

100 NORTH RUPERT

AVAILABLE

36,340 SF

BUILDING AREA

2.86 AC

LAND AREA



THE LOCATION

Located in the heart of Fort Worth, 100 N Rupert offers a prime setting for businesses seeking both accessibility and character. Positioned near the Trinity River and adjacent to the future Panther Island bypass channel, this strategic location offers seamless access to Downtown Fort Worth, the Medical District, and DFW Airport. Just minutes away, the Cultural District, Trinity River trails, and West 7th corridor provide a rich mix of art, dining, and walkable urban amenities. 100 N Rupert also benefits from proximity to some of Fort Worth's most desirable residential neighborhoods—including Rivercrest, Monticello, and Arlington Heights—making it an appealing location for companies looking to attract and retain top talent. The area blends urban convenience with a quieter, professional atmosphere. With ample parking, nearby amenities, and long-term growth underway in surrounding corridors, 100 N Rupert is a smart, strategic choice for forward-thinking businesses looking to plant roots in one of North Texas's most dynamic submarkets.



100 NORTH RUPERT, FORT WORTH, TX 76107

MATT MONTAGUE | (817) 999-8703 | MMONTAGUE@HPITX.COM
GARRISON LACKEY | (956) 793-9567 | GLACKEY@HPITX.COM

THE OPPORTUNITY

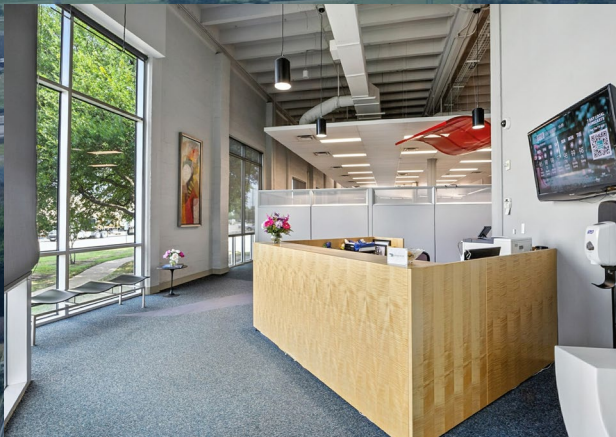
100 N Rupert offers a rare opportunity for businesses to establish a presence in a rapidly growing and strategically positioned pocket of Fort Worth. Akin to Dallas' Design District, this submarket in Fort Worth is adjacent to the Trinity River and Downtown and is comprised primarily of now obsolete industrial buildings. These buildings are well positioned as adaptive reuse or redevelopment targets. The building features a significant office buildout—estimated to be roughly one-third (~12,000 SF) of the total space—and was renovated in 2009 with a forward-thinking design that aligns with what an investor or user would look to deliver in this location today. Unique for this specific area, 100 N Rupert has more than 100 parking spaces with the ability to add a substantial amount of additional parking. Located just west of the property is the Westside Village development, a mixed-use project expected to total approximately \$1.7B at its completion, led by Keystone and Larkspur Capital. The Property is also adjacent to the planned Panther Island bypass channel. The combination of the Property's premier location and adjacency to two of Fort Worth's most notable new developments makes this a unique opportunity to invest in an irreplaceable Fort Worth property.



100 NORTH RUPERT, FORT WORTH, TX 76107

MATT MONTAGUE | (817) 999-8703 | MMONTAGUE@HPITX.COM
GARRISON LACKEY | (956) 793-9567 | GLACKEY@HPITX.COM

IMAGE GALLERY



100 NORTH RUPERT, FORT WORTH, TX 76107

MATT MONTAGUE | (817) 999-8703 | MMONTAGUE@HPITX.COM
GARRISON LACKEY | (956) 793-9567 | GLACKEY@HPITX.COM

PROPERTY HIGHLIGHTS

2.86 AC

LAND AREA

3.5/1,000 SF

PARKING RATIO

“J” MEDIUM

INDUSTRIAL ZONING

126

PARKING SPOTS

36,340 SF

BUILDING AREA (~33% OFFICE)

1950/2009

YEAR BUILT/RENO

14’-24’

CLEAR HEIGHT



100 NORTH RUPERT, FORT WORTH, TX 76107

MATT MONTAGUE | (817) 999-8703 | MMONTAGUE@HPITX.COM
GARRISON LACKEY | (956) 793-9567 | GLACKEY@HPITX.COM

[illegible]

