



Colliers



5555 N Beach St | Fort Worth

Office Building For Lease

5555 N Beach St, Fort Worth, TX 76137

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Accelerating success.

Property Overview

Fossil Creek Business Park with accessibility to major freeway systems via I-35/W, I-820, SH-377, SH-183, SH-170, SH-121. 5555 Beach Street lies within the Northeast quadrant of major Interstates Northeast Loop 820 and IH-35W. One block and two stoplights from Loop 820, which easily merges into Interstate 35W, 5555 Beach Street affords commuters multiple routes for quick travel throughout area.

| | | |
|-----------------------|---------------------------------------|-----------------------------|
| Address | 5555 N Beach St, Fort Worth, TX 76137 | |
| Stories | 2 | |
| Year Built | 1996 | |
| Year Renovated | 2021 | |
| Building SF | 668,392 SF | |
| Building Class | B | |
| Parking | 4.5/1,000 expandable to 6.00/1,000 | |
| Rentable Area | Area 2 | 5,000 - 85,888 SF (Flex) |
| | Area 3 | 5,000 - 11,088 SF (Office) |
| | Area 4 | 20,000 - 40,802 SF (Office) |
| | Total | 137,778 SF |
| Net Rent | \$16.75 NNN | |
| Available | Immediately | |
| Term | 5 - 10 | |



