

# FOR LEASE

OFFICE/FLEX SPACE  
2220 W. Peter Smith, Fort Worth, TX 76102



## AVAILABLE SPACE

*Two suites and a flex space.* Upstairs Suite—3,500 SF,  
Downstairs Suite—3,500 SF, Flex Space—7,000 SF

## PRICE

\$12.00 per SF, modified gross

## FEATURES

*Located just off Forest Park Blvd., this space has great access to downtown, Interstate 30, and the new Chisolm Trail Parkway*

- Surface Parking in front and back
- Upstairs office has four private offices plus a conference room, break room, and two restrooms.
- Downstairs is open 7,000 SF flex space with two restrooms, overhead door, break room, reception, large open work spaces
- All suites have exterior front and back doors.
- 100% HVAC

## DEMOGRAPHICS

	1 Mile	3 Mile
Population	4,346	84,496
Avg. HH Inc.	\$63,264	\$ 59,259

## CONTACT

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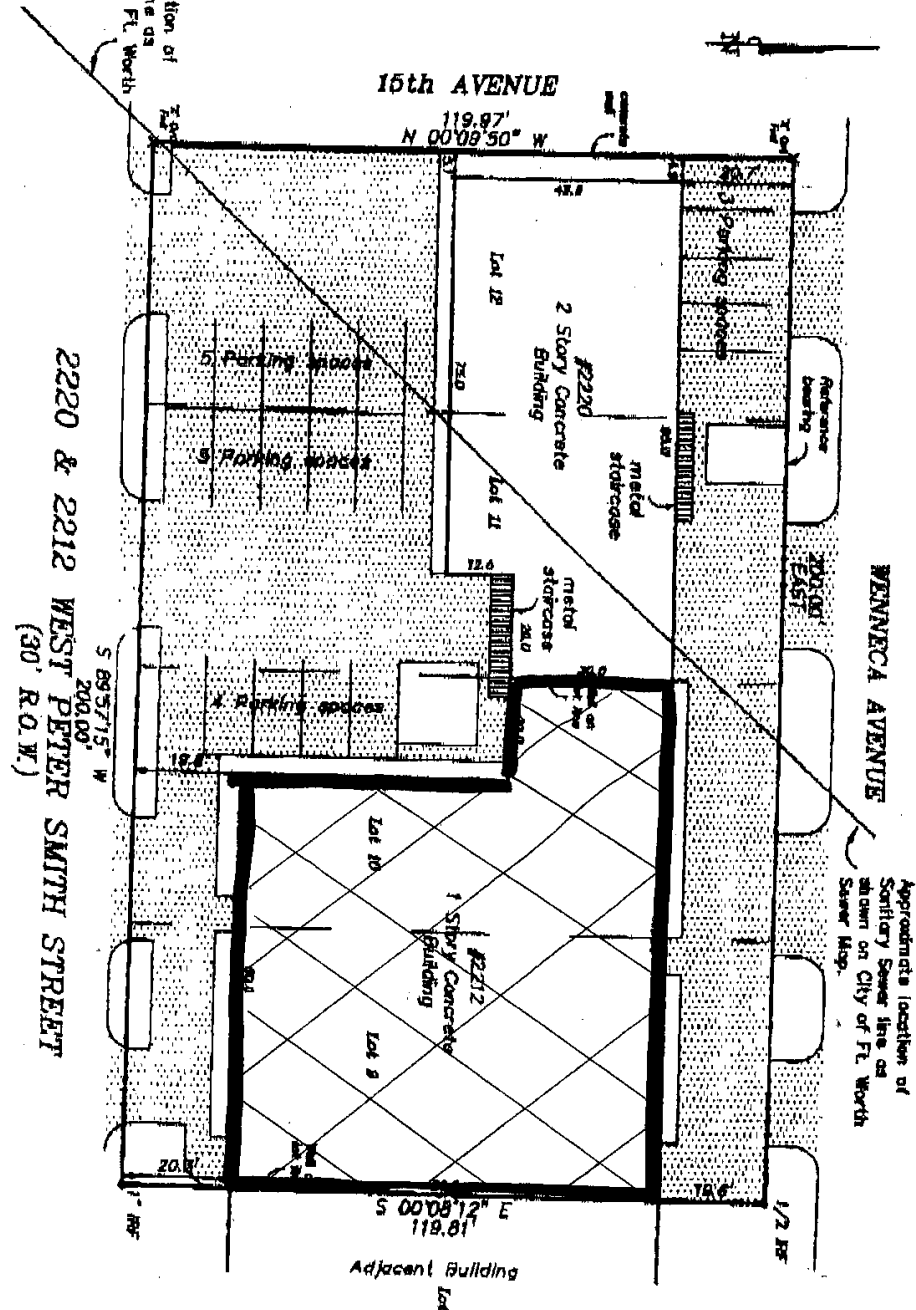
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COMMERCIAL AND INVESTMENT REAL ESTATE

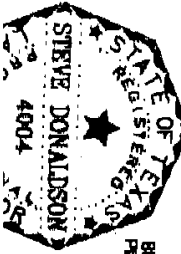
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I, the undersigned, do hereby certify that the plat shown herein was prepared by me or under my supervision and conforms to the Texas Board of Professional Land Surveyors, Chapter 1, 1982. The size, location and types of improvements are shown as they appear on the ground and are not to be construed as a representation of the actual conditions of the property unless otherwise noted. This plat was prepared specifically for the purpose of recording the same and the undersigned assumes no responsibility for any other use.

Block No. 16 City Block 16 of CRAWFORD ADDITION in the City of WENNECA, Texas, according to the PLAT THEREOF recorded in Vol. 204 Page 104 of the PLAT Records.



Professional Land Surveyor No. 4004, do hereby certify that the plat shown herein was prepared by me or under my supervision and conforms to the Texas Board of Professional Land Surveyors, Chapter 1, 1982. The size, location and types of improvements are shown as they appear on the ground and are not to be construed as a representation of the actual conditions of the property unless otherwise noted. This plat was prepared specifically for the purpose of recording the same and the undersigned assumes no responsibility for any other use.



BEARINGS BASED ON RECORDED PLAT UNLESS NOTED OTHERWISE

NOT FOR CONSTRUCTION

Scale 1" = 30'



PURCHASER: OWNER

FLOORPLAN

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