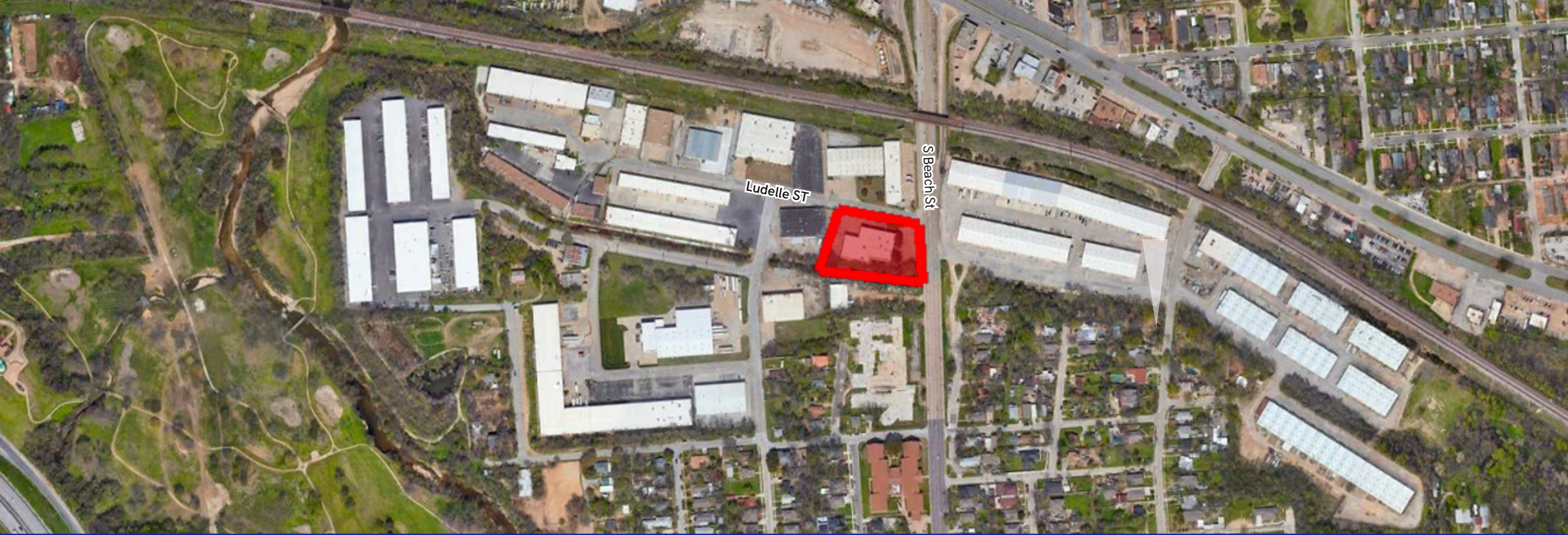




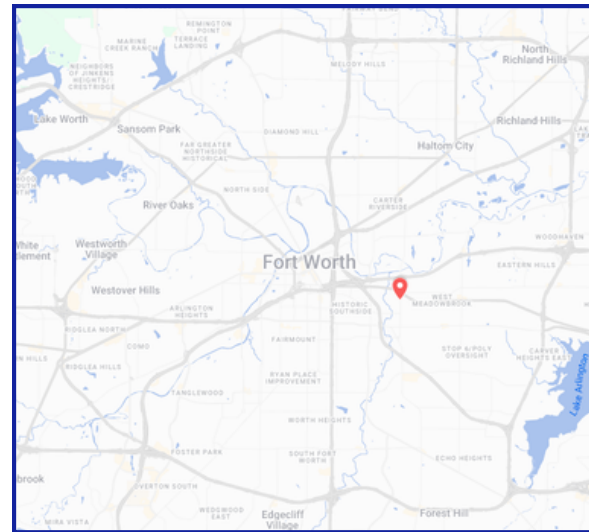
OFFICE SPACE FOR LEASE
300 BEACH STREET, FORT WORTH, TX





This 300 Beach St property presents a strategic 35,000-square-foot leasing opportunity situated in a highly accessible Fort Worth location. Originally constructed in 1989, this versatile building is ideally positioned for corporate office, municipal, or flex-office use. Featuring a substantial 25,000-square-foot concrete paved area for ample parking, secure chain-link fencing, and adaptable elements including dock-high access and four overhead doors, the site underscores its potential for a wide range of professional and operational needs.

This location serves a dynamic local workforce and a steady flow of commuter traffic, addressing the market demand for robust, convenient workspaces. Securing a lease at this property offers a direct response to the area's growing need for premium, adaptable commercial spaces, making it a compelling proposition for businesses looking to expand or relocate.



HIGHLIGHTS:

- Less than 10 minutes from Downtown Fort Worth
- Ample parking space in front and back of the property
- 17,500 SF Main Office/Municipal Area
- 17,500 SF Dock-High Area
- Zoned Municipal/Commercial
- Strategic access located just minutes from the I-30 and E Lancaster Ave corridors

VPD:

- 5,600 VPD S Beach St.
- 1,900 VPD Ludelle St.

