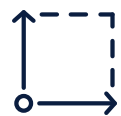




2816 SHAMROCK AVENUE

Fort Worth, Texas, 76107



8,800 SF

Space Available



\$16.00 NNN

(EST \$4.79)

Pricing

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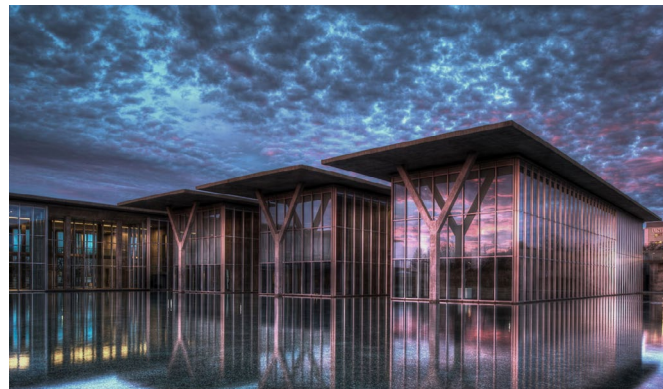
THE *setting*

2816 Shamrock offers a rare opportunity to lease office space in one of Fort Worth's most dynamic and accessible locations.

Situated just west of downtown, the property sits at the gateway to Fort Worth's Cultural District – home to world-class museums, performance venues, dining, and retail. Tenants will enjoy immediate access to the Trinity River Trails, providing miles of scenic walking, running, and biking paths that weave through the heart of the city.

Looking ahead, 2816 Shamrock will directly benefit from the highly anticipated Westside Village Development, a transformative mixed-use destination planned immediately adjacent to the property. This new development will bring an energizing mix of restaurants, retail, and lifestyle amenities, creating a vibrant live-work-play environment at the doorstep of Shamrock tenants.

With its strategic location, connectivity to the river and Cultural District, and proximity to the future Westside Village, 2816 Shamrock positions companies to be at the center of Fort Worth's growth and culture.



FUTURE *Westside* Village DEVELOPMENT



PROPERTY *highlights*

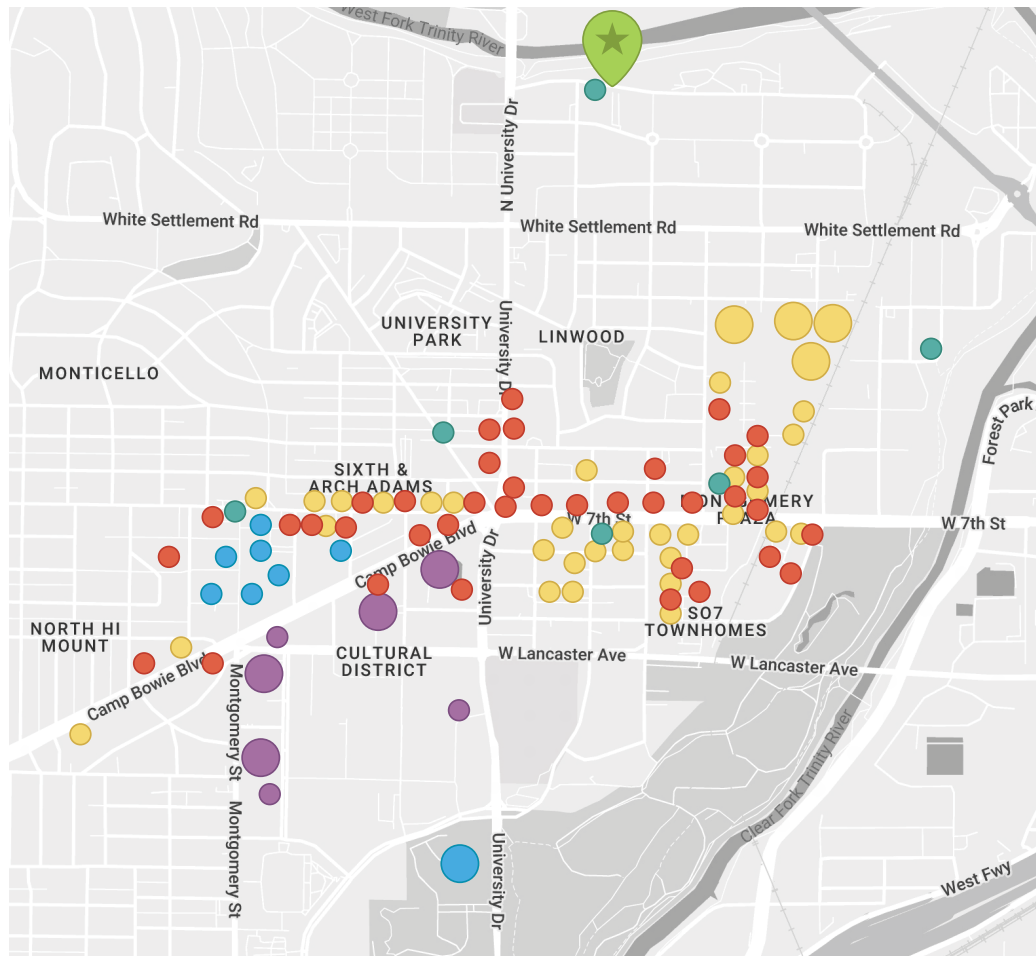


- » Building RSF: 16,000 SF
- » 8,800 RSF of Office Available
- » Modern Office Space with high ceilings
- » Ample Parking
- » Close Proximity to Cultural District, Fort Worth CBD, West 7th and countless retail, restaurants, and museums
- » 1972 Construction that has been completely retrofitted to creative office space

FLOOR *plan*

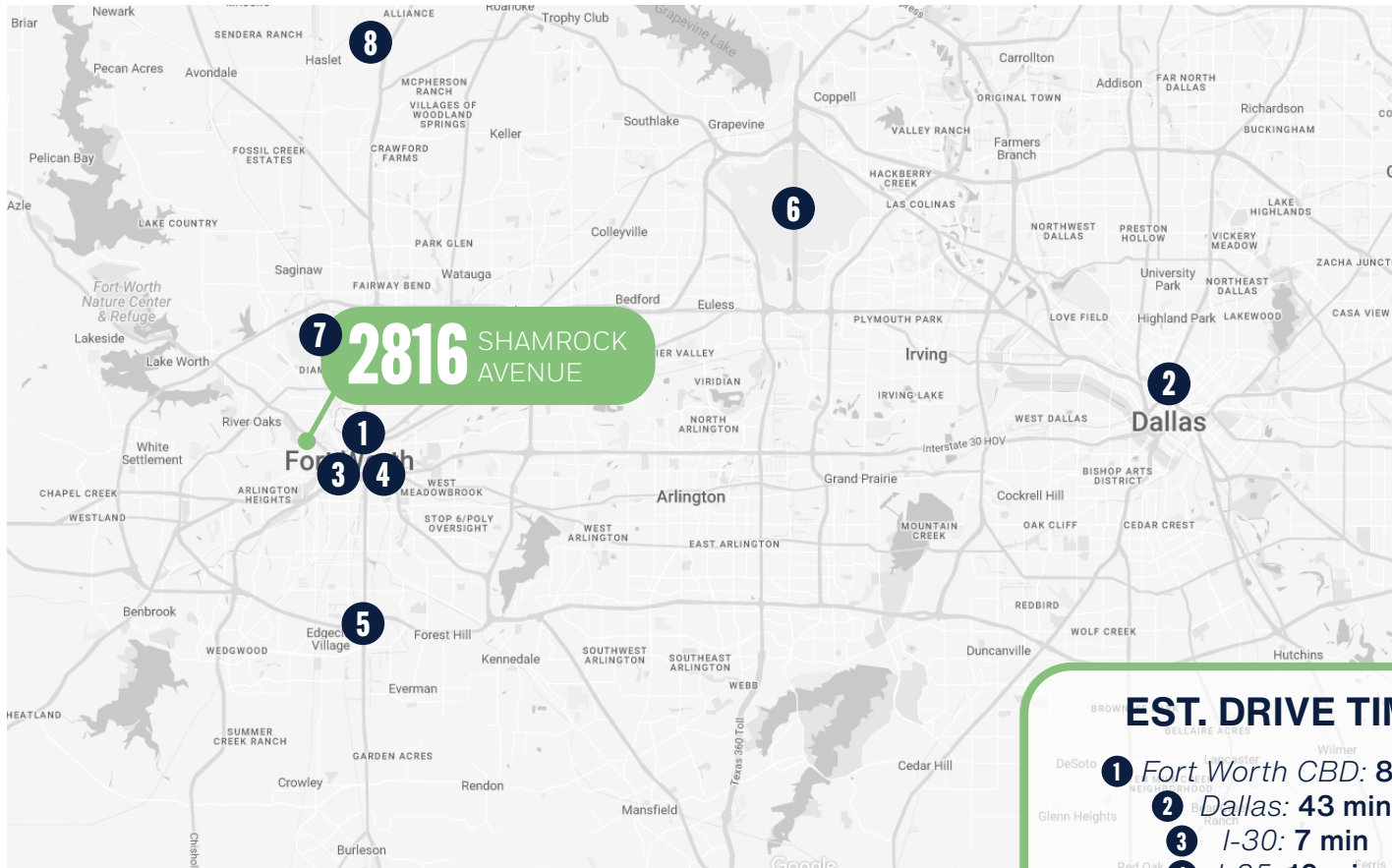


LOCATION *amenities*



- 2816 Shamrock Avenue
- Research/University
- Retail
- Health Clubs/Fitness
- Museums, Arts
- Food & Drink

PROPERTY *location*



EST. DRIVE TIMES

- ① Fort Worth CBD: 8 min
- ② Dallas: 43 min
- ③ I-30: 7 min
- ④ I-35: 10 min
- ⑤ I-20: 16 min
- ⑥ DFW Int'l Airport: 31 min
- ⑦ Meacham Int'l Airport: 12 min
- ⑧ Alliance Airport: 25 min