

GOLDEN TRIANGLE PROFESSIONAL PARK

3100 CAPITAL WAY
FORT WORTH, TX 76244

Brand New.
Professional.
Upscale.
Prime Location.



Class "A" Medical Office Building for Sale 100% Leased

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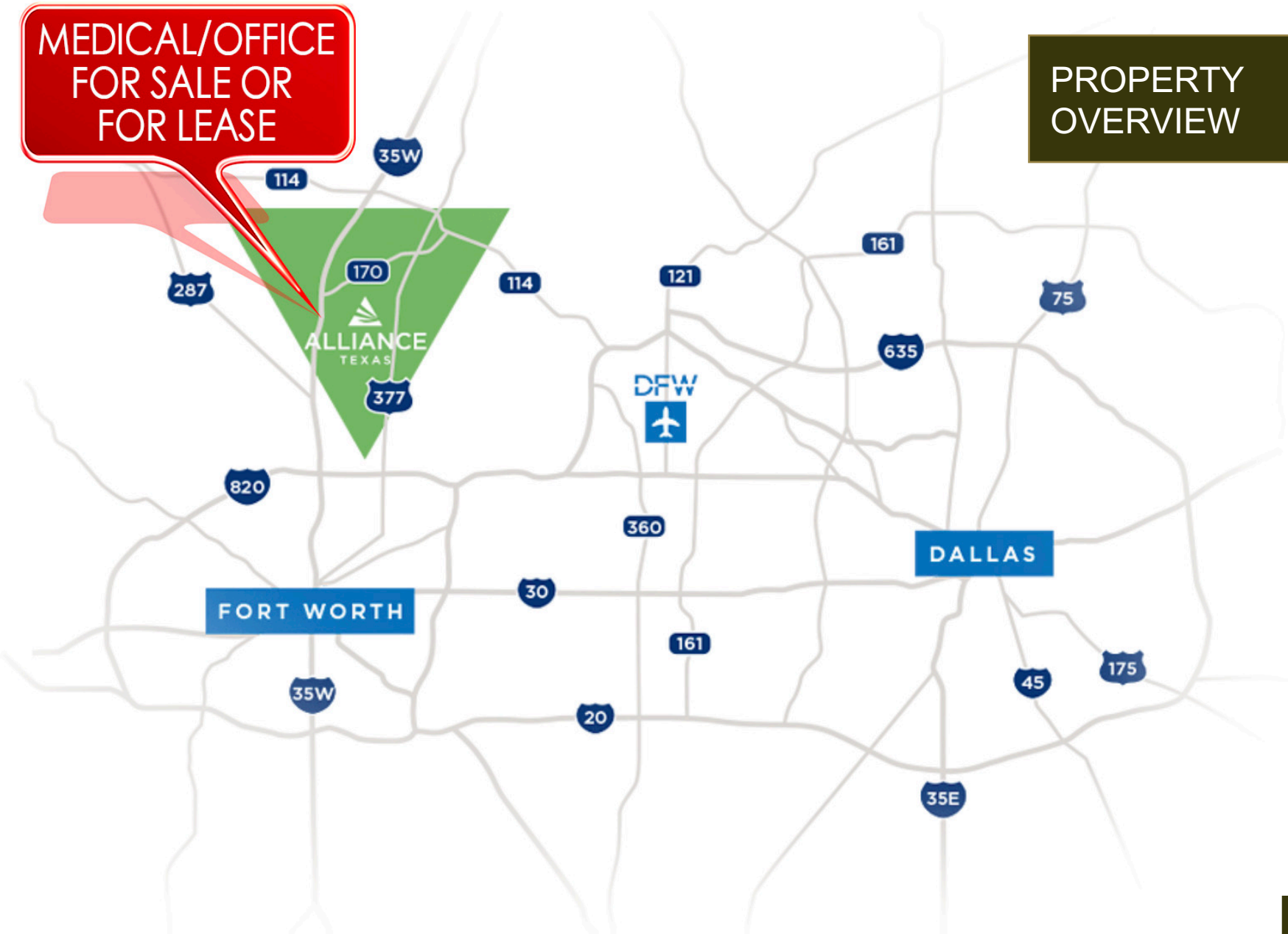
STACEY YEARIAN