NEW AND PENDING DEVELOPMENTS



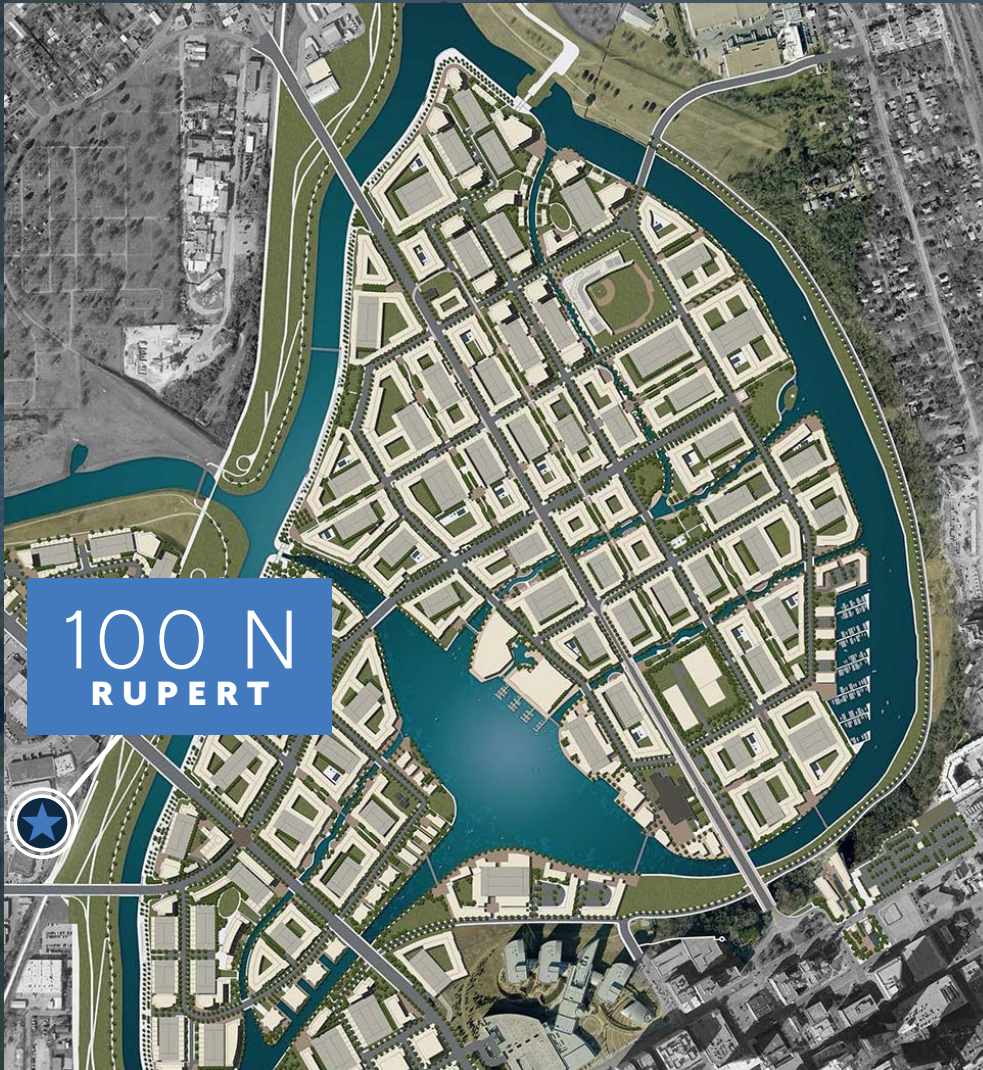
100 NORTH RUPERT, FORT WORTH, TX 76107

MATT MONTAGUE | (817) 999-8703 | MMONTAGUE@HPITX.COM
GARRISON LACKEY | (956) 793-9567 | GLACKEY@HPITX.COM

PANTHER ISLAND BYPASS CHANNEL

100 N Rupert is about to become rare riverfront real estate at the heart of one of the most transformative developments in Fort Worth. The Panther Island project is redefining the city by turning once-dividing lines — railroads and riverbanks — into vibrant places for connection and community. What was once a pass-through is becoming a destination, blending opportunities for home, career, and culture, all anchored by the restored flow of the Trinity River.

As the area undergoes this dramatic transformation, Panther Island will reconnect neighborhoods to nature and to each other, offering residents direct access to the city's expanding waterfront and green spaces. With roots in Fort Worth's historic industries and a bold vision for the future, Panther Island is poised to be a hub for growth — economic, personal, and communal. 100 N Rupert will sit at the leading edge of this evolution, offering front-row access to the city's next great chapter.



100 N
RUPERT



100 NORTH RUPERT, FORT WORTH, TX 76107

MATT MONTAGUE | (817) 999-8703 | MMONTAGUE@HPITX.COM
GARRISON LACKEY | (956) 793-9567 | GLACKEY@HPITX.COM

PROPERTY LOCATION

100 N
RUPERT

EST. DRIVE TIMES

FORT WORTH: 15 min

DALLAS: 45 min

I-30: 5 min

I-35: 10 min

I-20: 5-10 min

DFW INT'L AIRPORT: 35 min

MEACHAM INT'L AIRPORT: 25 min

ALLIANCE AIRPORT: 30 min



100 NORTH RUPERT, FORT WORTH, TX 76107

MATT MONTAGUE | (817) 999-8703 | MMONTAGUE@HPITX.COM
GARRISON LACKEY | (956) 793-9567 | GLACKEY@HPITX.COM

100

NORTH RUPERT



FOR MORE INFORMATION, CONTACT:

MATT MONTAGUE

(817) 999-8703

MMONTAGUE@HPITX.COM

GARRISON LACKEY

(956) 793-9657

GLACKEY@HPITX.COM