

Brand New.  
Professional.  
Upscale.  
Prime Location.

## GOLDEN TRIANGLE PROFESSIONAL PARK

---

3108 CAPITAL WAY  
FORT WORTH, TX 76244



*Class "A" Medical Office Buildings for Lease*

# GOLDEN TRIANGLE PROFESSIONAL PARK

---

3108 CAPITAL WAY  
FORT WORTH, TX 76244

---

## TABLE OF CONTENTS

PROPERTY OVERVIEW	3
PROPERTY HIGHLIGHTS	5
SITE PLAN	7
AERIAL PHOTOS	8
INTERIOR PHOTOS	15

---

## BROKER CONTACTS



**STEVE SHRUM**

Co-Managing Partner  
C: 817.881.3837  
O: 214.637.4300  
shrum@glaciercommercial.com



**PAUL BLIGHT**

Partner  
C: 214.682.7192  
O: 214.637.4300  
pblight@glaciercommercial.com



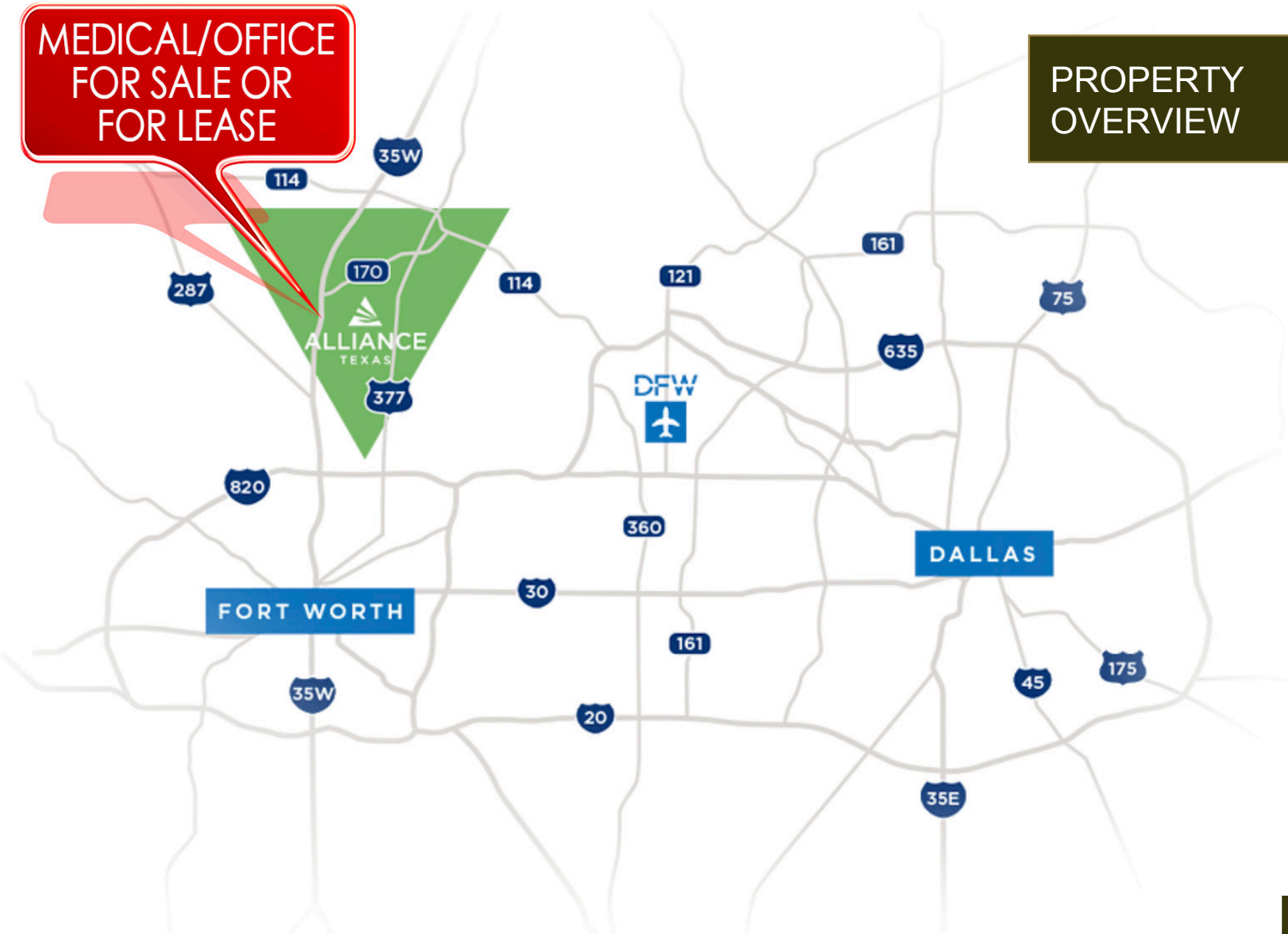
**STACEY YEARIAN**

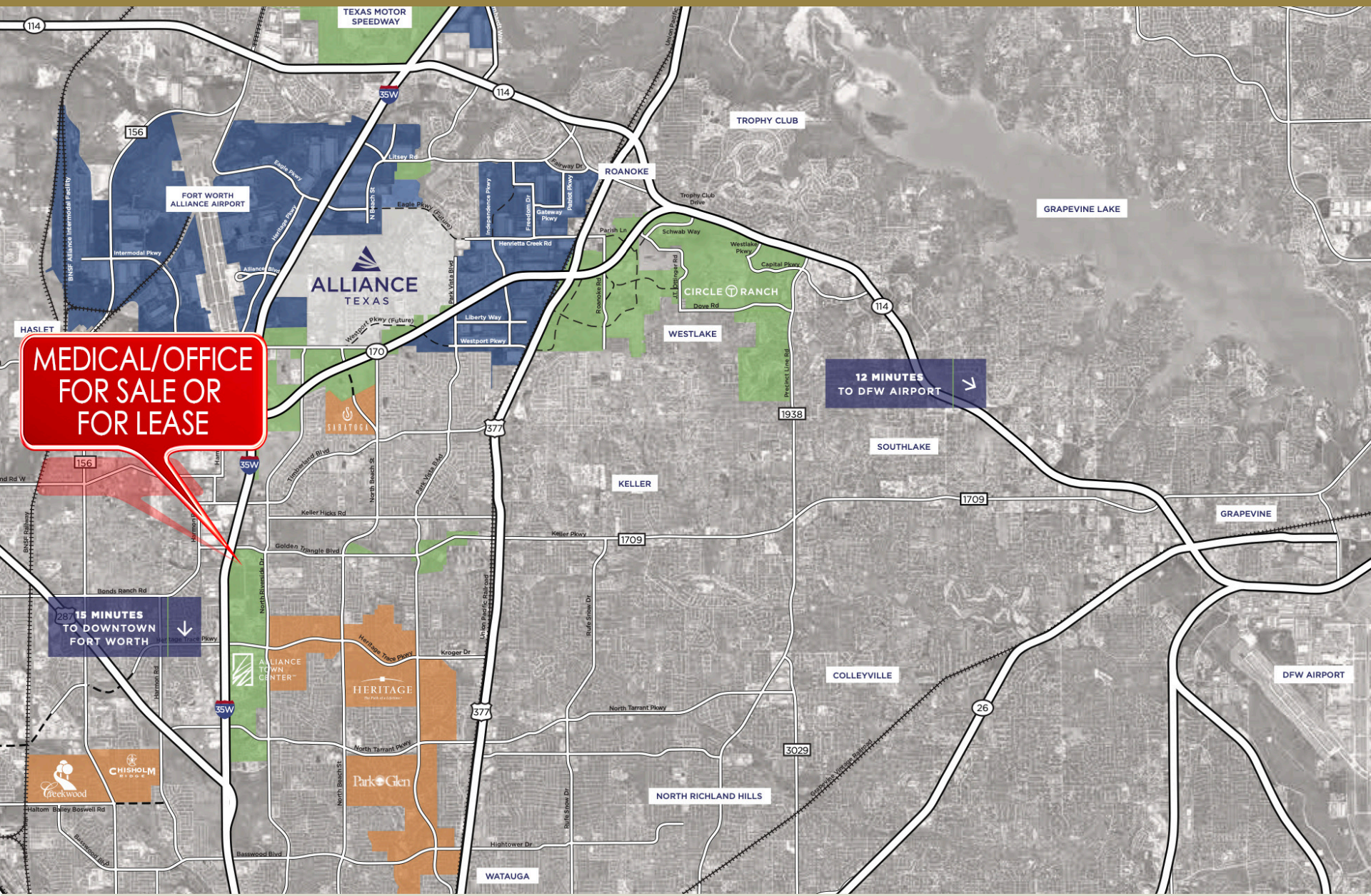
Vice President  
C: 618.530.3550  
O: 214.637.4300  
yearian@glaciercommercial.com



**MEDICAL/OFFICE  
FOR SALE OR  
FOR LEASE**

**PROPERTY  
OVERVIEW**





**MEDICAL/OFFICE  
FOR SALE OR  
FOR LEASE**

**15 MINUTES  
TO DOWNTOWN  
FORT WORTH**

**12 MINUTES  
TO DFW AIRPORT**

## PROPERTY HIGHLIGHTS

- HIGHLY-VISIBLE CLASS "A" MEDICAL/OFFICE BUILDINGS FOR SALE OR FOR LEASE
- ABUNDANT PARKING FOR EACH OF THE 7 BUILDINGS
- CUSTOM BUILT - OUT SUITES FOR OWNER OR TENANT
- BUILDING SIGNAGE
- UPSCALE PROFESSIONAL LOOK AND FEEL
- 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
- EASY ACCESS TO RESTAURANTS & SHOPPING IN ALLIANCE TOWN CENTER
- CAMPUS ENVIRONMENT ON OVER 3 ACRES OF LAND
- GREAT LOCATION AT GOLDEN TRIANGLE & I-35 W

