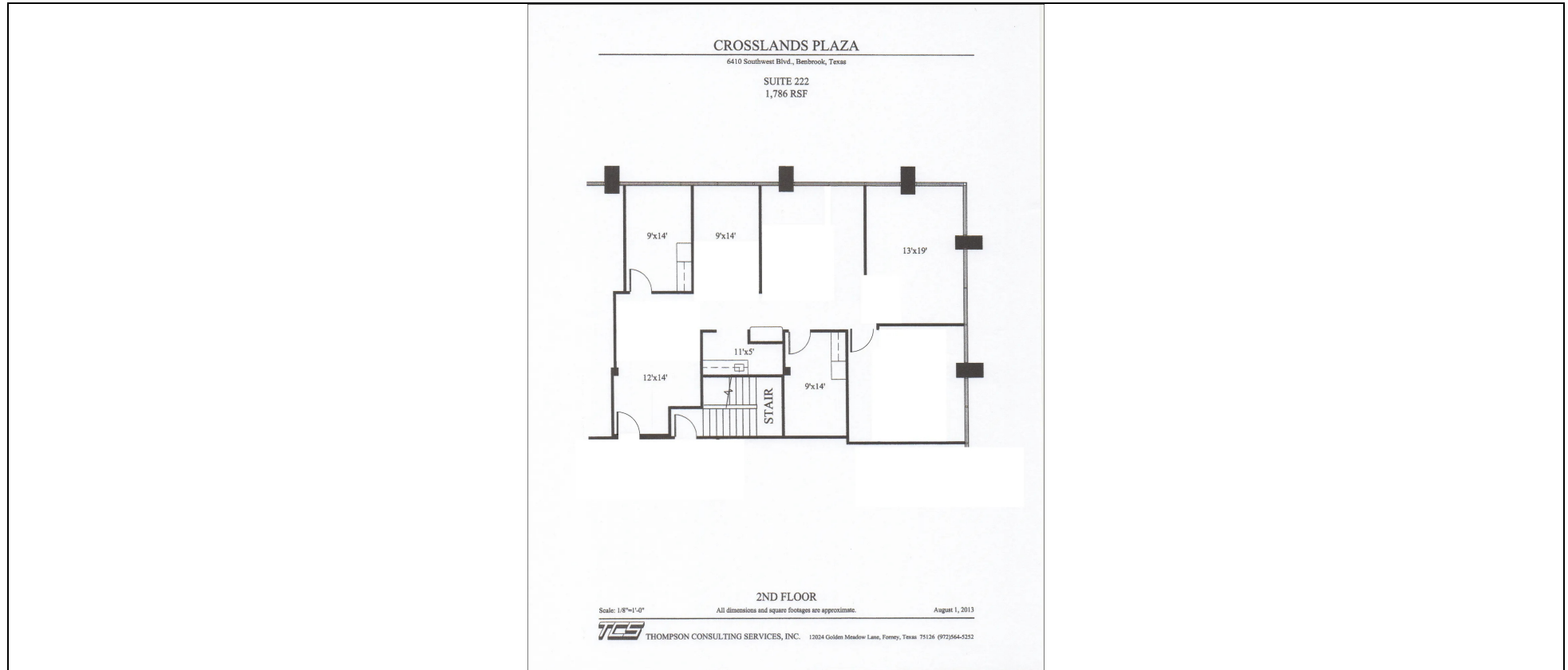


For Lease – 6310 - 6420 Southwest Blvd, Fort Worth, TX 76109



Randy Scott **Jeff Marek**
Director Vice President/Associate Broker

For Lease – 6310 - 6420 Southwest Blvd, Fort Worth, TX 76109



Randy Scott **Jeff Marek**

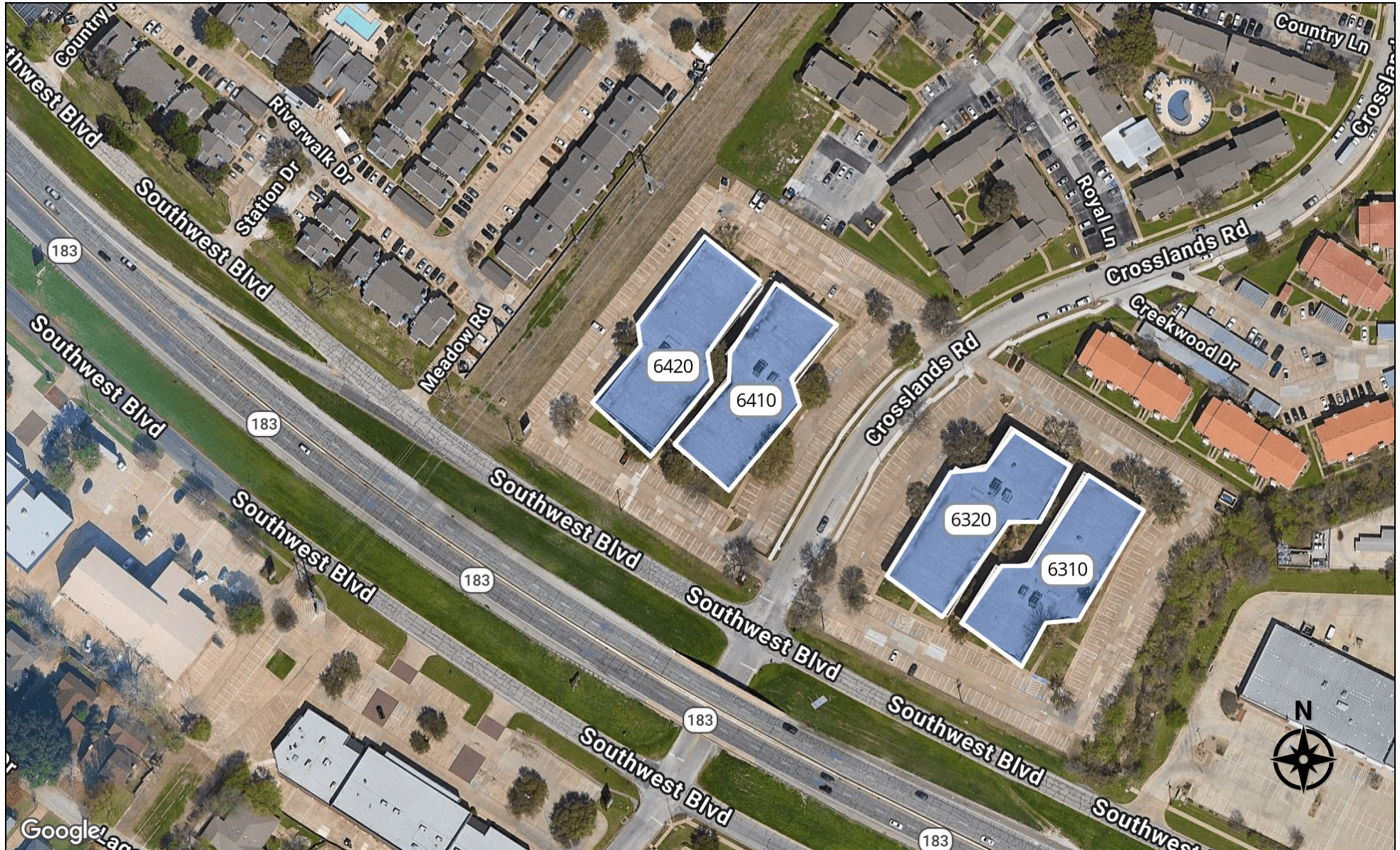
Director

Vice President/Associate Broker

12



For Lease – 6310 - 6420 Southwest Blvd, Fort Worth, TX 76109



Randy Scott **Jeff Marek**

Director

Vice President/Associate Broker

13



For Lease – 6310 - 6420 Southwest Blvd, Fort Worth, TX 76109



Randy Scott **Jeff Marek**
Director Vice President/Associate Broker

14



