

Workspace3108

3108 W 6th St., Fort Worth TX 76107

FOR LEASE



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LEAGUE Commercial

HIGHLIGHTS

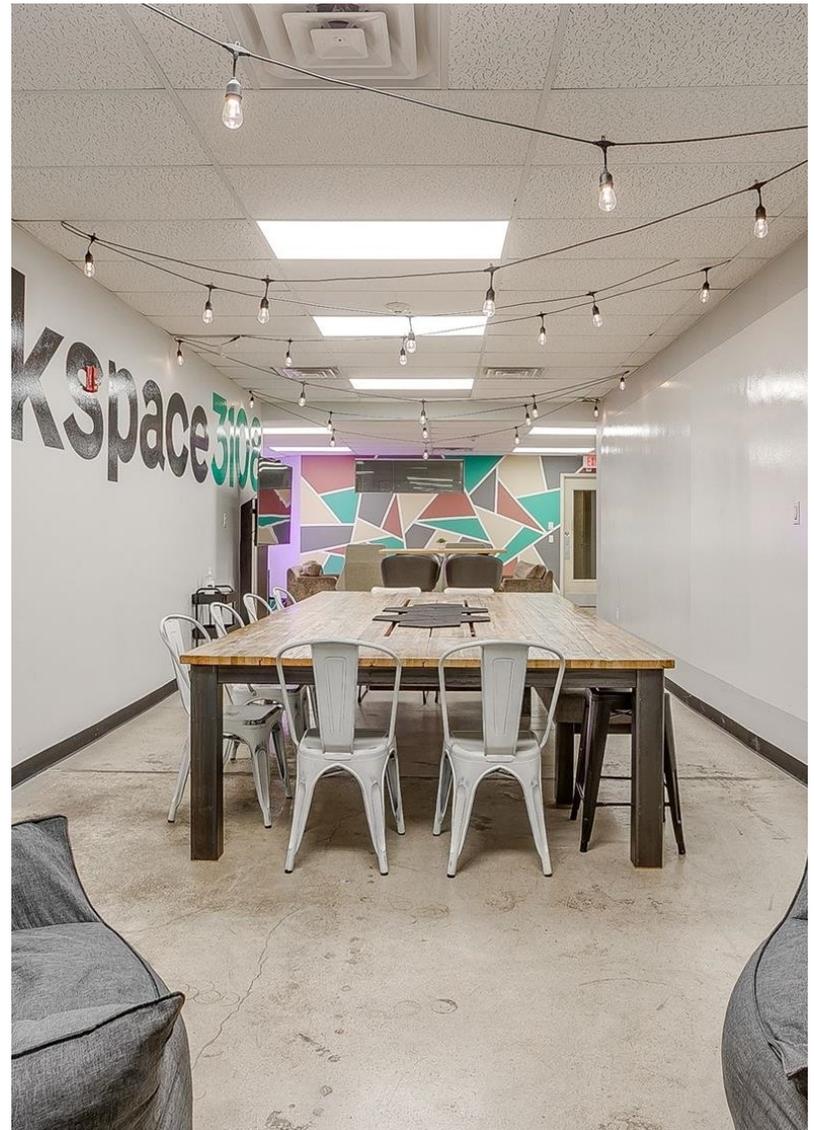
- Workspace3108 is a highly functional office property offering a flexible and collaborative workspace environment in the heart of Fort Worth's West 7th corridor. The building features a mix of private office suites, an open floor plan collaborative area, and a well-appointed large conference room suitable for team meetings and presentations. Originally constructed in 1972 and updated in 2016, Workspace3108 is positioned to support a variety of office users seeking a ready-to-occupy environment in a vibrant Fort Worth neighborhood.
- Shared kitchen and dining space supports tenant comfort and interaction, while ample off-street and adjacent parking enhances convenience for staff and visitors.
- Approximately 11,532 SF of office space across two stories, this Class B office building balances professional functionality with efficiency.
- Building comes equipped with a fully functional podcast studio available for tenant rental.



Tenant	Floor	Square Feet	Notes
		11,532	Individual Suite Rentals, Contact Broker For Pricing/Terms
Available	1	143	11X13. \$800/month. Minimum 1 year lease.
Available	1	150	10X15. \$650/month. Minimum 1 year lease.
Available	1	195	13X15. \$700/month. Minimum 1 year lease.
Available	2	210	10X21. \$900/month. Minimum 1 year lease.
Available	2	210	10X21. \$800/month. Minimum 1 year lease.
Available	2	260	2 Suite Combo (11X13, 9x13). \$900/month. Minimum 1 year lease.

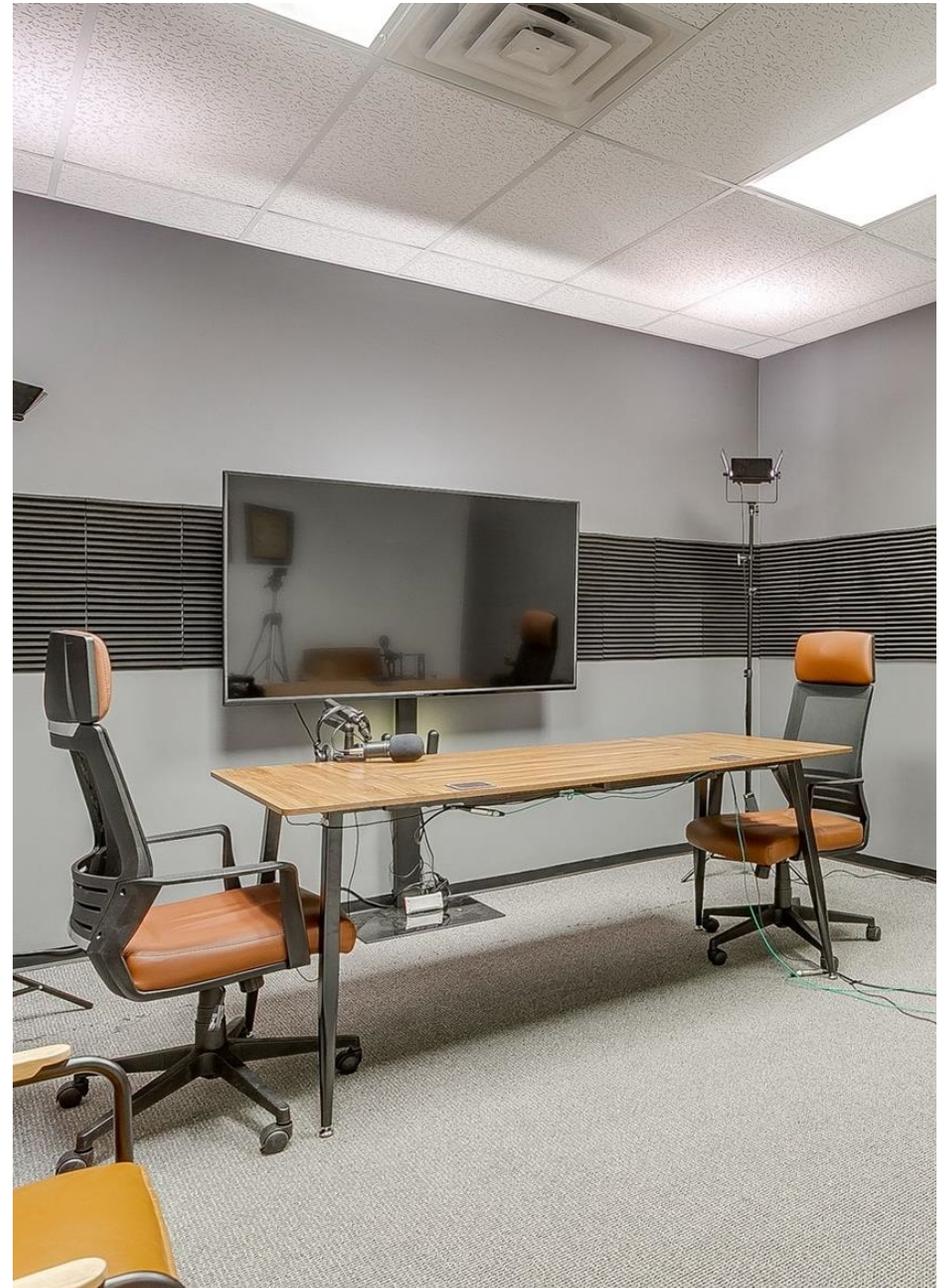
PROPERTY FEATURES

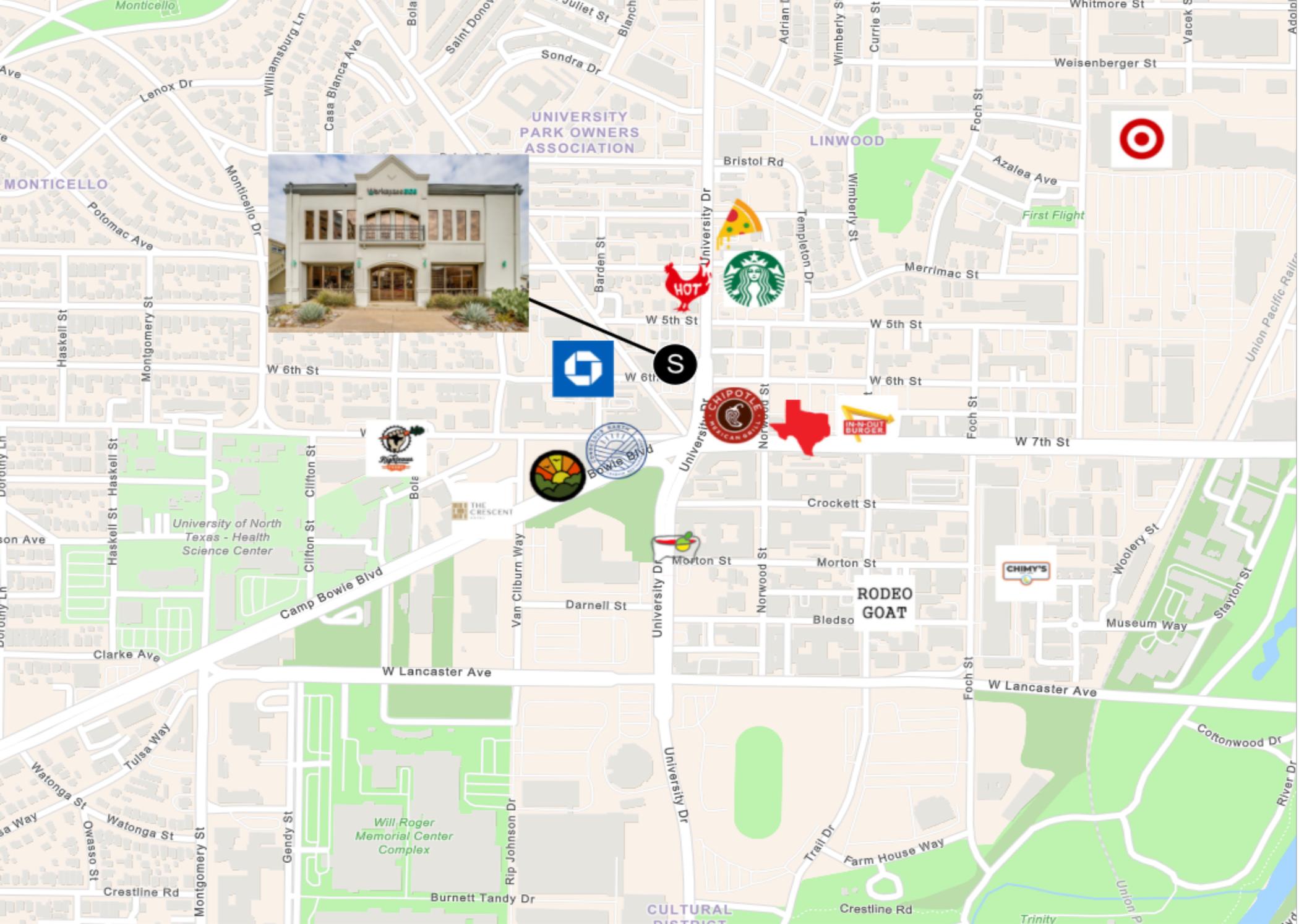
CURRENT OCCUPANCY	81.00%
TOTAL TENANTS	26
BUILDING SF	11,532
LAND SF	6,750
LAND ACRES	.15
YEAR BUILT	1972
YEAR RENOVATED	2016
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