## PROPERTY HIGHLIGHTS



MEDICAL/OFFICE  
FOR SALE OR  
FOR LEASE



**PROPERTY HIGHLIGHTS**

<b>Address</b>	3108 CAPITAL WAY FORT WORTH, TX 76244
<b>Year Built</b>	2022
<b>Stories</b>	Single Story
<b>Building Class</b>	A
<b>Building Sizes</b>	3,152 SF
<b>SubMarket</b>	Located in North Fort Worth, Alliance Town Center is a 900 Acres master-planned development by Hillwood located off Golden Triangle Blvd and Founders Way
<b>County</b>	Tarrant
<b>Space Available</b>	Class "A" Office/Medical that is new and never previously occupied that can be designed and finished out by incoming buyers/tenants to compliment brand and business needs
<b>Excellent Demographics</b>	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
<b>Parking</b>	Abundant Surface Parking Spaces
<b>Great Location</b>	Adjacent to Texas Heath Resources Hospital. Exceptionally positioned at the corner of Golden Triangle and I-35

INTERSTATE HIGHWAY NO. 35W  
IMPROVED DRAINAGE

FOR LEASE ----->

**SOLD**

3108 Capital Way  
Bldg. 3  
3,152 SF

**SOLD**

3104 Capital Way  
Bldg. 2  
3,898 SF

**SOLD**

3100 Capital Way  
Bldg. 1  
3,254 SF  
**SOLD**

**SOLD**

3112 Capital Way  
Bldg. 4  
3,898 SF  
**SOLD**

**SOLD**

3116 Capital Way  
Bldg. 5  
4,010 SF

**SOLD**

3120 Capital Way  
Bldg. 6  
3,254 SF  
50% SOLD

**AVAILABLE**

3132 Capital Way  
Bldg. 7  
4,897 SF

**AVAILABLE**

3128 Capital Way  
Bldg. 8  
4,897 SF

**AVAILABLE**

3124 Capital Way  
Bldg. 9  
4,897 SF

AL INVESTMENT, L.P.  
D20008806, O.P.A./E.C.T.

LOT 5, BLOCK 1  
ALLIANCE TOWN CENTER NORTH  
D2070484, O.P.A./E.C.T.

SITE PLAN



Updated 7.3.23



AERIAL  
PHOTOS





N. RIVERSIDE



MEDICAL/OFFICE  
FOR SALE OR  
FOR LEASE



GOLDEN TRIANGLE BLVD







- HIKE & BIKE TRAILS
- HEALTH & WELLNESS
- RETAIL
- MAIN STREET
- OFFICE CAMPUS
- LIVING
- PARKS
- HOSPITALITY





# ALLIANCE TOWN CENTER<sup>SM</sup>

Alliance Town Center is a 900-acre master-planned community centered around community & sustainability. It features 41 retail shops, over 39 restaurants, 6 residential communities, 28 acres of parks and trails, and Class A office space available for lease. Featuring everything that modern living

entails, Alliance Town Center offers convenient access to innovative office spaces, unsurpassed retail and entertainment options, recreational parks and trails, and community events and programs. Wellness and sustainability are at the heart of the facilities, amenities, and living spaces so residents can

live an active, social lifestyle throughout the year. The healthy living principles of Alliance Town Center represent the foundation for a strong sense of community and sustainable growth.



Serving more than 50,000 patients each year, Texas Health Harris Methodist Hospital Alliance is a vital part of the communities in North Fort Worth, Haslet, Justin, Roanoke and surrounding areas.

The new \$74 million vertical expansion at Texas Health Alliance adds three stories to the hospital, with more than 65,000 square feet of additional space and brings the hospital's total patient bed count to 151.

- The expansion includes:
- a new women's and infants' center
  - additional space for critical care and medical-surgical, including a new surgical suite
  - new support services wing



Life Time Fort Worth - Alliance, located in Fort Worth, TX, is a luxury athletic resort located at I-35 and Golden Triangle.

Life Time delivers an unparalleled athletic resort experience like none other in the area.

- 124,000-square-foot, two-story club with multiple, luxurious studios designed for

cycle, large group training, yoga and Pilates, functional strength training spaces, two full-size basketball courts, indoor aquatic center, fast-service LifeCafe restaurant, a full-service LifeSpa salon and spa, Kids Academy and a first-of-its-kind recovery and performance area.

- 58,000-square-foot outdoor tennis complex with eight courts.
- 37,000-square-foot outdoor aquatic oasis featuring leisure, lap and whirlpools, water slides and an outdoor bistro and lounge seating resort experience.



INTERIOR  
PHOTOS





# GOLDEN TRIANGLE PROFESSIONAL PARK

---

3108 CAPITAL WAY  
FORT WORTH, TX 76244

## CONTACT INFORMATION

### STEVE SHRUM

Co-Managing Partner

C: 817.881.3837

O: 214.637.4300

shrums@gliaciercommercial.com

### PAUL BLIGHT

Partner

C: 214.682.7192

O: 214.637.4300

pblight@gliaciercommercial.com

### STACEY YEARIAN

Vice President

C: 618.530.3550

O: 214.637.4300

yearian@gliaciercommercial.com



glaciercommercial.com

©2024 Glacier Commercial Realty L.P.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice