

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE

1st Floor - Leased
2nd Floor - 1,737 SF
3rd Floor - 1,892 SF
4th Floor - 1,135 SF
5th Floor - Leased
6th Floor - Leased



Demographics	1-mile	3-mile	5-mile
Population	16,023	111,662	278,891
Households	5,102	39,946	107,112
Average HH Income	\$73,907	\$64,404	\$62,794

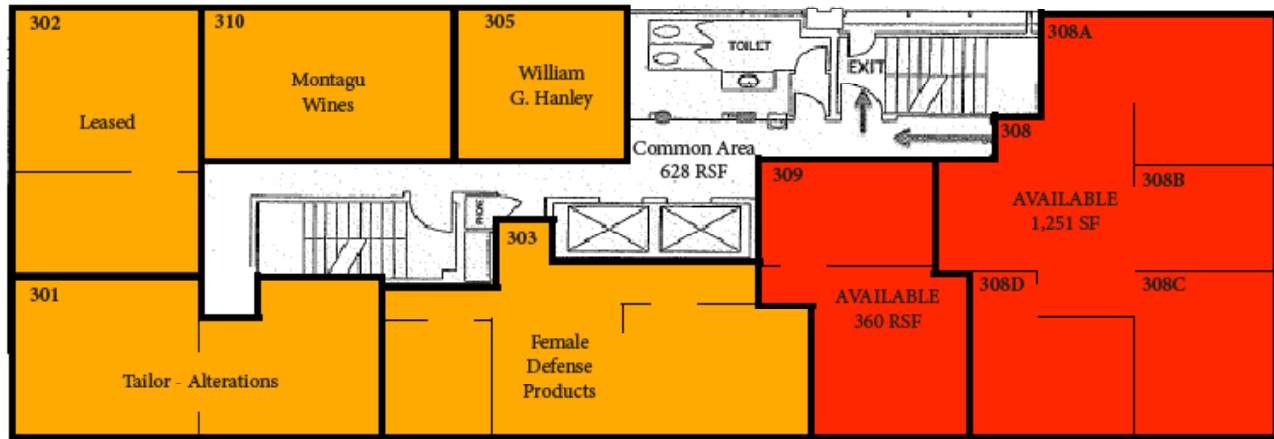
*Demographic information taken from CoStar Realty information 2017 demographic

- 20,000 Square Foot Property
- Six Story Office/Retail Building
- Fronts High Traffic University Drive
- Great Visibility from Intersection
- Located Across from TCU & the Campus Bookstore
- Thriving Business Area
- Diverse Tenant Mix

Type	Retail
NNN's	\$1.60
Lease Rates	Call for Rates

Traffic Counts	
S. University Drive	17,284 VPD
W. Berry Street	21,501 VPD

THIRD FLOOR



FOURTH FLOOR

