

FOR LEASE

914 N. Sylvania

Fort Worth, TX 76111



OFFERING SUMMARY

Available SF: 3,000 SF

Lease Rate: \$16.00 SF/yr (MG)

Lot Size: 0 SF

Year Built: 2008

Building Size: 3,000 SF

Zoning: E

Market:

Jeff Watson
Investment Advisor
817.288.5514
jeff.watson@svn.com

PROPERTY OVERVIEW

Well maintained office building ready for office or retail tenant. Indoor atrium, on-site parking with additional covered parking in rear, secure driveway with gate for privacy. 5 minutes to Downtown Fort Worth. Easy access to I35W, 377, 121 and I30.

PROPERTY HIGHLIGHTS

- 5 minutes to Downtown Fort Worth
- Easy access to I-35W, 377, 121 and I-30
- Kitchen/Breakroom Area
- 4 private offices, reception, kitchen
- Ideal for office or retail use
- Indoor atrium
- On-site parking with additional covered parking in rear.

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.



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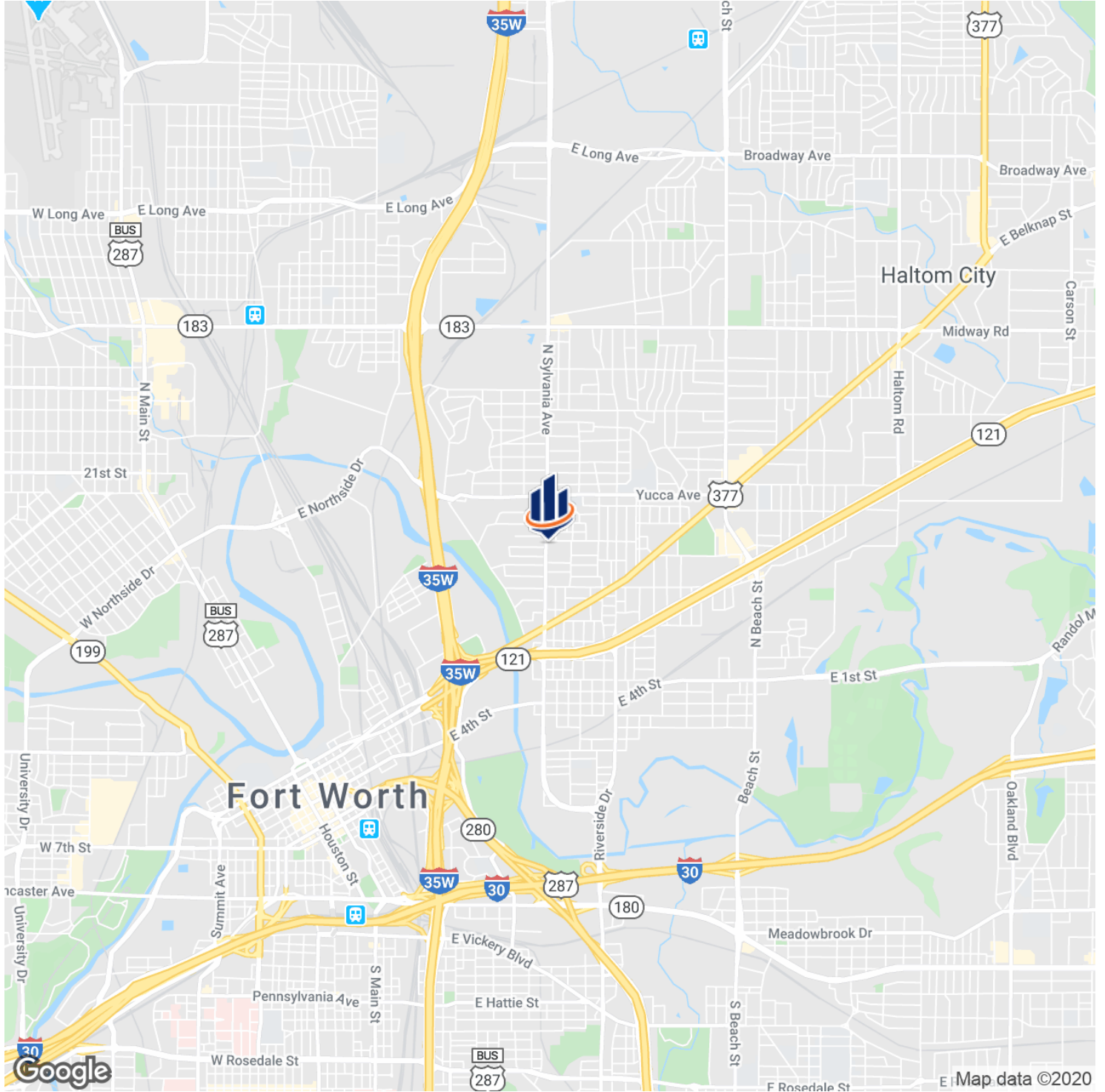


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,494	63,673	200,037
Median age	31.2	30.7	31.3
Median age (Male)	32.4	31.2	30.6
Median age (Female)	29.3	30.4	32.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,182	19,475	66,366
# of persons per HH	3.0	3.3	3.0
Average HH income	\$48,198	\$47,333	\$50,305
Average house value	\$109,665	\$107,075	\$125,928

* Demographic data derived from 2010 US Census

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JEFF WATSON

Investment Advisor

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PROFESSIONAL BACKGROUND

Jeff Watson serves as a Leasing & Single Tenant Net Lease Dollar Store Specialist with SVN | Trinity Advisors. With over six years experience in the real estate industry, Watson has developed a passion for retail leasing and single tenant net lease investments. He comes to SVN | Trinity Advisors from RadioShack, where he was responsible for negotiating store leases, renewals, relocations and closures in four regions for the company. Prior to that, he worked as an associate for a Fort Worth commercial real estate firm. He has a bachelor's degree from the University of Arkansas.

Jeff is a member of the Greater Fort Worth Association of Realtors, Society of Commercial Realtors, and a member of the International Council of Shopping Centers. In addition, he is active in the Fort Worth community and serves on the board of Fort Worth Abroad, a non profit organization providing scholarships to FWISD graduates in college to help study abroad, as well as serving as a member of the Steeplechase Club in Fort Worth. He also plays in a kickball and softball league in Fort Worth. His hobbies include hunting, surfing, wake boarding, skiing, and he's an avid sports fan and Razorback fan. He also has been known to drink an occasional pint of HopFusion Ale Works' Feisty Blonde beer.

SVN | TRINITY ADVISORS
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