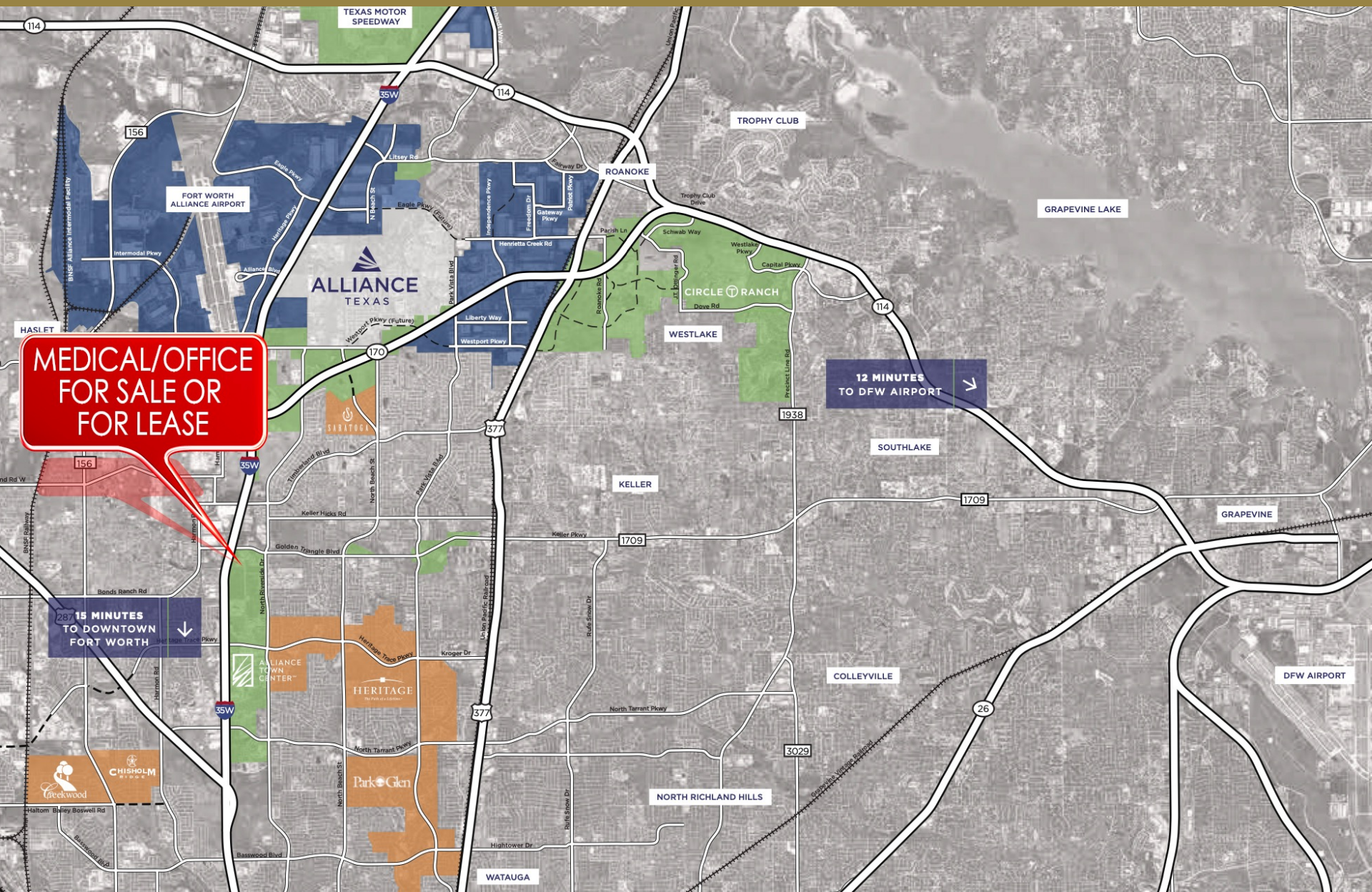
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**MEDICAL/OFFICE
FOR SALE OR
FOR LEASE**

