5555 N Beach St | Fort Worth

Office Building
For Lease

5555 N Beach St, Fort Worth, TX 76137

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Property Overview

Fossil Creek Business Park with accessibility to major freeway systems via I-35/W, I-820, SH-377, SH-183, SH-170, SH-121. 5555 Beach Street lies within the Northeast quadrant of major Interstates Northeast Loop 820 and IH-35W. One block and two stoplights from Loop 820, which easily merges into Interstate 35W, 5555 Beach Street affords commuters multiple routes for quick travel throughout area.

Address	5555 N Beach St, Fort Worth, TX 76137	
Stories	2	
Year Built	1996	
Year Renovated	2021	
Building SF	668,392 SF	
Building Class	B	
Parking	4.5/1,000 expandable to 6.00/1,000	
Rentable Area	Area 2	5,000 - 85,888 SF (Flex)
	Area 3	5,000 - 11,088 SF (Office)
	Area 4	20,000 - 40,802 SF (Office)
	Total	137,778 SF
Net Rent	$16.75 NNN	
Available	Immediately	
Term	5 - 10	

Key Highlights

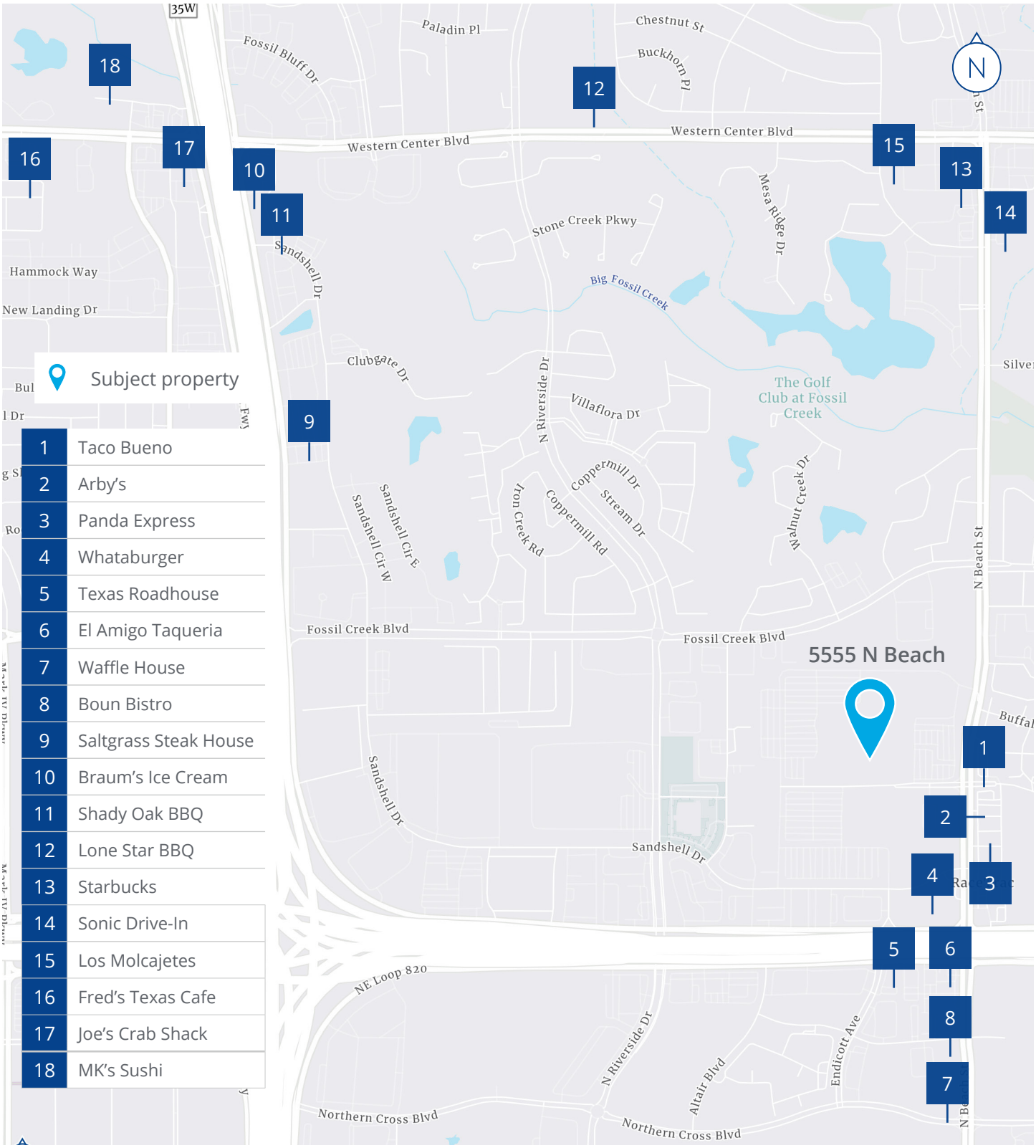
18 Miles from DFW Airport

4 Miles from Iron Horse Station

8 Miles from Downtown Fort Worth

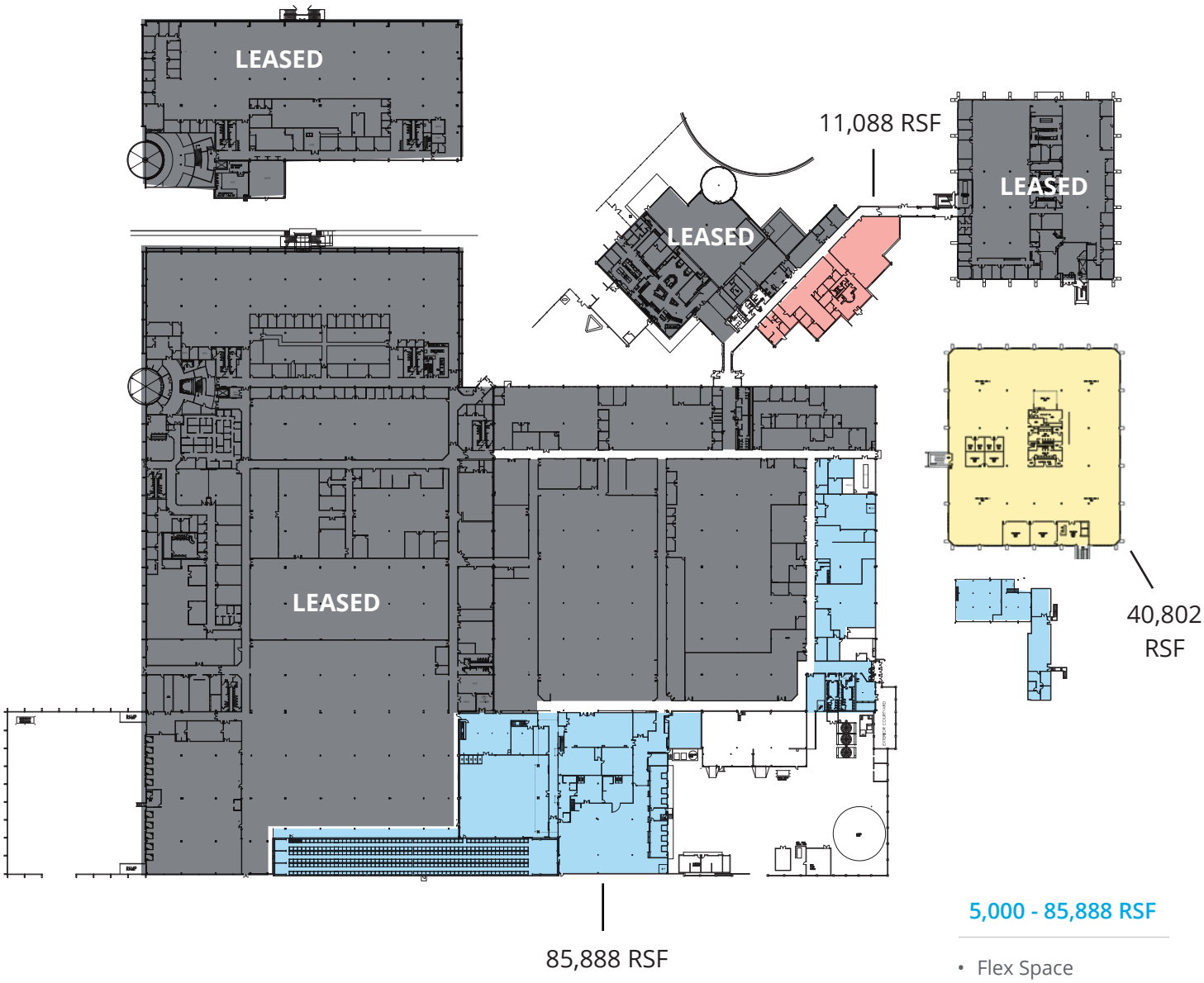
Numerous restaurants nearby