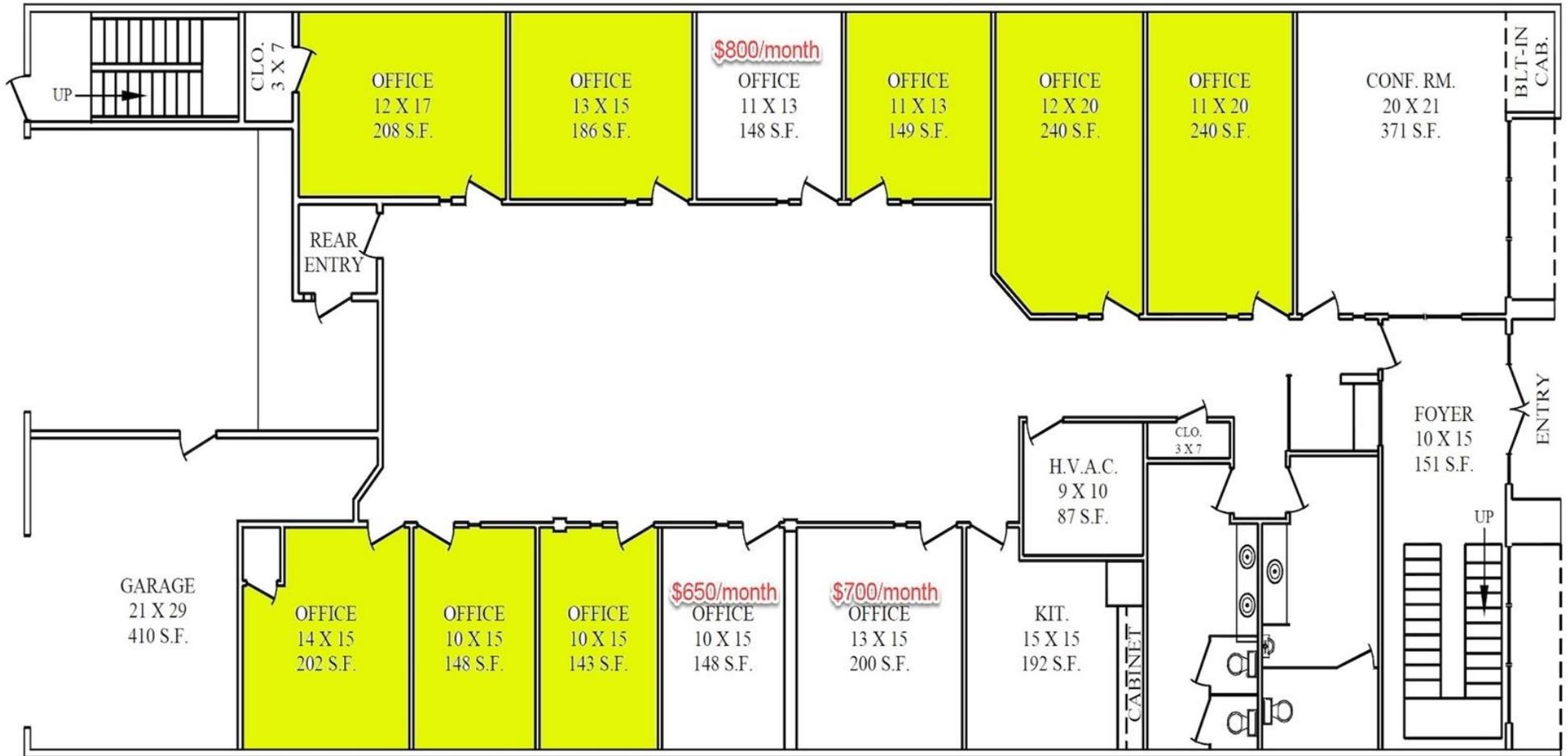


Location Highlights

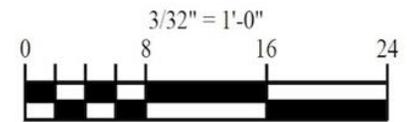
- The property is located in the cultural district of Fort Worth, known for its numerous museums and artistic attractions, such as the Kimbell Art Museum and the Amon Carter Museum of American Art.
- Within walking distance, tenants can enjoy a variety of dining options, including the highly acclaimed Eddie V's Prime Seafood and the popular sushi spot, Blue Sushi.
- This area is also home to the Fort Worth Botanic Garden, one of the oldest botanic gardens in Texas, offering a serene escape with its beautiful plant collections.
- The property is conveniently situated near major highways, providing easy access for employees and clients, with the I-30 and I-35W both being within a short driving distance.
- The neighborhood boasts a mix of residential and commercial spaces, creating a vibrant and diverse community that can attract a steady flow of foot traffic for businesses.