**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

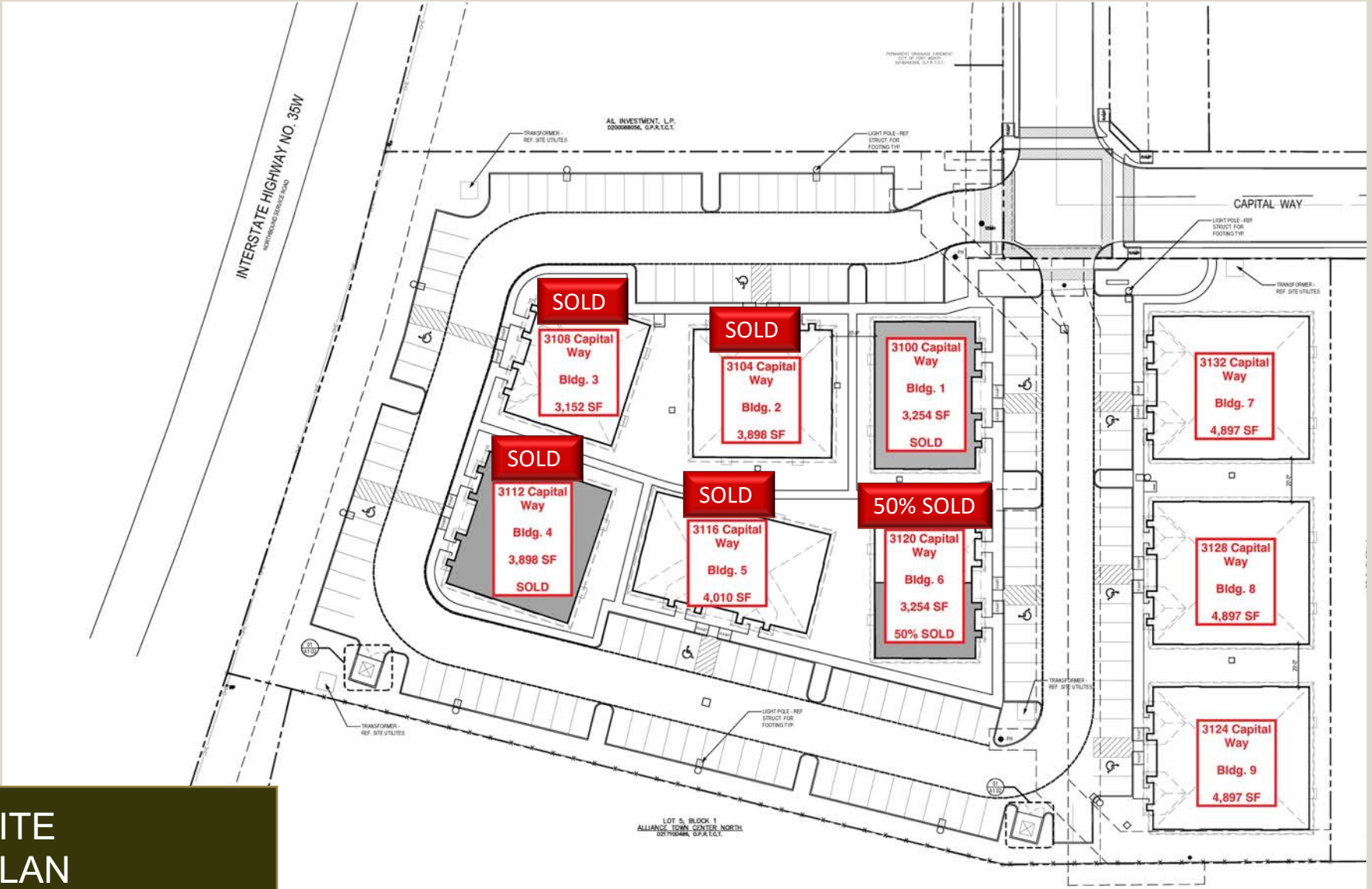
PROPERTY HIGHLIGHTS



MEDICAL/OFFICE
FOR SALE OR
FOR LEASE



PROPERTY HIGHLIGHTS	
Address	3100 CAPITAL WAY FORT WORTH, TX 76244
Year Built	2021
Stories	Single Story
Building Class	A
Building Size	Ranging from 3,325 SF
SubMarket	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
County	Tarrant
Space Available	Class "A" Office/Medical Building 100% Leased with Two Tenants
Excellent Demographics	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
Parking	Abundant Surface Parking Spaces
Great Location	Adjacent to Texas Health Resources Hospital. Exceptionally positioned at the corner of Golden Triangle and I-35



SITE PLAN



N. RIVERSIDE

Cook Children's
Texas Health Resources



FOUNDERS WAY

MEDICAL/OFFICE
FOR SALE OR
FOR LEASE

RaceTrac



LIFETIME FITNESS

ALLIANCE TOWN CENTER

Medical City Alliance

35W

INTERSTATE TEXAS 35W

GOLDEN TRIANGLE BLVD



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





ALLIANCE TOWN CENTERSM

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



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