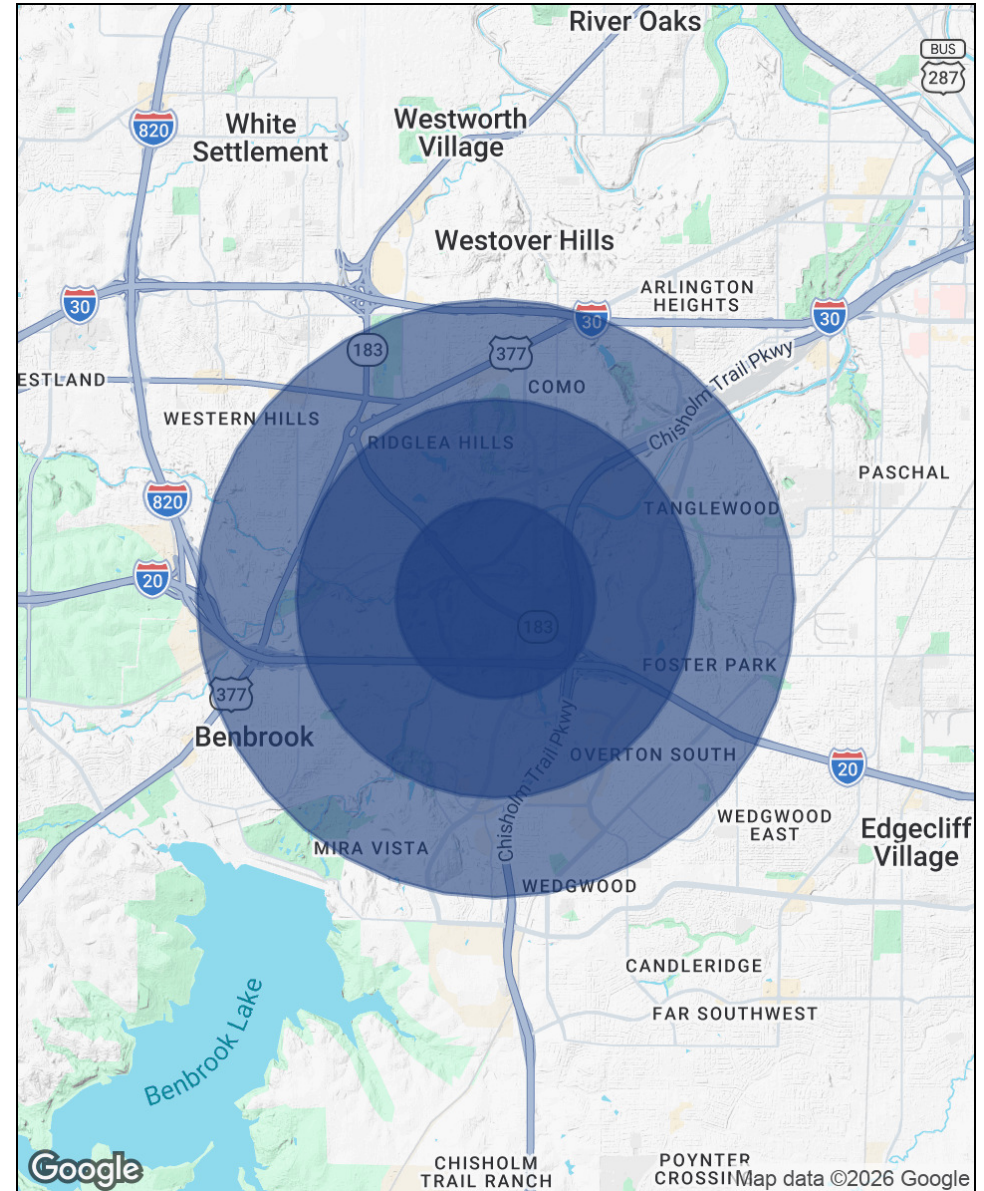
For Lease – 6310 - 6420 Southwest Blvd, Fort Worth, TX 76109

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,957	92,213	242,891
Average Age	42	40	39
Average Age (Male)	40	39	38
Average Age (Female)	43	42	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,680	41,675	98,953
# of Persons per HH	1.8	2.2	2.5
Average HH Income	\$106,444	\$110,830	\$99,141
Average House Value	\$581,626	\$473,071	\$402,170

2020 American Community Survey (ACS)

TRAFFIC COUNT	VPD
Southwest Blvd	6,469



Randy Scott **Jeff Marek**

Director

Vice President/Associate Broker

15





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's dues and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
 - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
 - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally;
- and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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.

Vision Commercial RE DFW, LLC

Name of Sponsoring Broker (Licensed Individual or Business Entity)

9006752

License No.

info@visioncommercial.com

Email

817.803.3287

Phone

Trenton Price

Name of Designated Broker of Licensed Business Entity, if applicable

0652029

License No.

info@visioncommercial.com

Email

817.803.3287

Phone