



12,440 Single Tenant Office Investment, Fully Renovated w/ Corp. Guarantee

- **Prime Location & Access:** Exceptionally well-located on I-820 & I-30, with VPDS exceeding 250,000 per day combined between both Interstates. (VPD's per CoStar)
- **Low Maintenance Building - Fully Renovated 2016-2019:** TPO Roof, Elevators, HVAC, Restrooms, all interior surfaces, Parking Lot, Security Fence, Access Control, more.
- **Exceptionally Strong Tenant - Corporate Guarantee:** Our Community, Our Kids (OCOK), a division of ACH Child & Family Services, with \$157,000,000 in assets & over \$130,000,000 budget (2023)
- **Long Term Lease:** Current term expires 8/31/28; renewals through 8/31/36 with 3% annual bumps
- **Value Add Opportunity:** ½ AC parcel to the rear of the property is currently a grassy field and offers room for an additional office, small data center, or creative value add with MF residential conversion (backs up to residential).



PROPERTY SUMMARY

ADDRESS:	6464 Brentwood Stair, Fort Worth, TX 76112
PRICE:	\$1,845,000
NOI:	\$144,167
Cap Rate	7.81%
Occupancy	100%
Year Build/Renovated	1974/2018
Lot Size (offering includes 2 lots)	1.48 AC

**JOHN LAUDENSLAGER, CCIM
BROKER/OWNER**

Black Tie Real Estate
john@blacktie-re.com
M: 682-553-7432
License #: 9014111