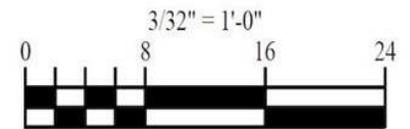


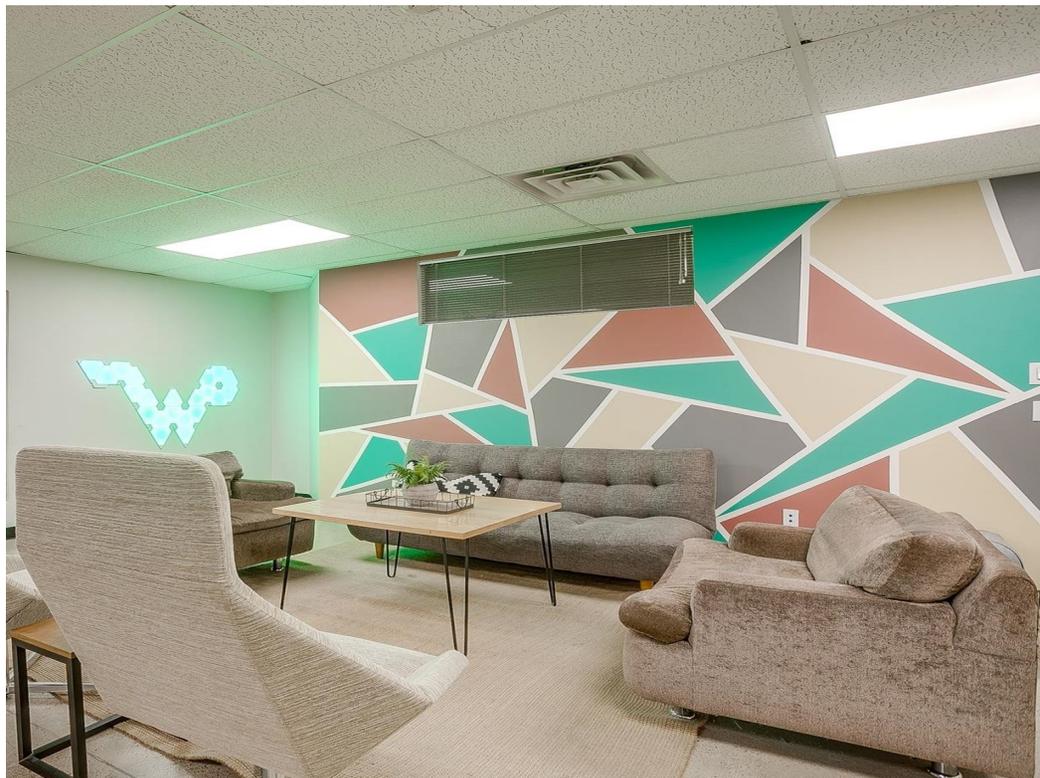
