



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
- Quick micro market for fast, on-the-go meals
- 3 fiber Internet providers available at the property

SPACE FEATURES

- 983 - 1,916 SF available for lease
- Rental Rate: \$27-\$28/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 %

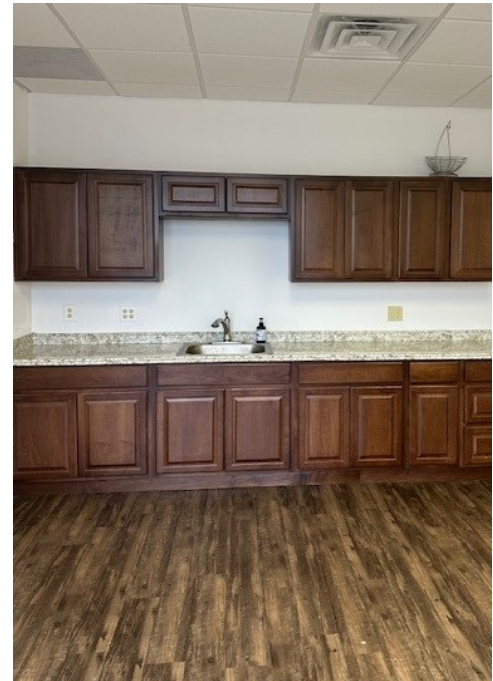
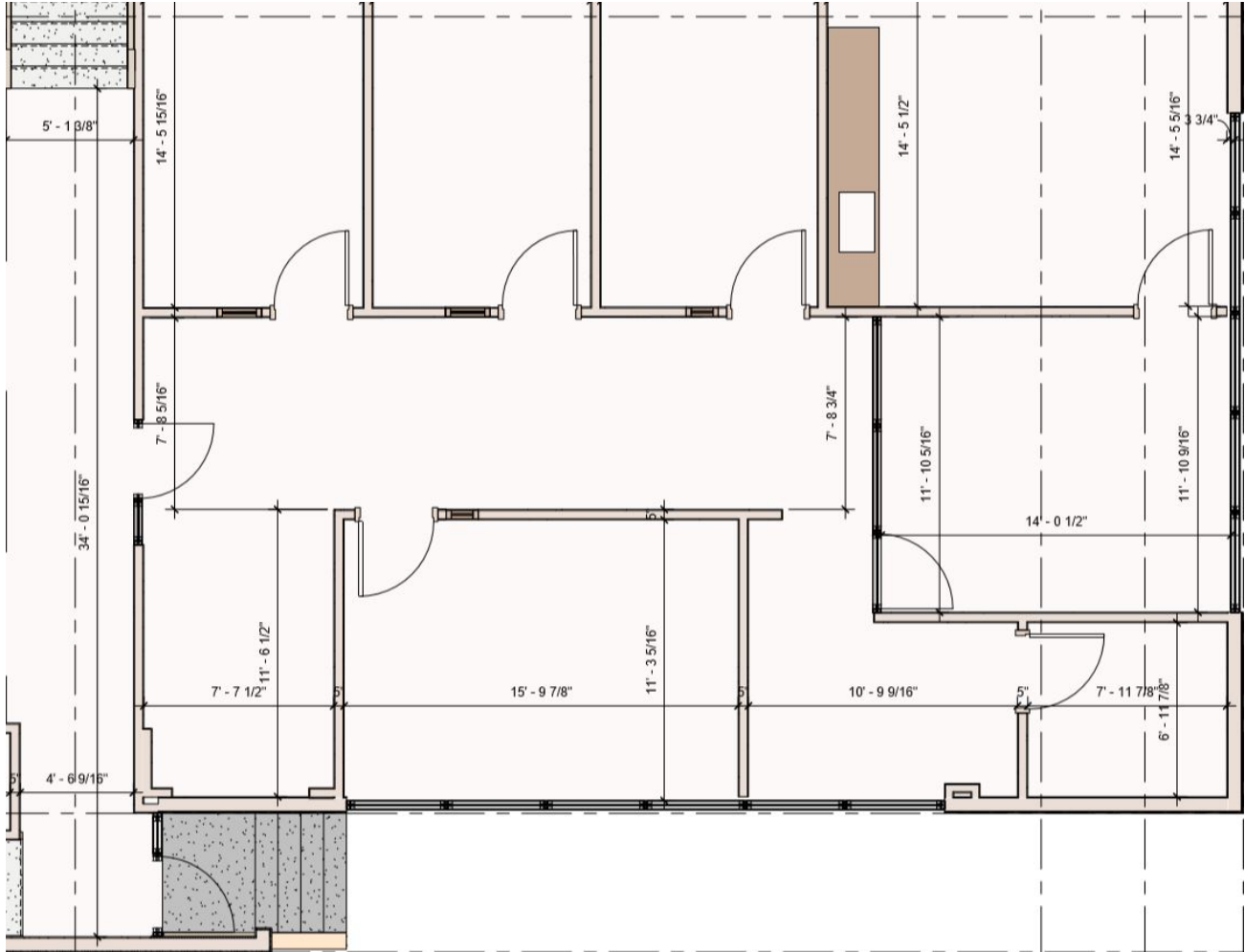
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2025 Projection	6,547	50,723	125,037
2020 Estimate	6,135	47,219	117,023
2020-2025 Growth	1.30 %	1.50 %	1.40 %



