

# FOR LEASE OFFICE BUILDING



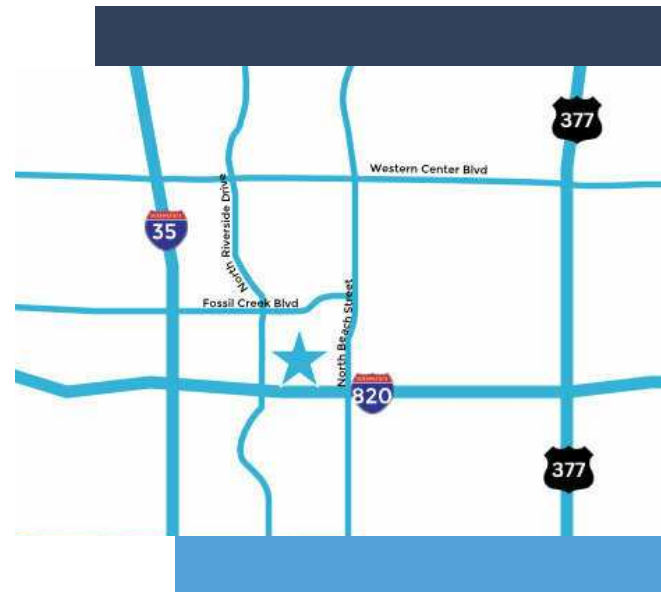
3601 NE LOOP 820, FORT WORTH, TX 76137



## PROPERTY HIGHLIGHTS

- ±1,149 - 1,326 SF Office Spaces
- Flexible Lease Terms
- Newly remodeled suites
- Minutes from Downtown Fort Worth/DFW Int'l Airport
- Located Near NE Loop 820 & I-35W

LEASE RATE \$18.50 SF/YR | MG + E&J



## CONTACT INFORMATION

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### Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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## LEASE SPACES

### LEASE INFORMATION

Lease Type:	MG+E & J	Lease Term:	36 to 60 months
Total Space:	1,149-1,326 SF	Lease Rate:	\$18.50 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 103	Available	1,326 SF	MG + E&J	\$18.50 SF/yr	-
Suite 130	Available	1,149 SF	MG + E&J	\$18.50 SF/yr	-

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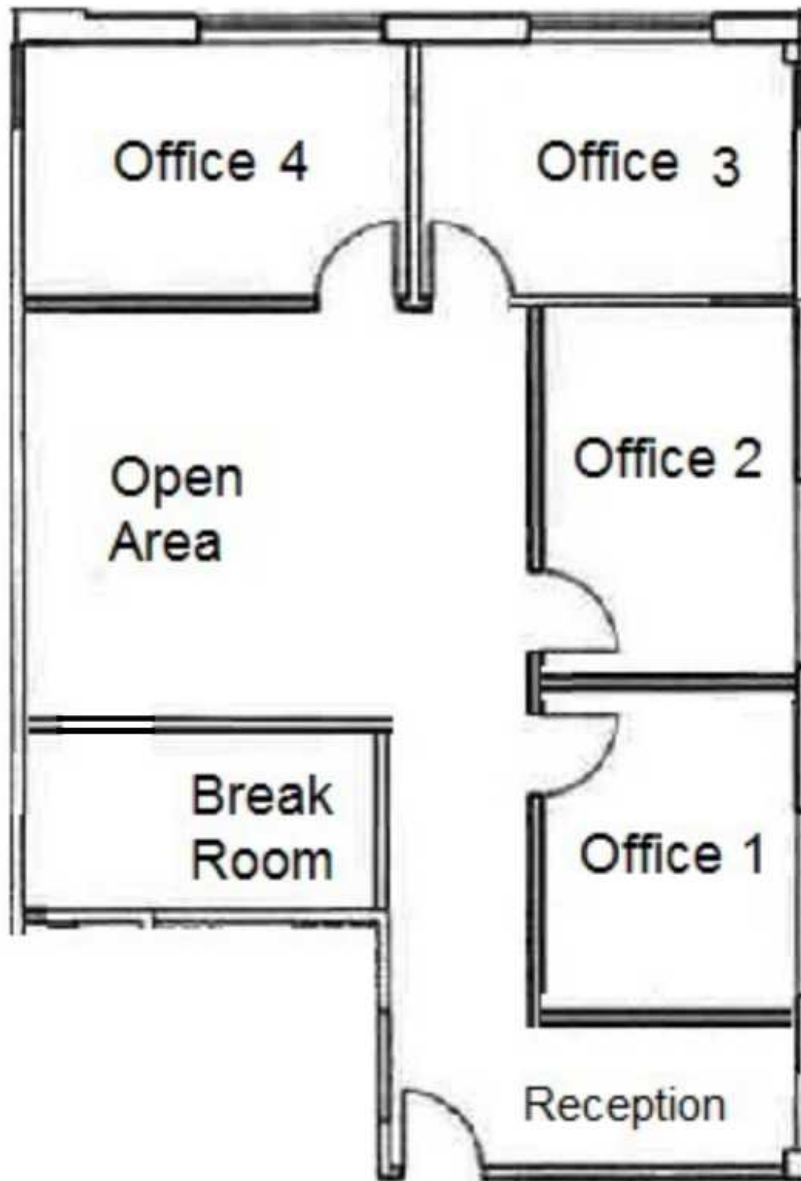
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**FLOOR PLAN-SUITE 103**