Key Highlights



18 Miles from DFW Airport



4 Miles from Iron Horse Station

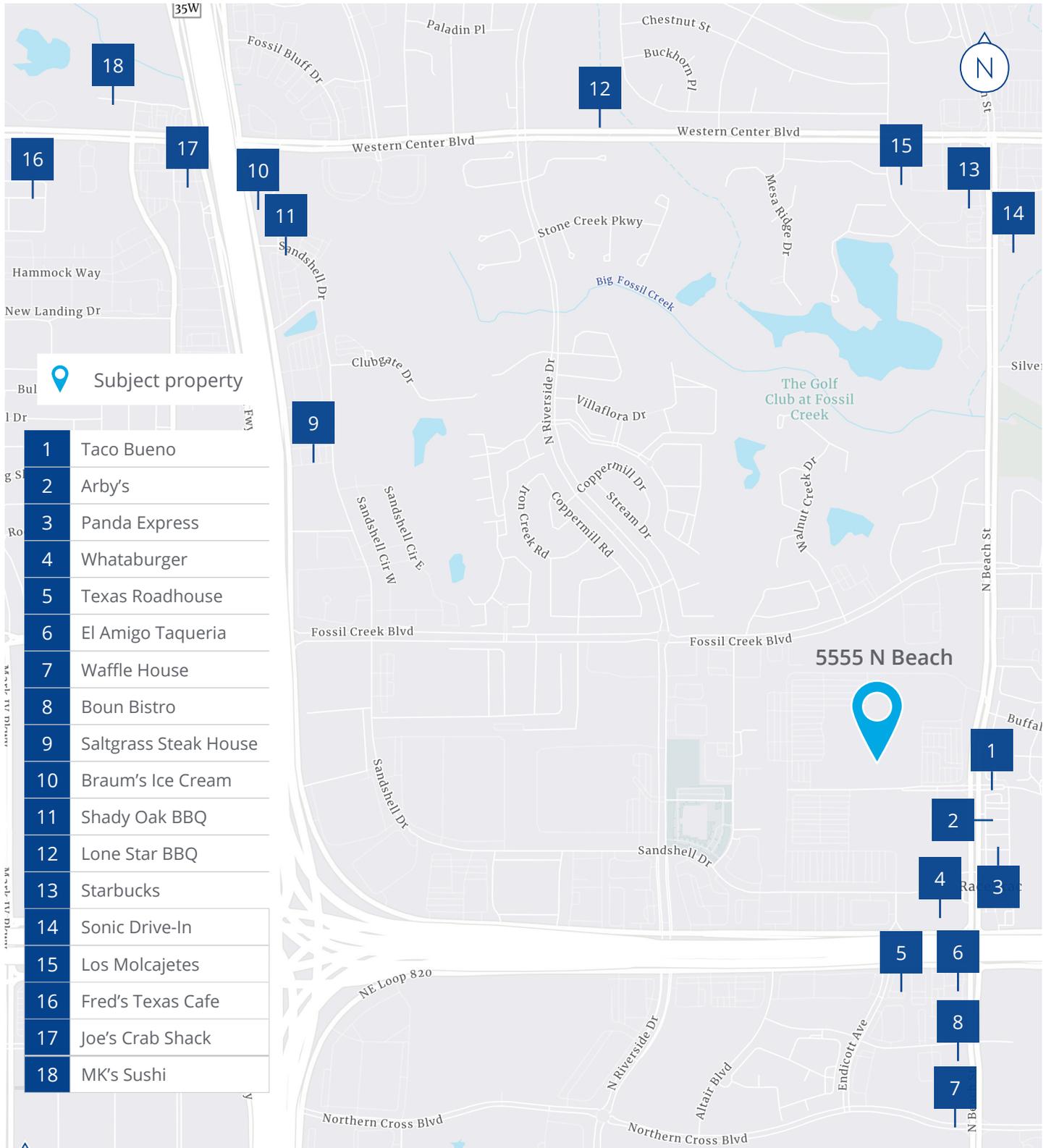


8 Miles from Downtown Fort Worth



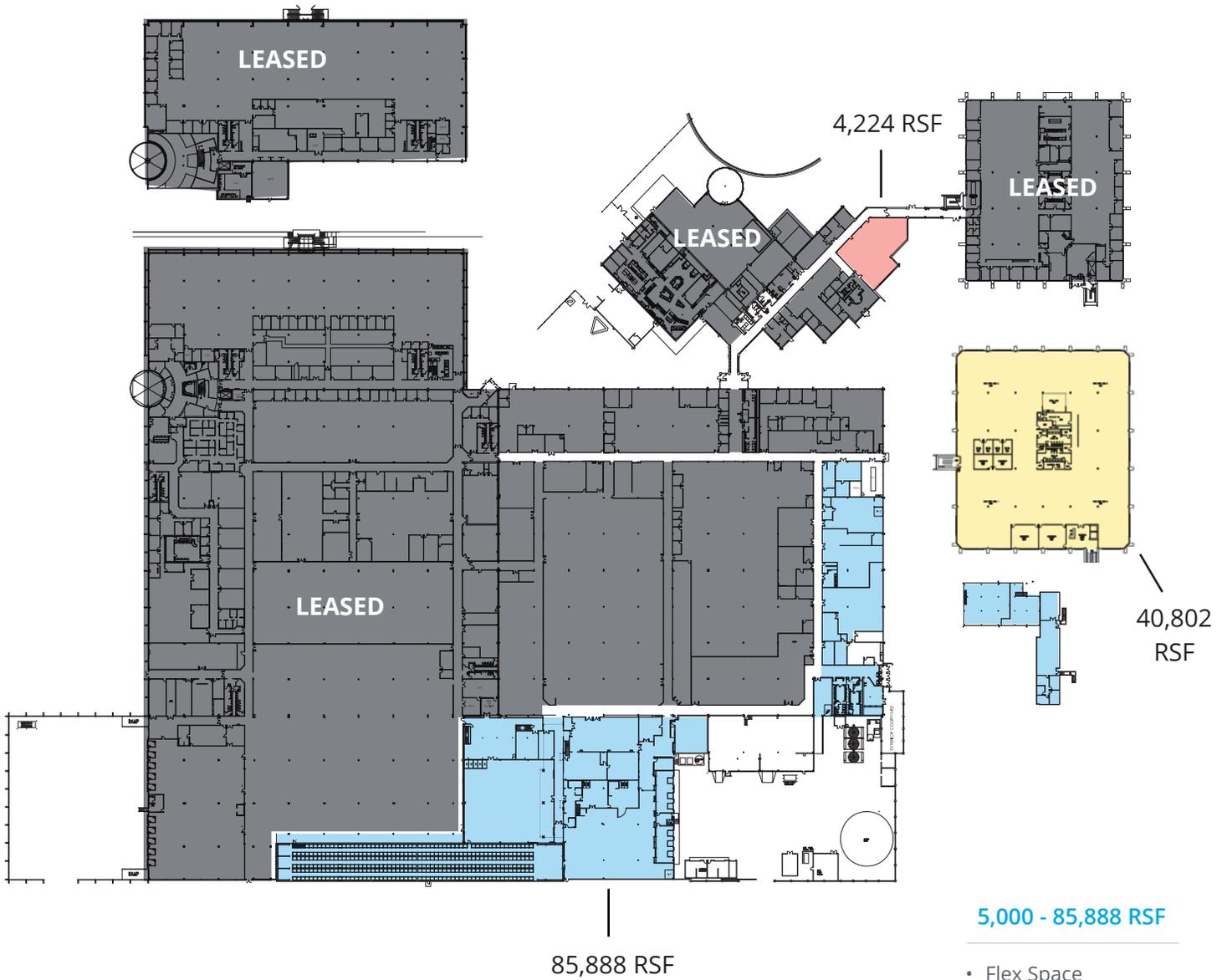
Numerous restaurants nearby

Surrounding Amenities



Floor Plans

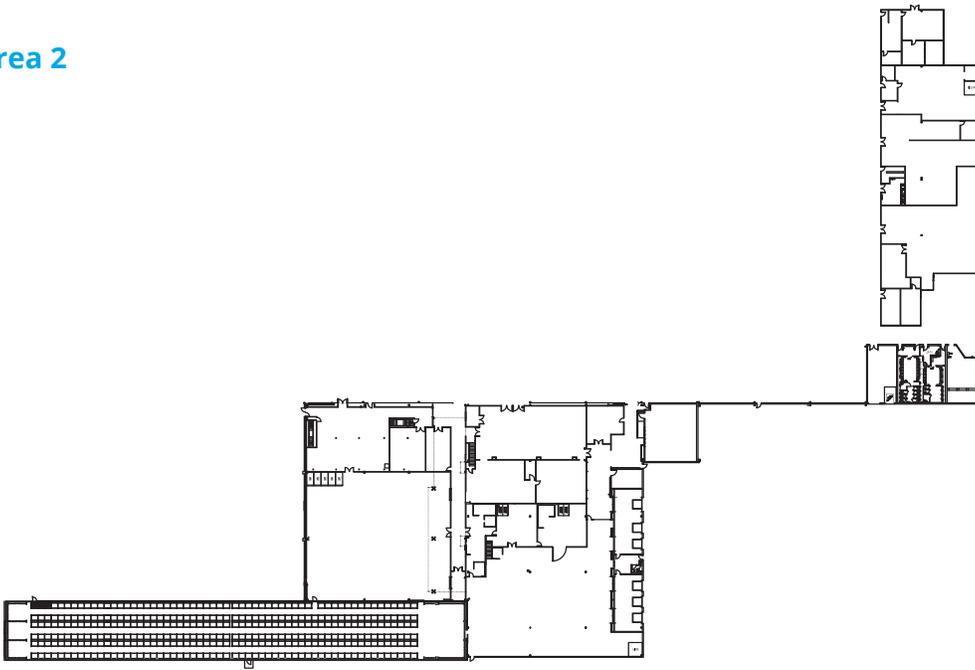
Area 2



5,000 - 85,888 RSF

- Flex Space
- 15 Loading Docks