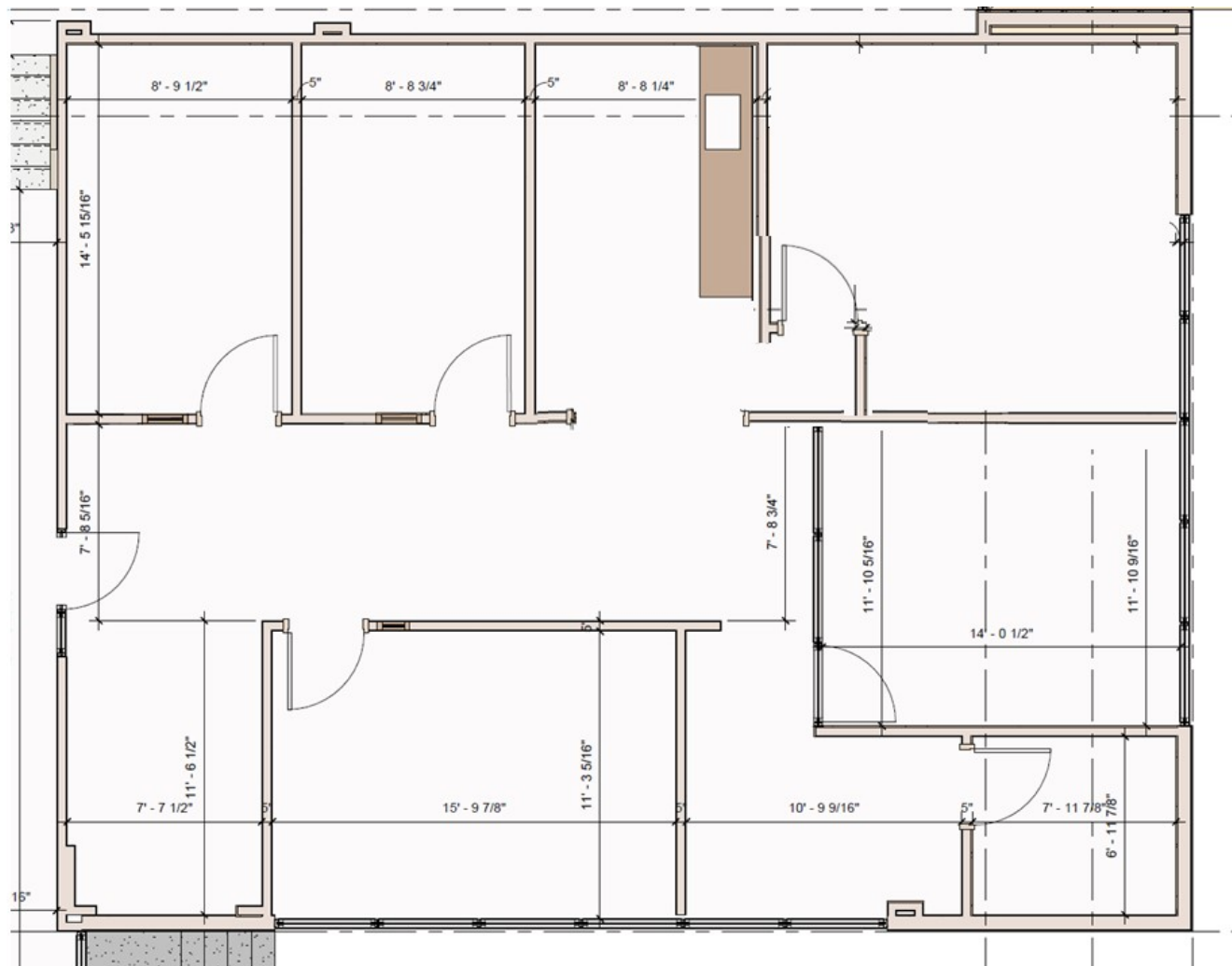


BUILDING I | SUITE 112 | FOR LEASE

1,916 sq. ft.