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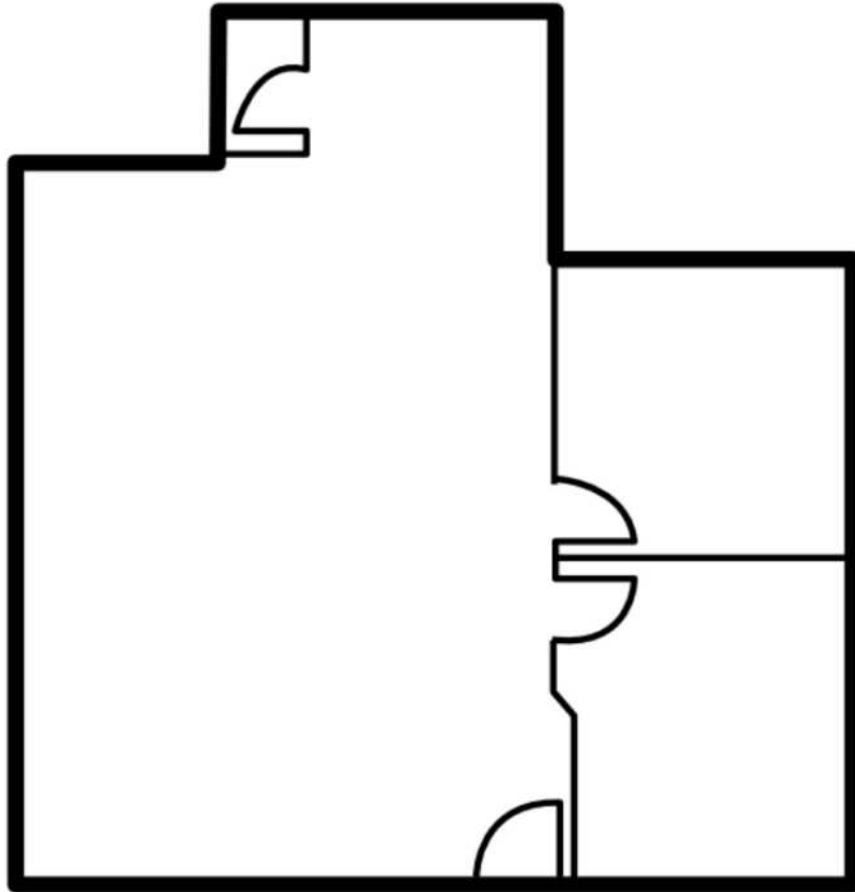
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**SUITE 130 FLOOR PLAN**

