



WOODCREST
CAPITAL, LLC

Campus Office Tower

3113 S University Dr | Fort Worth TX

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE

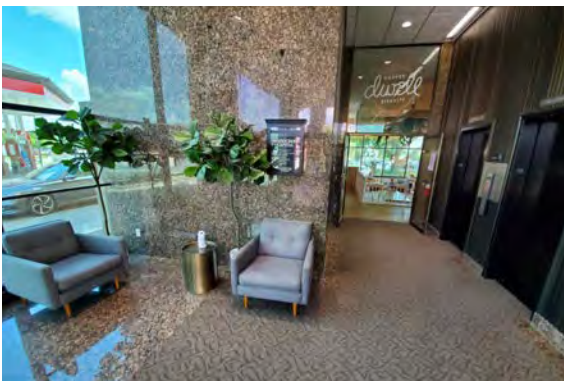
2nd Floor - 1,695 SF
3rd Floor - 1,623 SF
4th Floor - 1,390 SF
1st, 5th, 6th - Fully Leased



- 19,977 SF, 6 Story Office
- Tarrant County, Texas
- Immediately Adjacent to TCU
- Artisanal Coffee Shop

Demographics	1-mile	3-mile	5-mile
Population	17,407	122,965	309,555
Households	5,396	44,217	118,949
Average HH Income	\$91,561	\$81,399	\$78,174

*Demographics provided by CoStar Group, www.costar.com, 2020 dataset



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

Traffic Counts	
S University Dr	21,835 VPD
W Berry St	17,800 VPD
Cleburn Rd	17,430 VPD

Woodcrest Capital, LLC

3113 South University Drive, Suite 600
Fort Worth, TX 76109
www.woodcrestcapital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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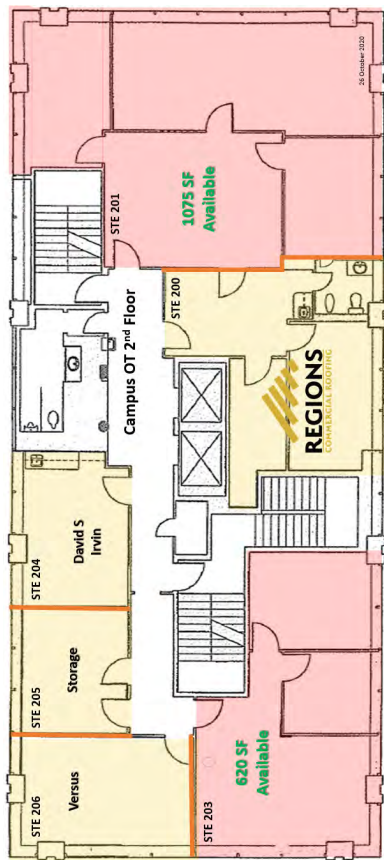
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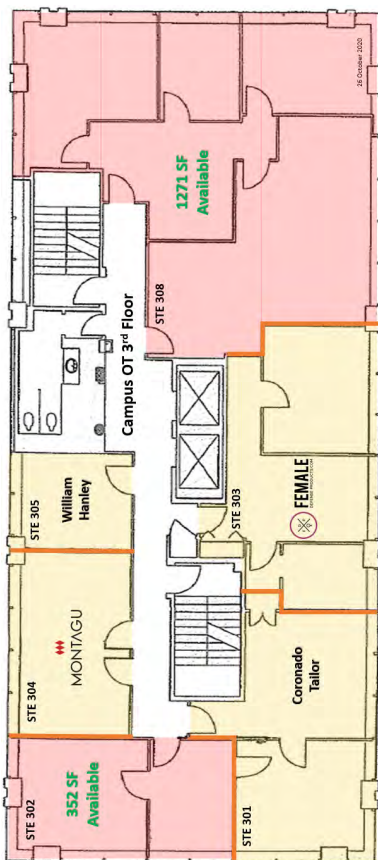
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CAMPUS OFFICE TOWER | Fort Worth, Texas

2nd Floor



3rd Floor



4th Floor

