



ARHAUS

Marathon Ave



THE OFFICES AT CLEARFORK

A CASSCO / SIMON PROPERTY

LOVE WHERE YOU WORK

The Shops at Clearfork, a 270-acre mixed-use development, boasts a sophisticated blend of retail, dining, entertainment, residential, office and public green space. The outstanding architectural design and luxury shopping perfectly coincide with the laid-back outdoor recreational setting fronting the Trinity River, which offers a direct connection to miles of hiking and bike trails. More than just a live, work, play destination, Clearfork offers the most desired amenities for office users; walkability, access to outdoor space and art, social events, easy ingress/egress plus more. Meet your coworker for coffee, host a client for lunch and grab a drink during happy hour - all while never having to get in your car. Clearfork is the place to impress clients, attract the best talent and love where you work; plus, with plans for future development, there will be so much more to discover in Clearfork.





THE OFFICES AT CLEARFORK



Rare opportunity to lease prime boutique style, Class A office space in desirable mixed use setting with only one suite available in newly announced office development (Q2 2026 delivery)



Unparalleled walkability with 75+ shops and restaurants



1-minute bike ride to parks and trails



Abundant, free structured and surface parking with a 4 / 1,000 SF ratio



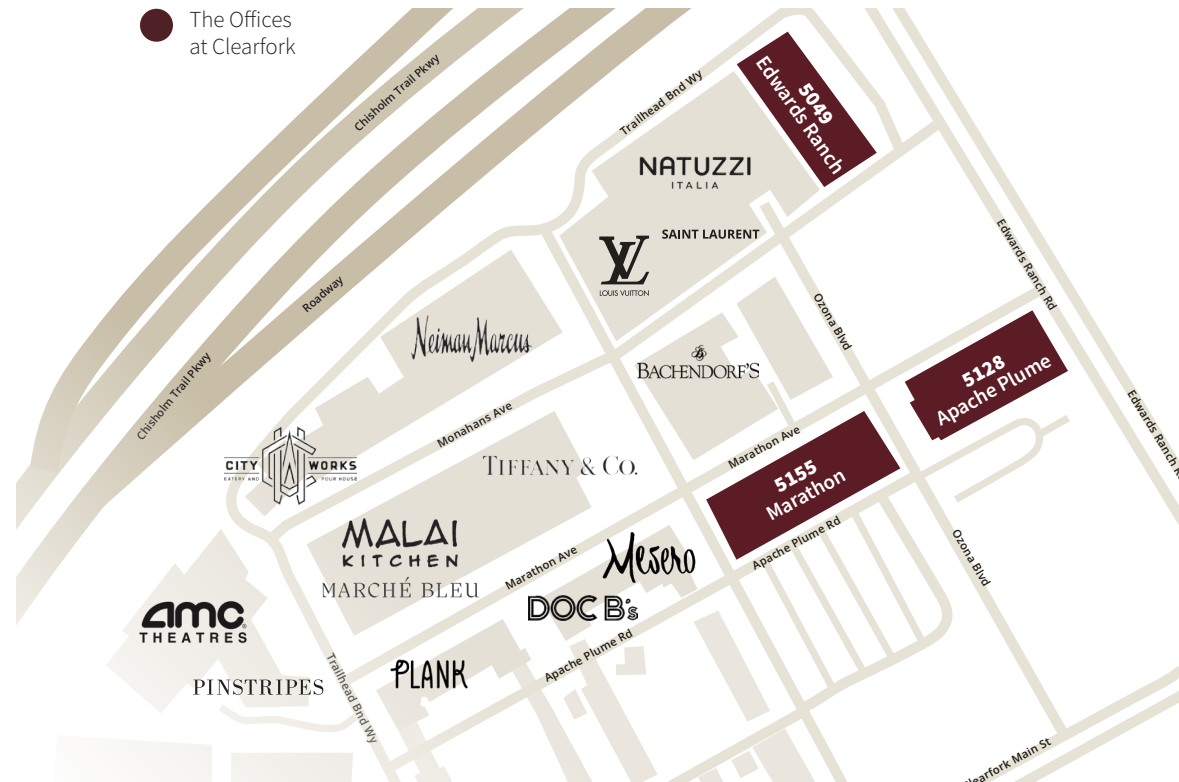
5-minute drive to I-20, I-30, and I-35
10-minute drive to Downtown Fort Worth



