



FOR LEASE

OFFICE SUITES

PROPERTY FEATURES

- Extensive improvements to interior and exterior have been completed.
- Proximity to I-30, 5-minute drive to Clearfork, Downtown, and TCU
- Quick micro market for fast, on-the-go meals
- Three fiber Internet providers available at the property

SPACE FEATURES

- 1,637 SF available for lease
- Rental Rate: \$29/SF
- Move-in-ready second gen medical/dental office
- Tenant Improvement Allowance
- Signage Opportunity
- Access to common area conference room and coffee bar



3509 HULEN STREET

Fort Worth, TX 76107



SLATER HOWE

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LEASING INFORMATION

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MARKET DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2025 Projection	14,413	113,962	320,589
2020 Estimate	13,451	106,137	300,116
2020-2025 Growth	1.40 %	1.50 %	1.40 %

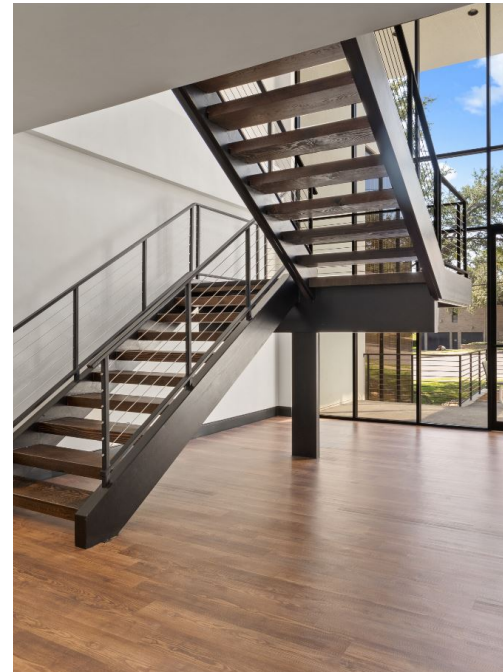
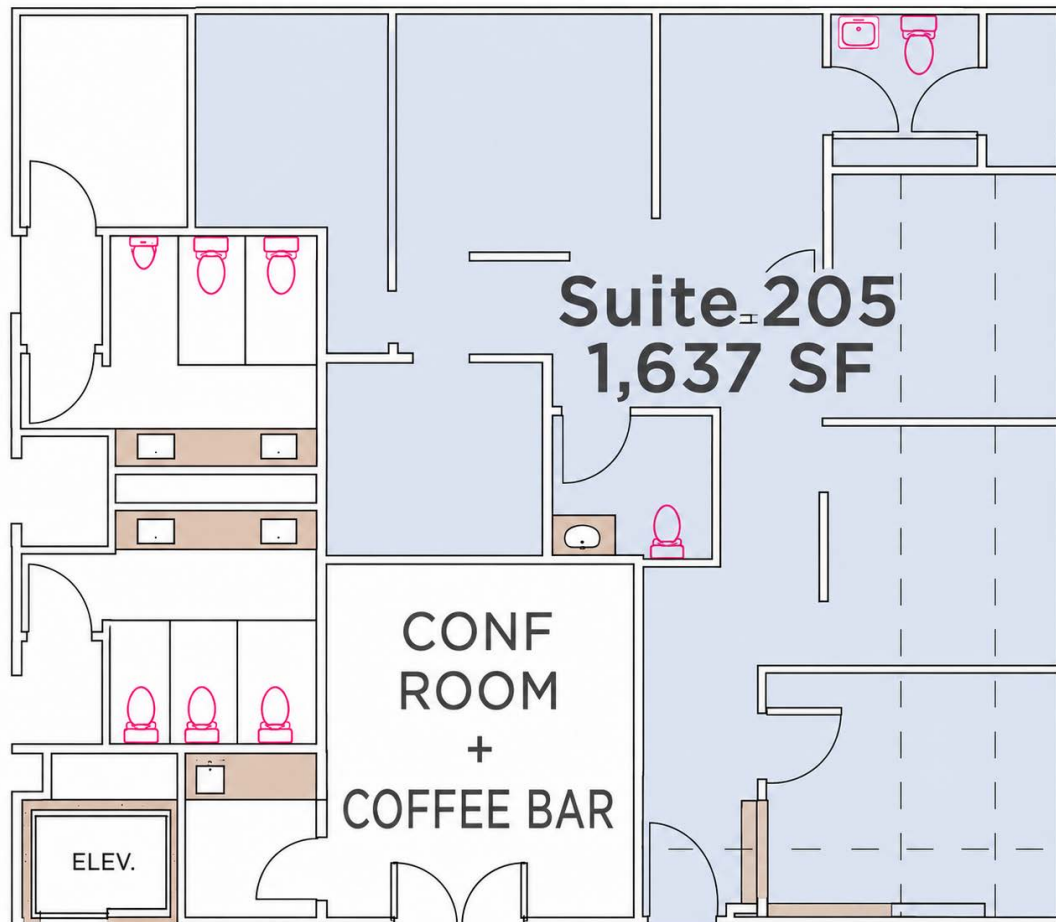
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2025 Projection	6,547	50,723	125,037
2020 Estimate	6,135	47,219	117,023
2020-2025 Growth	1.30 %	1.50 %	1.40 %

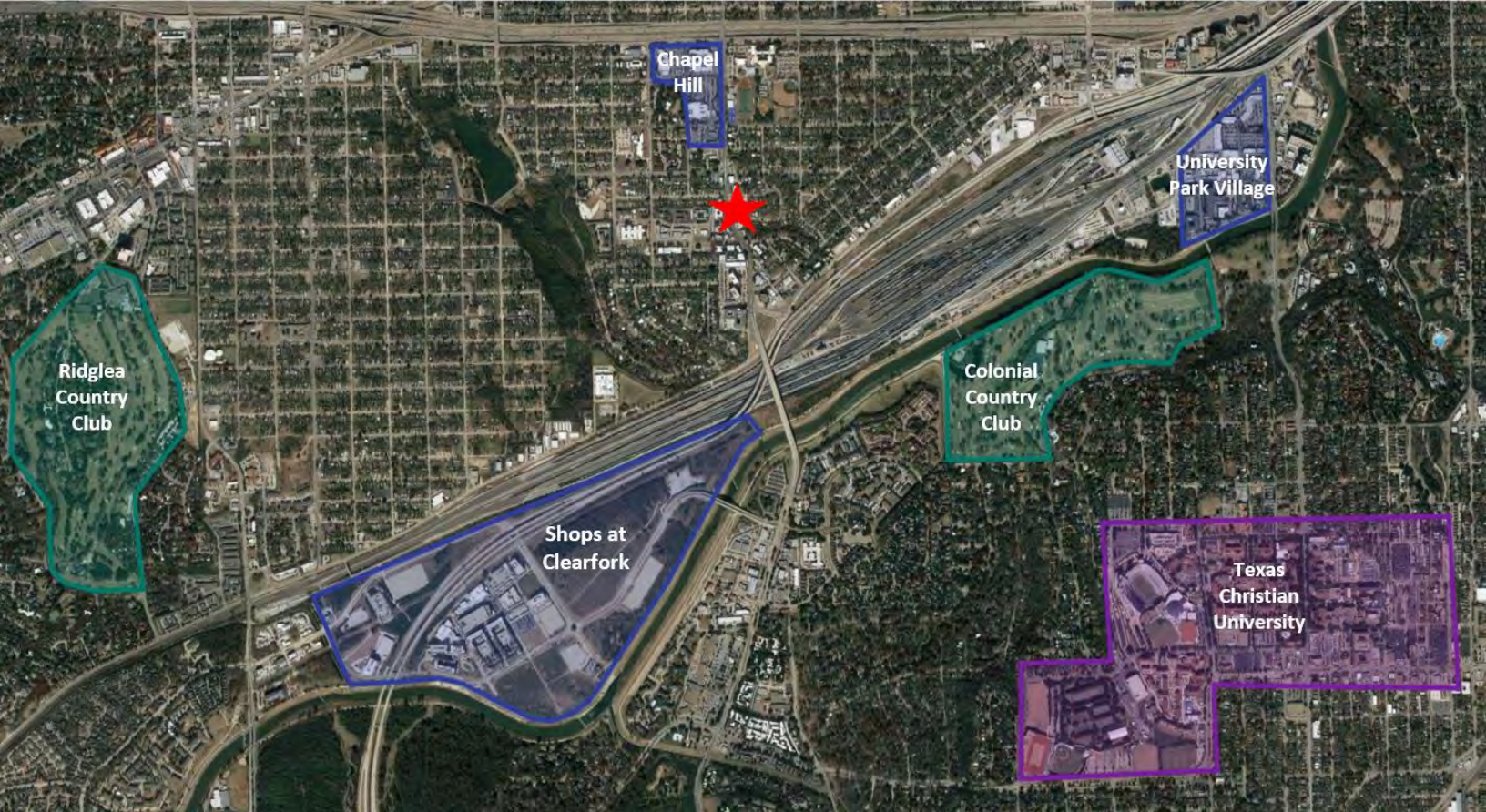




BUILDING I | SUITE 205 | FOR LEASE

1,637 sq. ft.





CHAPEL HILL AREA

- Ann Taylor Loft
- Central Market
- Chick-fil-A
- Club Champion
- Cost Plus World Market
- James Avery
- LOFT
- Mi Cocina
- Nekter Juice Bar
- Pho Noodle & Grill
- Potbelly Sandwich Shop
- Revfit
- Slice City Pizza
- Smoothie Kink
- Starbucks
- Sushi Axiom
- Thailicious
- The Container Store

JERRY BOLZ

Broker

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UNIVERSITY PARK VILLAGE

- Altar'd State
- Ann Taylor
- Anthropologie
- Apple
- Athleta
- Bath & Body Works
- Blue Goose Cantina
- Chico's
- Eatzi's Market & Bakery
- Flower Child
- Free People
- Gem Nail Spa
- IHOP
- J. McLaughlin
- J. Crew
- J. Jill
- Jos. A. Bank
- Kendra Scott
- Lemongrass Aveda
- Lululemon athletics
- Madewell
- Nike
- Pacific Table
- Panera Bread
- Pottery Barn
- SEPHORA
- Soma
- Staples
- Starbucks
- Sunglass Hut
- The Impeccable Pig
- Vuori
- White House Black Market
- Williams Sonoma

SLATER HOWE

Senior Brokerage Advisor

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SHOPS AT CLEARFORK

- Alo
- AMC Dine-In Theatres
- B&B Butchers & Restaurant
- Ballard Designs
- Boardroom Salon
- City Works Eatery & Pour House
- Clean Juice
- Climate
- CRÚ Food & Wine Bar
- Doc B's
- Grimaldi's Pizzeria
- Gucci
- Kendra Scott
- Louis Vuitton
- Luke's Locker
- Luna Grill
- Malai Kitchen
- Mesero
- Neiman Marcus
- Pandora
- Sunglass Hut
- Tiffany & Co.
- Tommy Bahama
- Tory Burch
- Z Gallerie