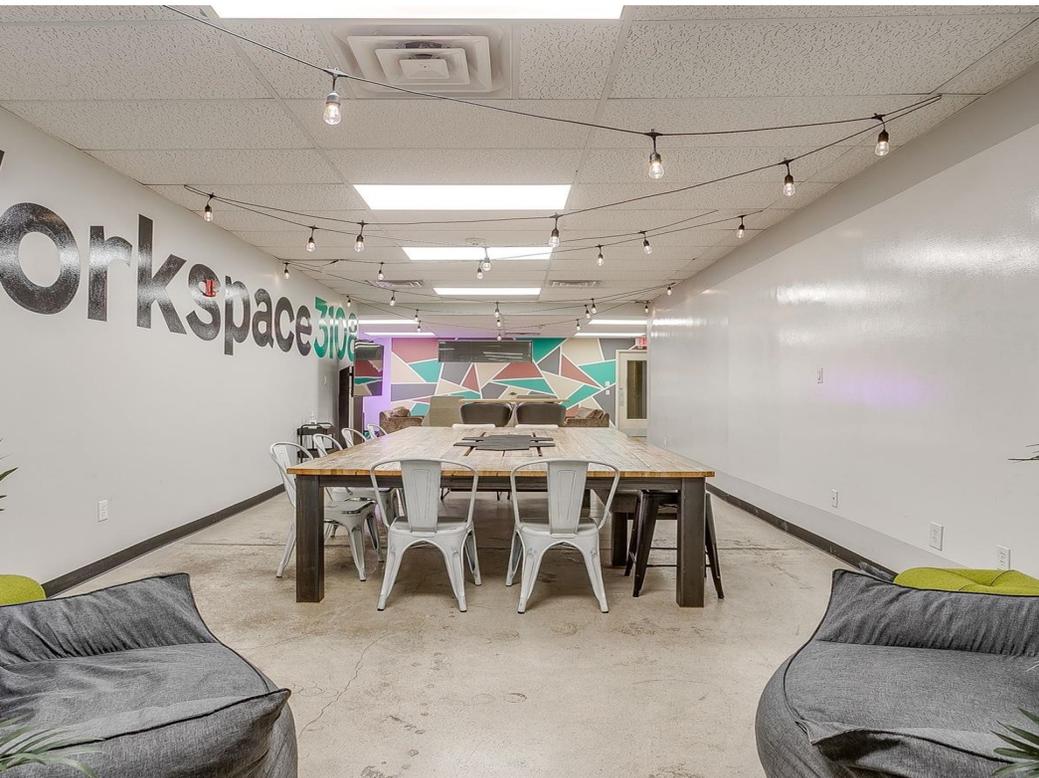
FIRST FLOOR
 3108 W. 6TH STREET, FORT WORTH, TEXAS