Gorgeous landscaping and green space throughout the property



5155 Marathon | 11,019 RSF Available



● The Offices at Clearfork



5049 Edwards Ranch | Fully Leased



5128 Apache Plume | Fully Leased



5155 MARATHON



Brand new mixed-use building with 2 floors of Class A office space above retail and restaurant space



Q2 2026 delivery



Office is 78% preleased with one space available for lease



14'6" floor height with expansive window line



Dedicated, boutique style office lobby on the 1st floor

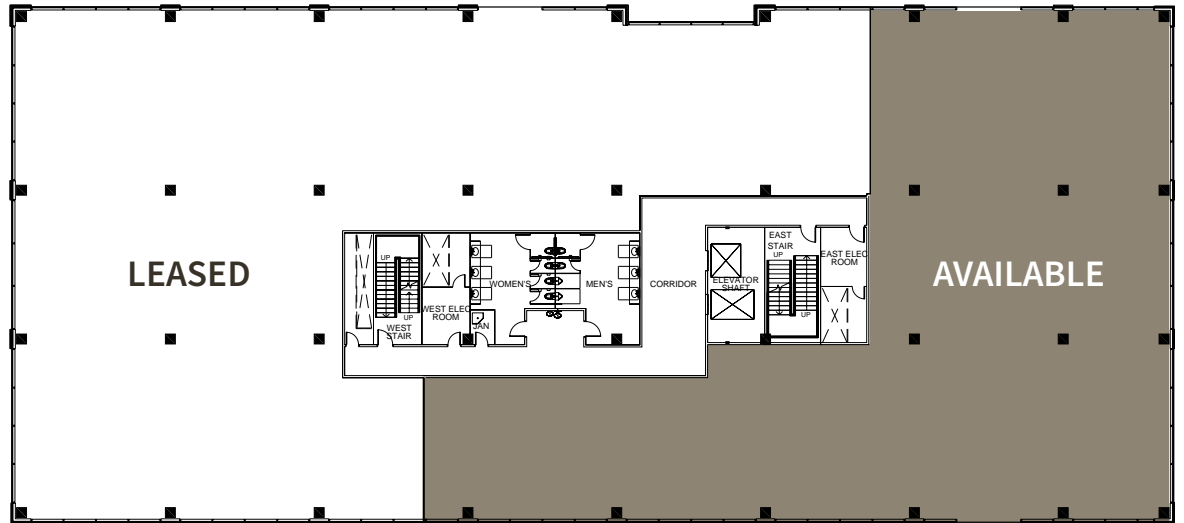


Free dedicated structured and surface parking boasting a 4.0/1,000 SF parking ratio





Suite 220 | 11,019 RSF



ALL YOU WANT, ALL IN ONE PLACE





AMENITIES MAP

SHOPPING

**Partial List*

Saint Laurent
Louis Vuitton
Neiman Marcus
Natuzzi Italia
Tory Burch
Gucci
Sunglass Hut
Black Optical
Bachendorf's
Q Clothier
Tiffany & Co.
BOSS Store
Alo
Jo Malone London
West Fork Garden Market
EVEREVE
francesca's
Tommy Bahama
Wright At Home
TUMI Store
Luke's Locker
Collins + Conley
Burberry
Kendra Scott
Climate
Arhaus
Pandora Jewelry
Johnny Was
Mizzen & Main
Ballard Designs
Sugarboo & Co.

DINING

City Works
Malai Kitchen
Fixe Southern House
Plank Provisions
Oak & Eden Fort Worth
Doc B's Restaurant
Luna Grill Clearfork
Clean Juice
Mesero - Clearfork
rise soufflé - Fort Worth
CRÚ Food & Wine Bar
B&B Butchers & Restaurant
Sprinkles Cupcakes Vending
JOY Macarons
Grimaldi's Pizzeria
Marche Blue Market & Cafe
Amorino Gelato

MULTI-FAMILY

The George
The Kelton

ENTERTAINMENT

AMC Dine-In
Pinstripes
Clearfork Farmers Market
The Plaza
Keith House

COWORKING

WeWork Office Space & Coworking

HEALTH & BEAUTY

Boardroom
Toni & Guy Hairdressing
Smile & Co
milk + honey
Villa Nail Salon
Kalos Medical Spa at Kirby Plastic Surgery
Dance with Me
Yoga at the Trailhead





