



Building 5

3116 Capital Way, Fort Worth, TX 76244



NG Forsyth

JPAR Fort Worth

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Building 5

\$36.00 /SF/YR

New construction office/medical, never occupied, close proximity to several hospitals, including Texas Health Resources Hospital, Cooks Children's Hospital, and Medical City Alliance. Detailed brick, stone and stucco exterior with sleek metal roof....

- Adjacent to Texas Health Resources Hospital.
- Exceptionally positioned at the corner of Golden Triangle and I-35.
- Ample surface parking spaces
- Brand new high quality class A building
- Close proximity to shopping, restaurants and other amenities in Alliance Town Center.
- Strong Demographics



Rental Rate: \$36.00 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 4,010 SF

Year Built: 2025

Walk Score ®: 23 (Car-Dependent)

Rental Rate Mo: \$3.00 /SF/MO

1st Floor Ste 200

1

Space Available	1,980 SF
Rental Rate	\$36.00 /SF/YR
Date Available	May 01, 2025
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	New
Space Use	Office/Medical
Lease Term	5 - 10 Years

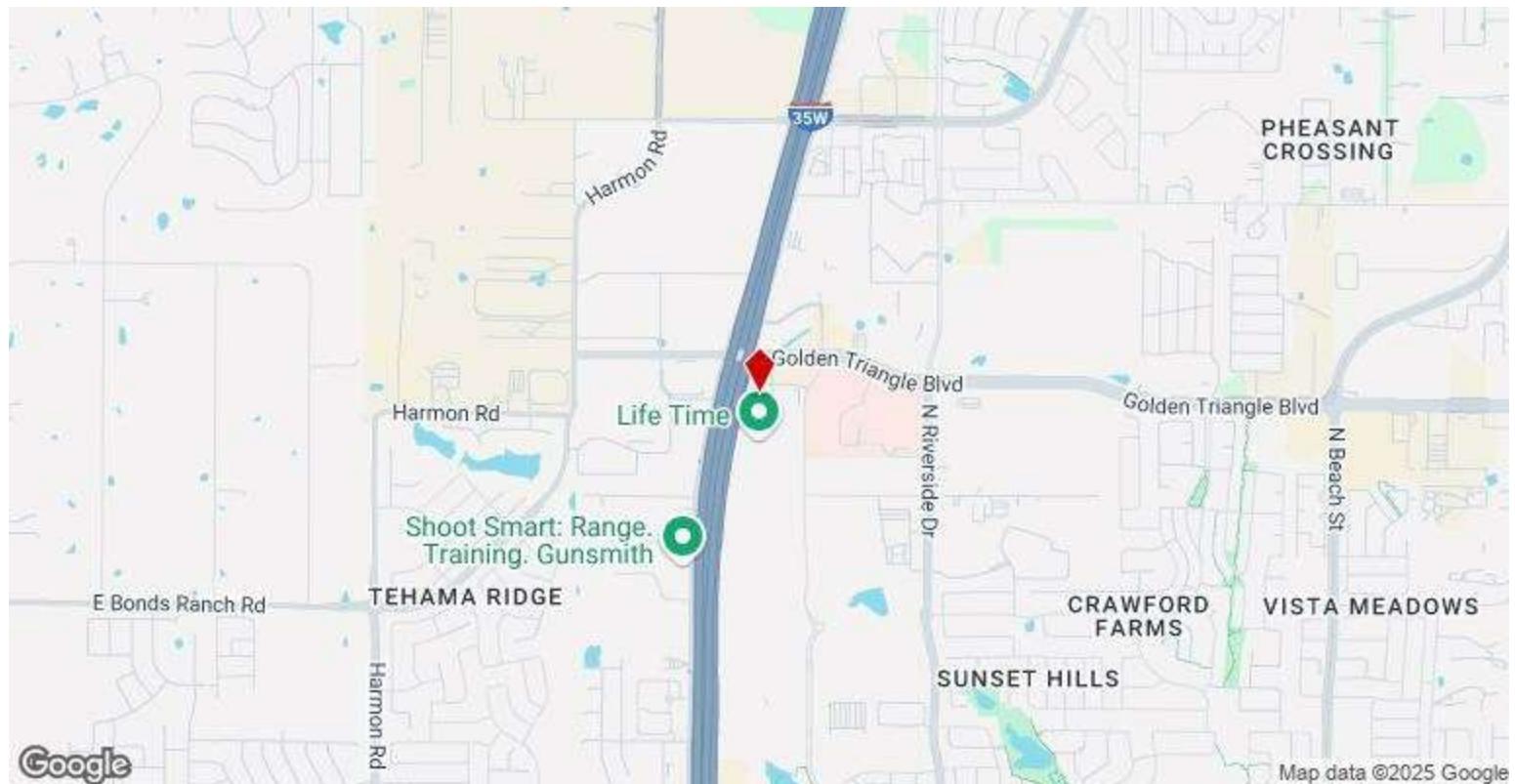
Brand new professional space located at the prime location in Gold Triangle Professional Park. Campus environment on over 3 acres of land. Primed to serve affluent, rapidly growing vibrant community, anchored by a robust health and wellness district, and energized by a variety of shopping, dining, and entertainment options.

Major Tenant Information

Tenant
Texas TMJ

SF Occupied
-

Lease Expired



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Property Photos



Building Photo



Building Photo

Property Photos



PHOTO-2025-04-08-14-53-29 (4)



PHOTO-2025-04-08-14-53-29 (1)

Property Photos



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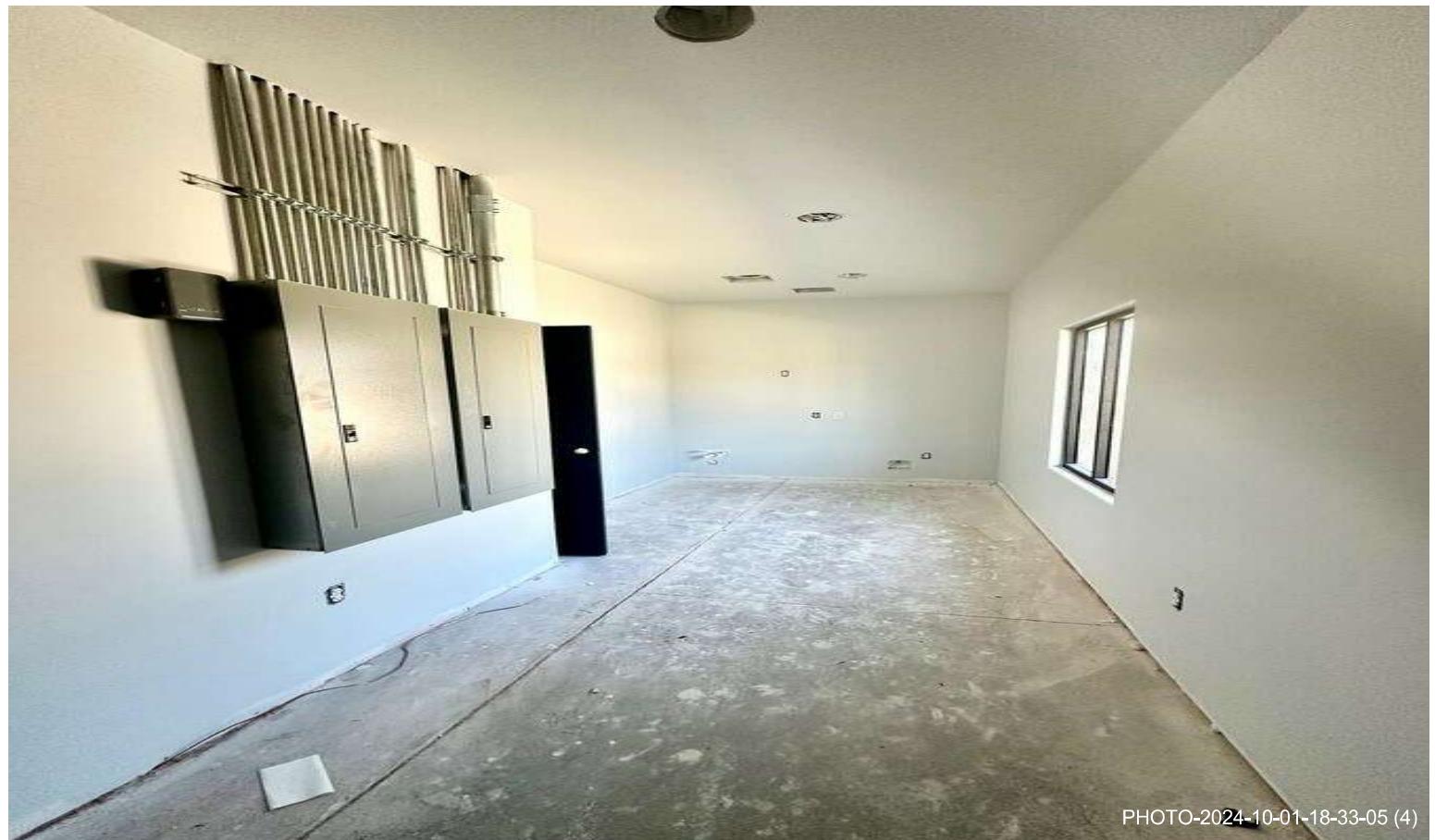


PHOTO-2024-10-01-18-33-05 (4)

Property Photos