SECOND FLOOR

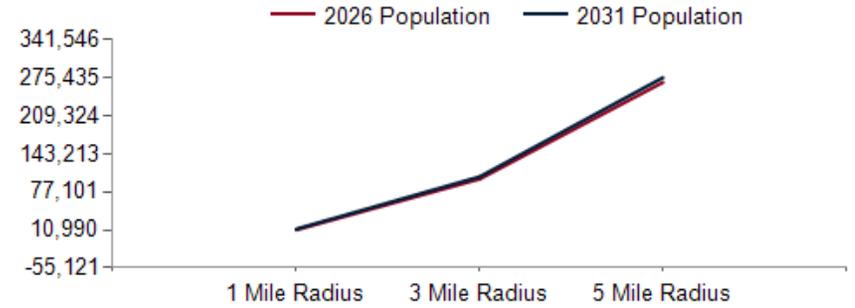




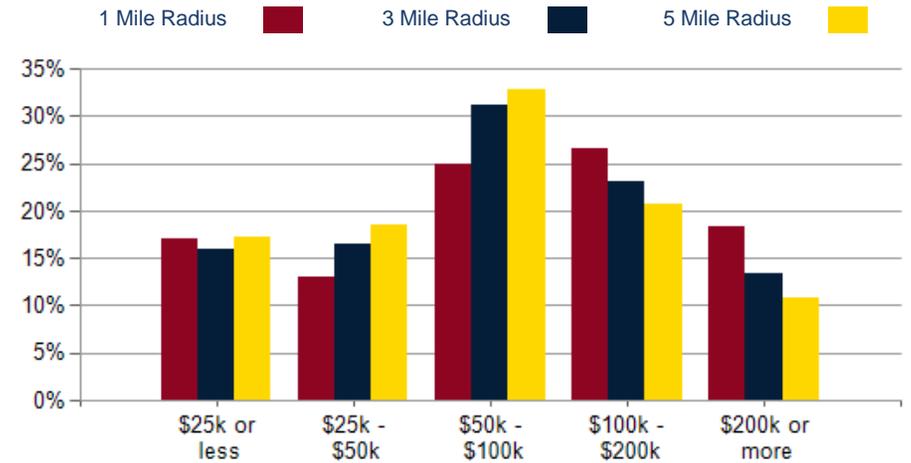


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,974	86,443	230,159
2010 Population	6,467	81,364	234,002
2026 Population	10,990	99,352	267,276
2031 Population	12,467	103,283	275,435
2026 African American	830	9,790	31,472
2026 American Indian	61	776	2,752
2026 Asian	598	2,844	7,545
2026 Hispanic	1,736	39,727	134,727
2026 Other Race	541	15,655	58,548
2026 White	7,749	54,920	119,797
2026 Multiracial	1,199	15,302	46,975
2026-2031: Population: Growth Rate	12.75%	3.90%	3.00%

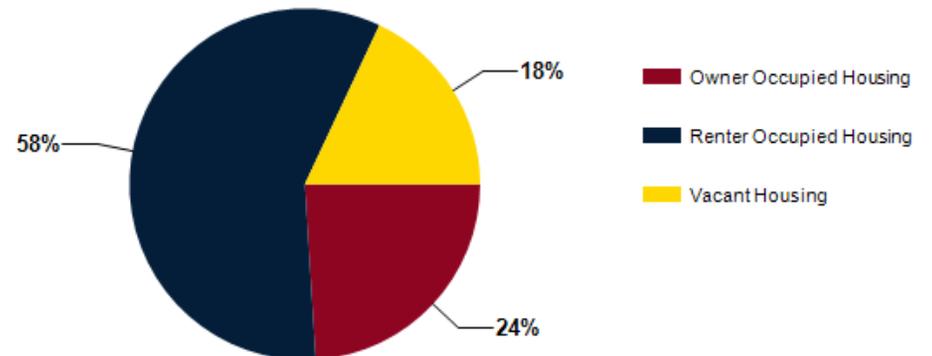
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	943	4,630	10,803
\$15,000-\$24,999	236	2,178	6,530
\$25,000-\$34,999	352	2,760	7,240
\$35,000-\$49,999	545	4,303	11,439
\$50,000-\$74,999	1,058	7,675	19,788
\$75,000-\$99,999	671	5,649	13,248
\$100,000-\$149,999	1,329	6,993	14,858
\$150,000-\$199,999	510	2,862	5,935
\$200,000 or greater	1,267	5,713	10,908
Median HH Income	\$85,466	\$74,408	\$67,337
Average HH Income	\$127,193	\$110,484	\$100,385