- Redundant Power
- Separate Entrances
- Executive Conference Center

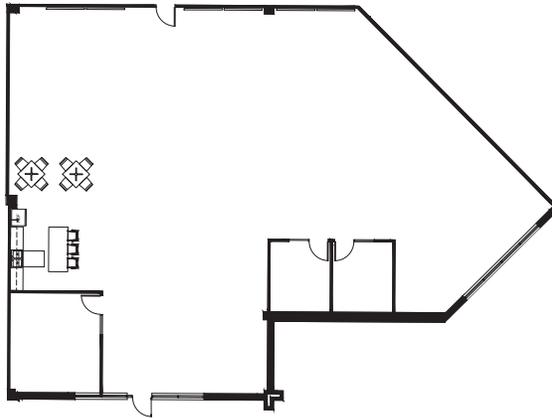
Area 2



85,888 RSF
(Divisible)

- Office Space
- Mostly Open Plan
- Partial Build-Out
- Reception
- Conference Rooms

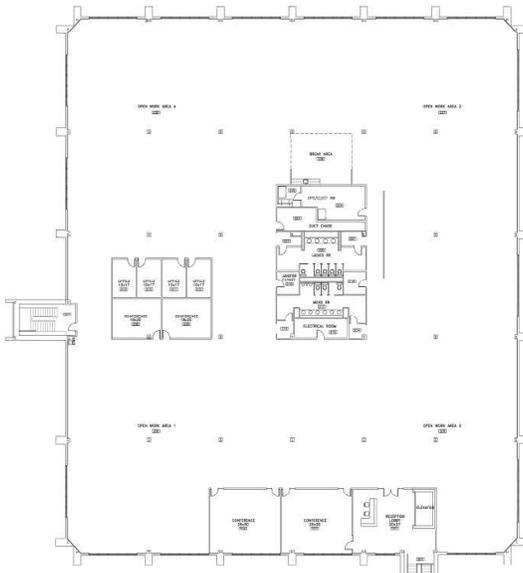
Area 3



4,224 RSF

- Office Space
- Mostly Open Plan
- Partial Build-Out
- Reception
- Conference Room