LOCATION OVERVIEW

1-20, I-30, I-35 | **5 Minutes**

Downtown Fort Worth | **10 Minutes**

Museum District | **10 Minutes**

TCU | **10 Minutes**

Colonial Country Club | **10 Minutes**

Rivercrest Country Club | **10 Minutes**

Fort Worth Zoo | **10 Minutes**

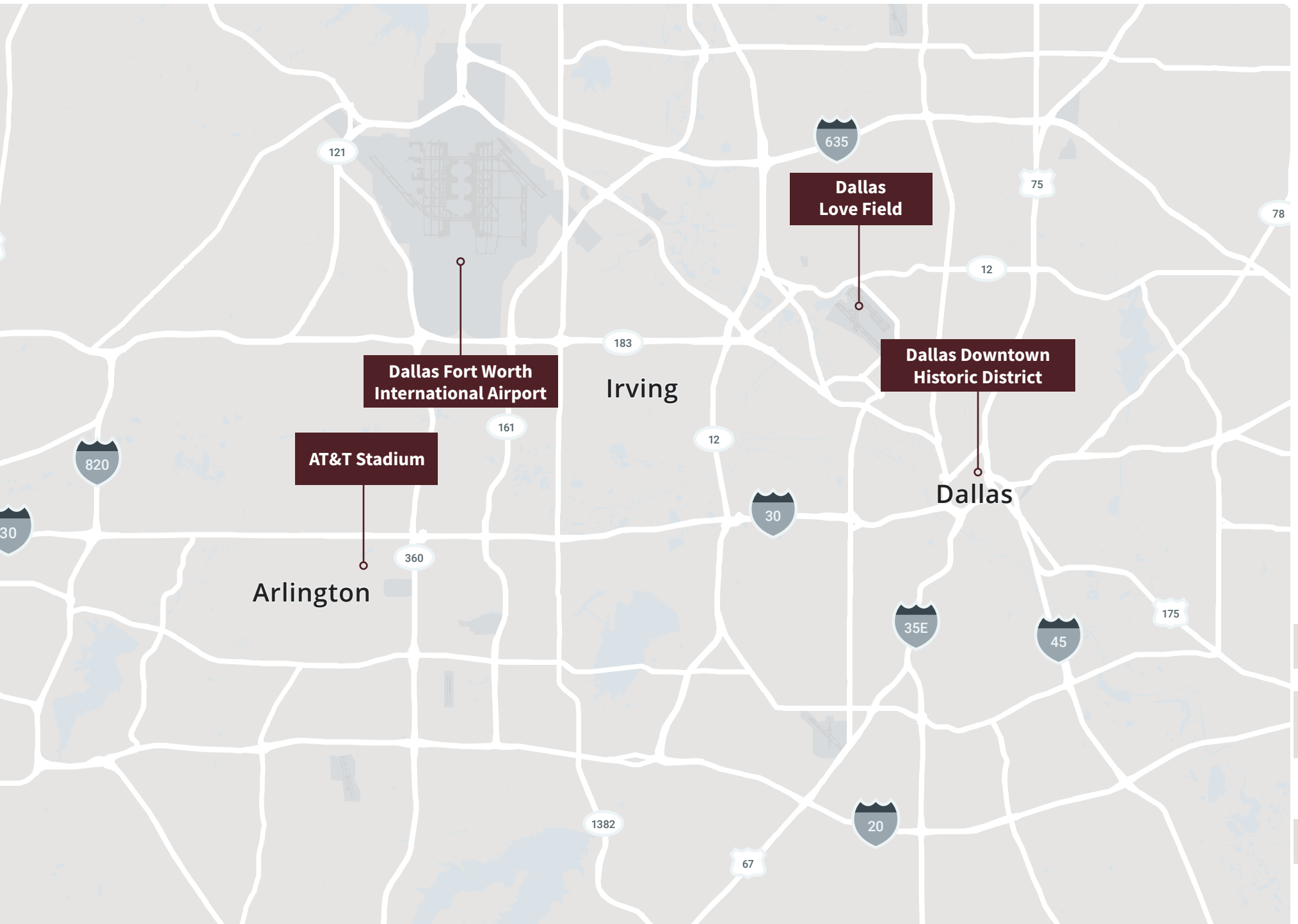
Meacham International Airport | **20 Minutes**

DFW International Airport | **30 Minutes**

Dallas Love Field | **40 Minutes**

Downtown Dallas | **40 Minutes**





Dallas Love Field

Dallas Fort Worth International Airport

AT&T Stadium

Dallas Downtown Historic District

Irving

Dallas

Arlington



THE OFFICES AT CLEARFORK

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SIMON®

 **JLL**

CASSCO

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