**SUITE 130**  
**±1,149 SF**



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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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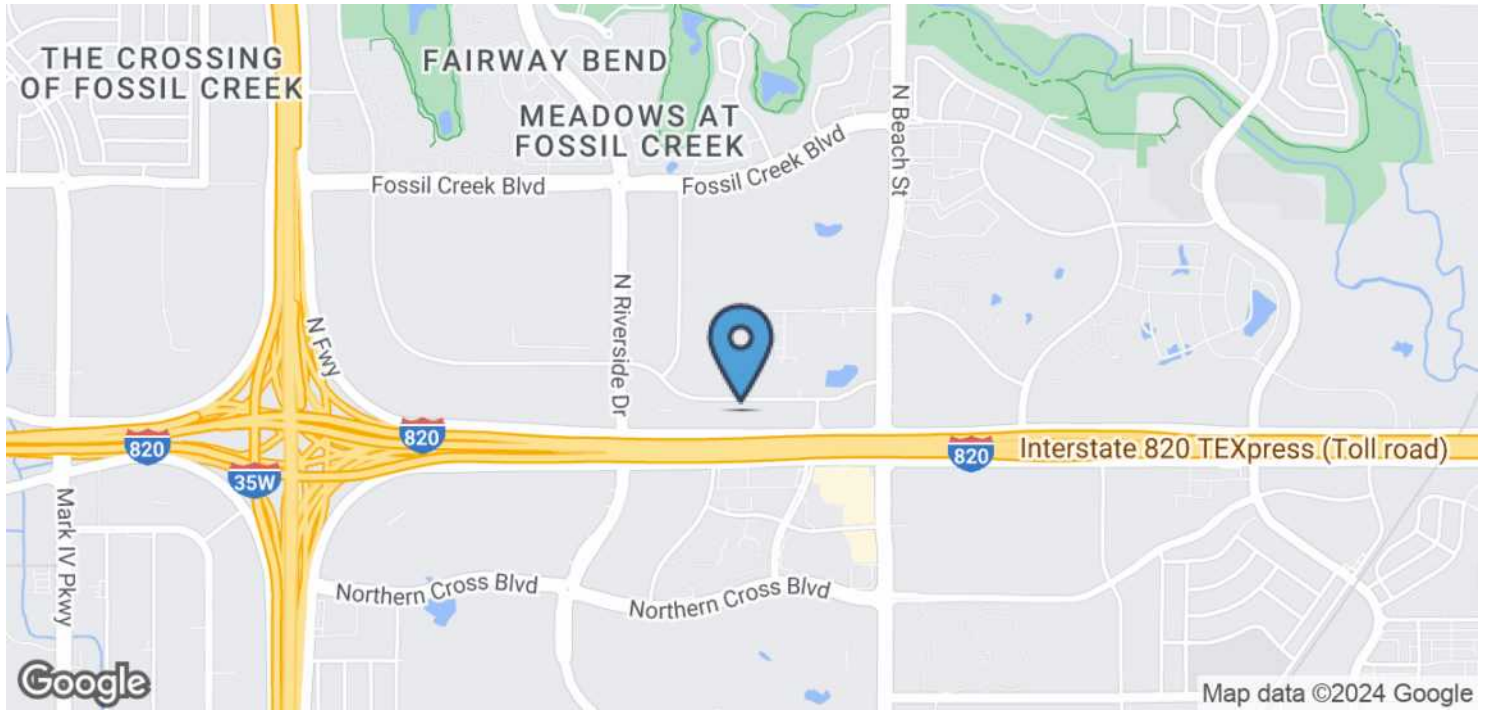
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,839	83,635	229,760
Average age	32.5	32.0	32.7
Average age (Male)	31.5	30.1	31.6
Average age (Female)	32.5	33.0	33.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,574	30,432	78,491
# of persons per HH	2.3	2.7	2.9
Average HH income	\$74,664	\$66,397	\$66,684
Average house value	\$156,742	\$125,194	\$137,318

\* Demographic data derived from 2020 ACS - US Census

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**BROKER CONTACTS**



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