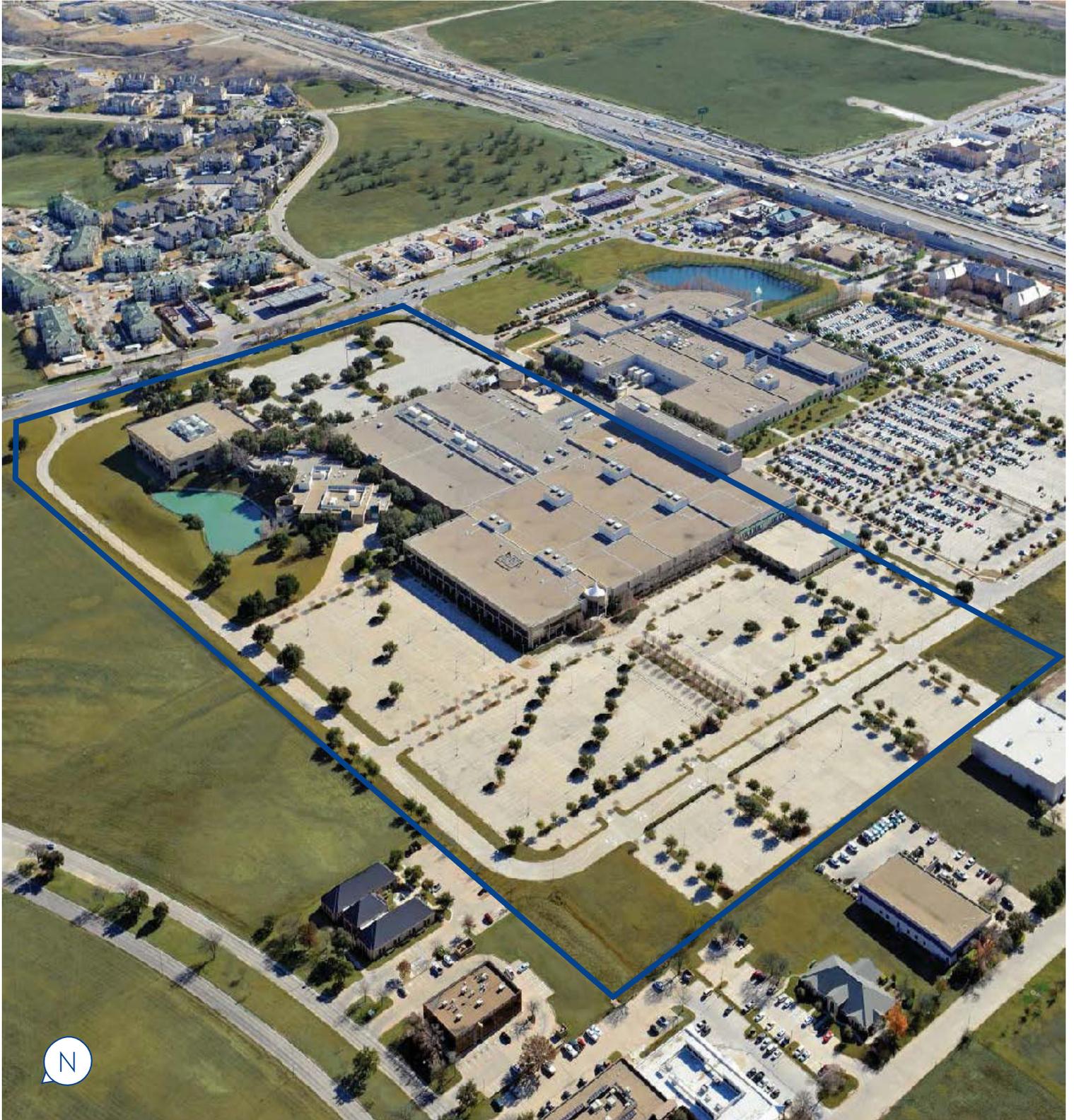
Area 4



20,000 - 40,802 RSF

- Office Space
- Mostly Open Plan
- Full Build-Out
- Patial 2nd

Aerial







[View Online Listing](#)

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