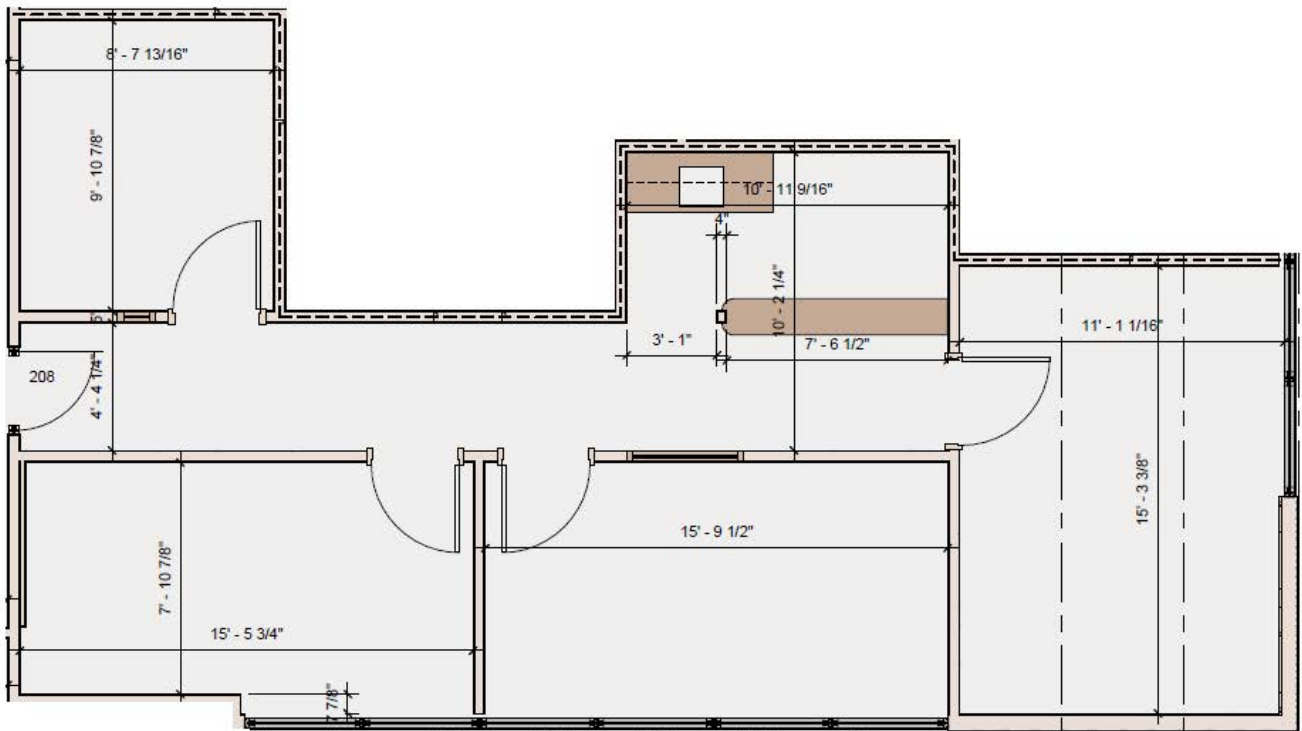


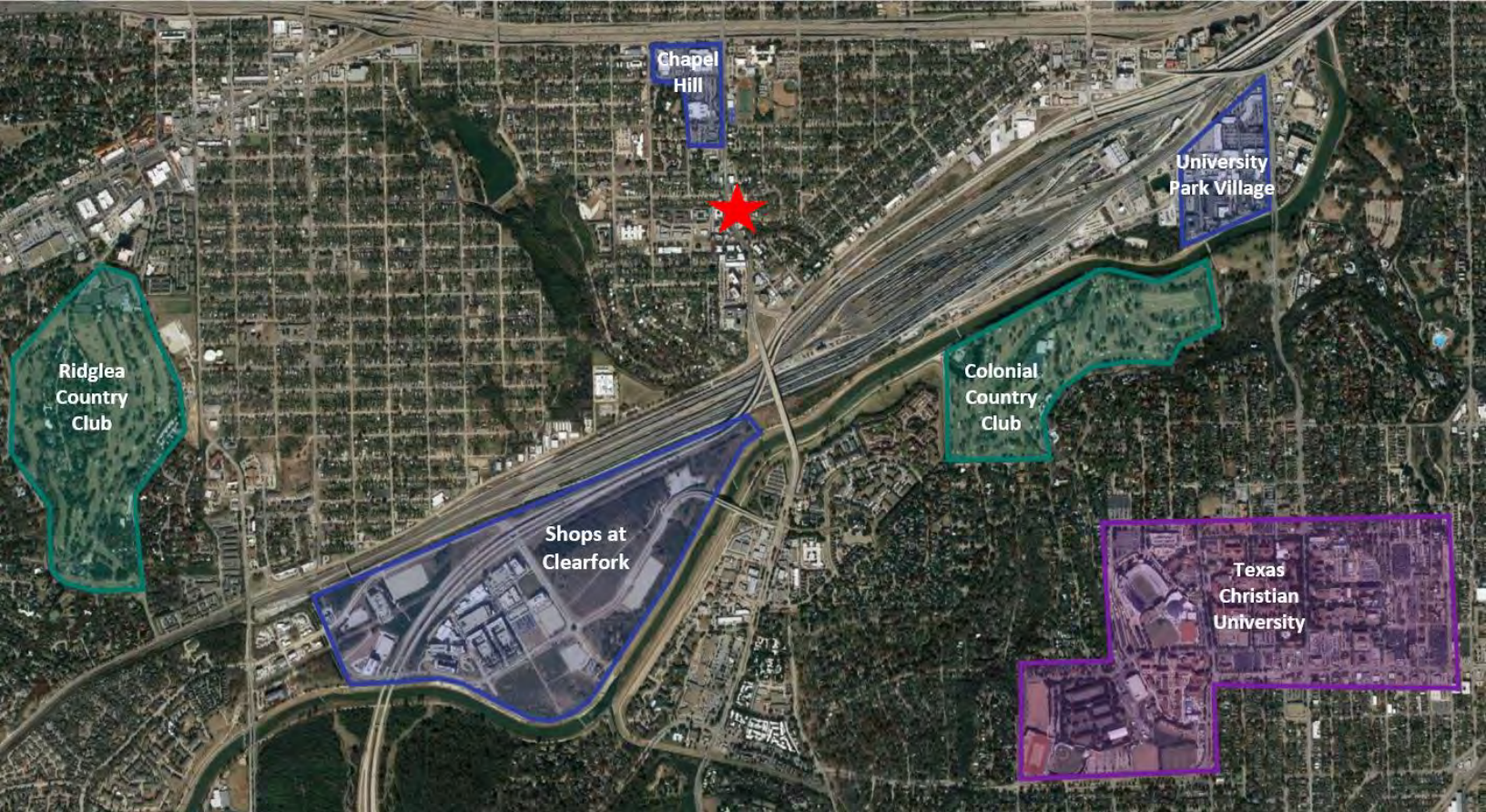
BUILDING I | SUITE 112 | SPACE PLAN
1,916 sq. ft.





BUILDING I | SUITE 208 | FOR LEASE 983 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

JERRY BOLZ

Broker

(817) 808-8997

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

Senior Brokerage Advisor

(817) 458-8131

slater.howe@worthcre.net

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