PRICE:

- Call for pricing

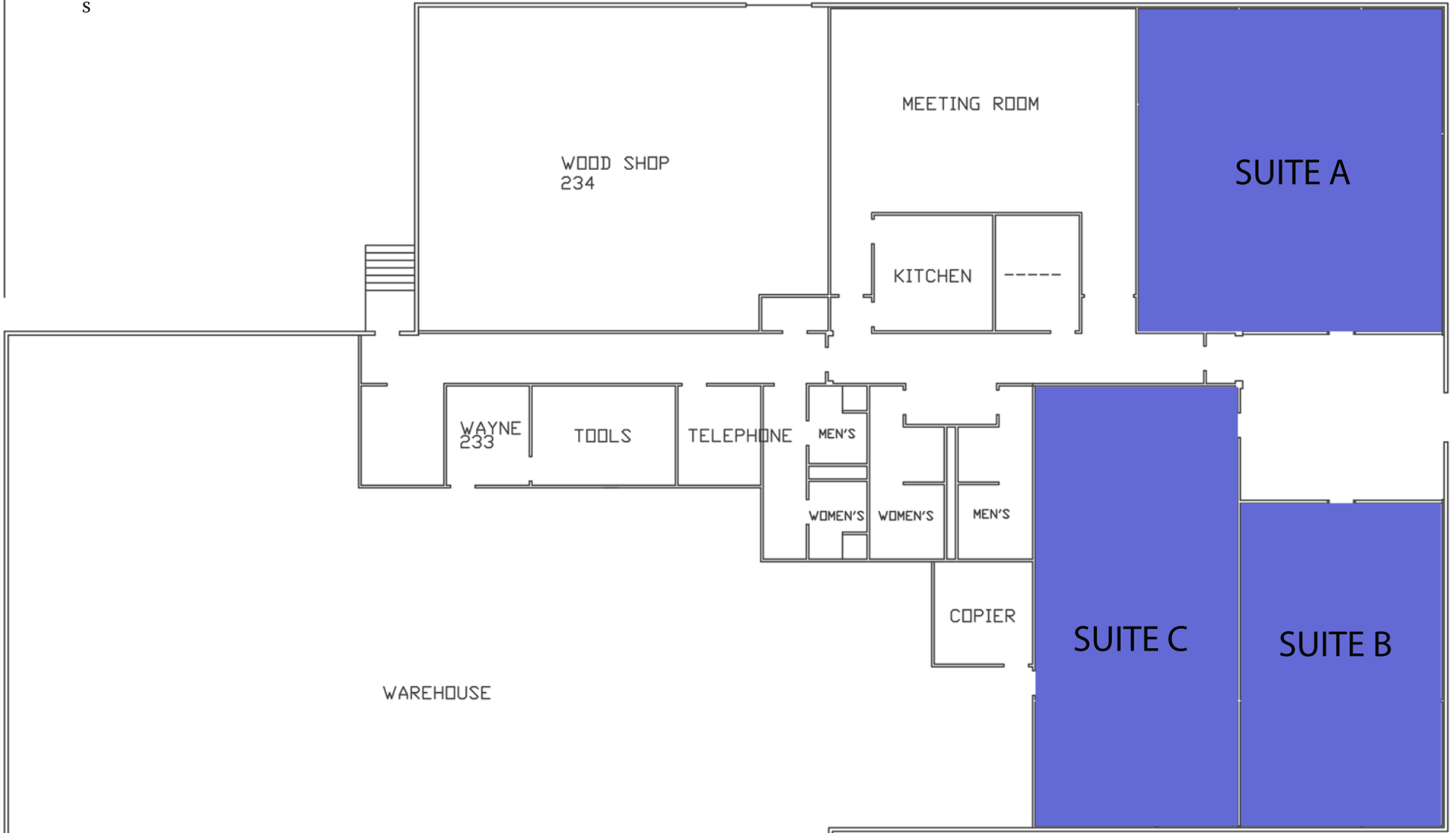
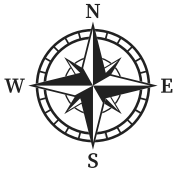
(214) 659-1181 | www.northviewco.com
 6445 Cedar Springs Rd. Suite 213
 Dallas, Texas 75235



RYAN SMITH
 Managing Partner, Co-Founder



CHRISTOPHER MORRIS
 Partner, SVP



Suite	Tenant	Sq Ft
A	Vacant	1520
B	Vacant	625
C	Vacant	1350

Demographic Summary



DEMOGRAPHIC HIGHLIGHTS (5 MILE RADIUS):

- Access to a highly active labor pool with 122,214 working-age residents
- 34,474 College-educated individuals within a 5-mile radius
- Vibrant corporate ecosystem surrounded by 9,729 established businesses
- Benefit from a robust daytime economy supported by 244,808 surrounding workplace employees

Population	1 Mile	3 Miles	5 Miles
2024 Population	8,449	102,191	267,108
2029 Year Projection	8,419	110,192	273,952
Median Age	32.48	33.63	33.01
Housholds	2,580	33,976	91,252
Avg Household Income	\$64,151	\$77,433	\$80,637



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.
- **AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.
- **AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

Must not, unless specifically authorized in writing to do so by the party, disclose:

- That the owner will accept a price less than the written asking price;
- That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Northview Company LLC	9011898	info@northviewco.com	(214) 659-1181
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Smith	638784	rsmith@northviewco.com	(214) 659-1181
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Christopher Morris	68104	cmorris@northviewco.com	(214) 952-1829
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.
- **AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.
- **AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
 - Must treat all parties to the transaction impartially and fairly;
 - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Northview Company LLC	9011898	info@northviewco.com	(214) 659-1181
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Smith	638784	rsmith@northviewco.com	(214) 659-1181
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Ryan Smith	638784	rsmith@northviewco.com	214.659.1181
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date