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

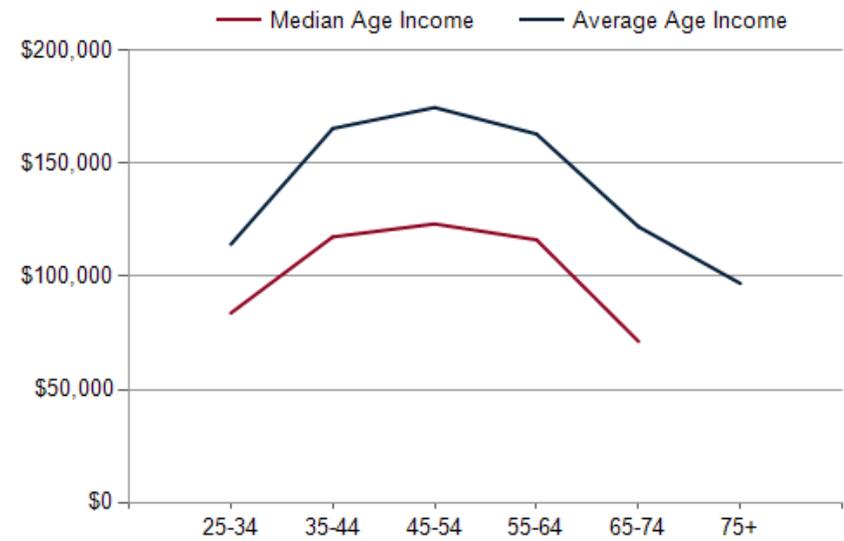
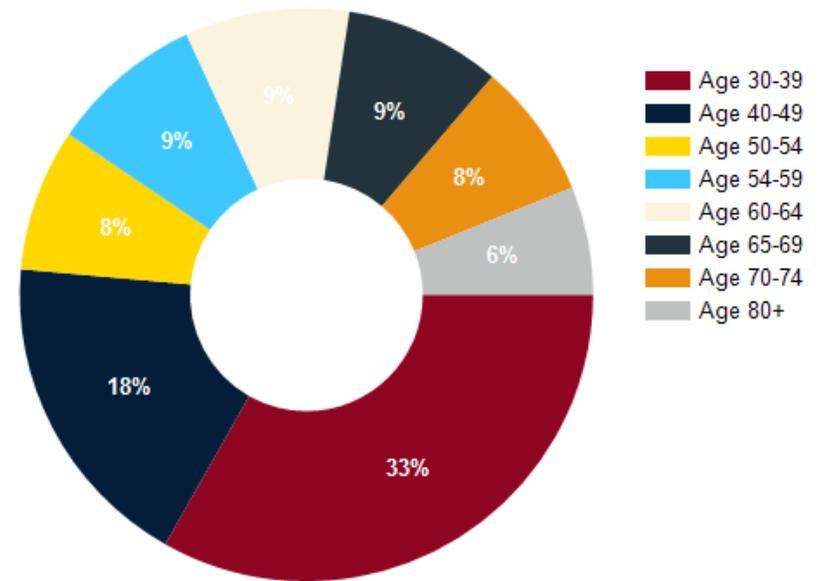


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,263	9,727	22,189
2026 Population Age 35-39	835	7,801	19,324
2026 Population Age 40-44	691	6,626	17,348
2026 Population Age 45-49	461	5,294	14,612
2026 Population Age 50-54	508	5,337	14,206
2026 Population Age 55-59	548	5,228	13,774
2026 Population Age 60-64	586	5,230	13,512
2026 Population Age 65-69	558	4,665	11,887
2026 Population Age 70-74	484	3,747	9,430
2026 Population Age 75-79	386	2,710	6,731
2026 Population Age 80-84	319	1,763	4,301
2026 Population Age 85+	302	1,624	3,906
2026 Population Age 18+	9,762	82,466	209,000
2026 Median Age	36	35	34
2031 Median Age	38	37	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,774	\$78,839	\$75,137
Average Household Income 25-34	\$114,225	\$105,348	\$98,714
Median Household Income 35-44	\$117,513	\$89,500	\$76,492
Average Household Income 35-44	\$165,512	\$134,028	\$118,143
Median Household Income 45-54	\$123,251	\$87,437	\$75,921
Average Household Income 45-54	\$174,774	\$131,022	\$114,968
Median Household Income 55-64	\$116,204	\$78,234	\$65,429
Average Household Income 55-64	\$163,033	\$123,049	\$106,164
Median Household Income 65-74	\$71,266	\$60,257	\$55,045
Average Household Income 65-74	\$122,014	\$98,473	\$90,879
Average Household Income 75+	\$96,908	\$87,657	\$80,145

Population By Age



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