Surrounding Amenities



Floor Plans

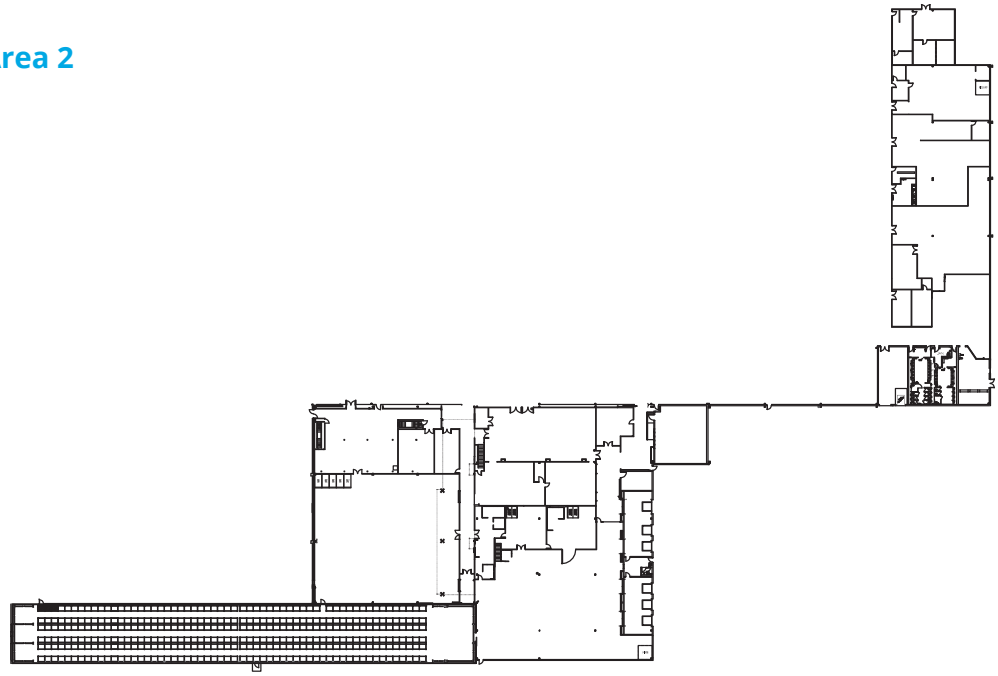
Area 2

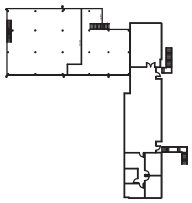


5,000 - 85,888 RSF

- Flex Space
- 15 Loading Docks
- Redundant Power
- Separate Entrances
- Executive Conference Center

Area 2

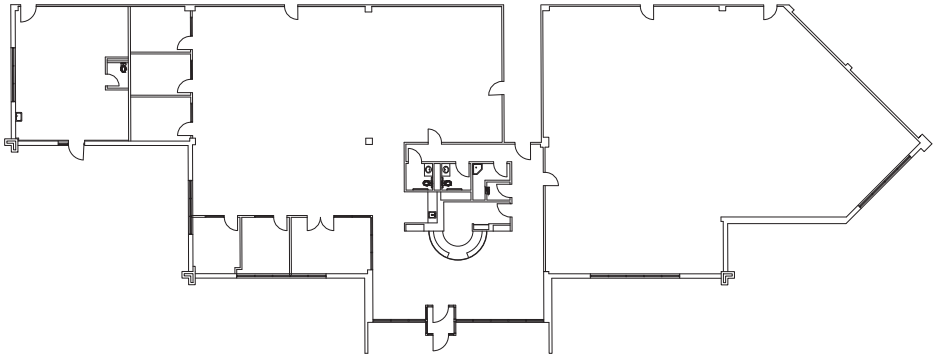




85,888 RSF
(Divisible)

- Office Space
- Mostly Open Plan
- Partial Build-Out
- Reception
- Conference Rooms

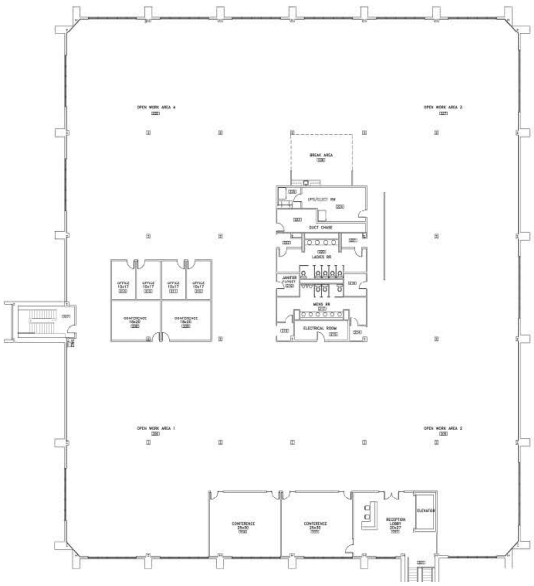
Area 3



5,000 - 11,088 RSF

- Office Space
- Mostly Open Plan
- Partial Build-Out
- Reception
- Conference Rooms

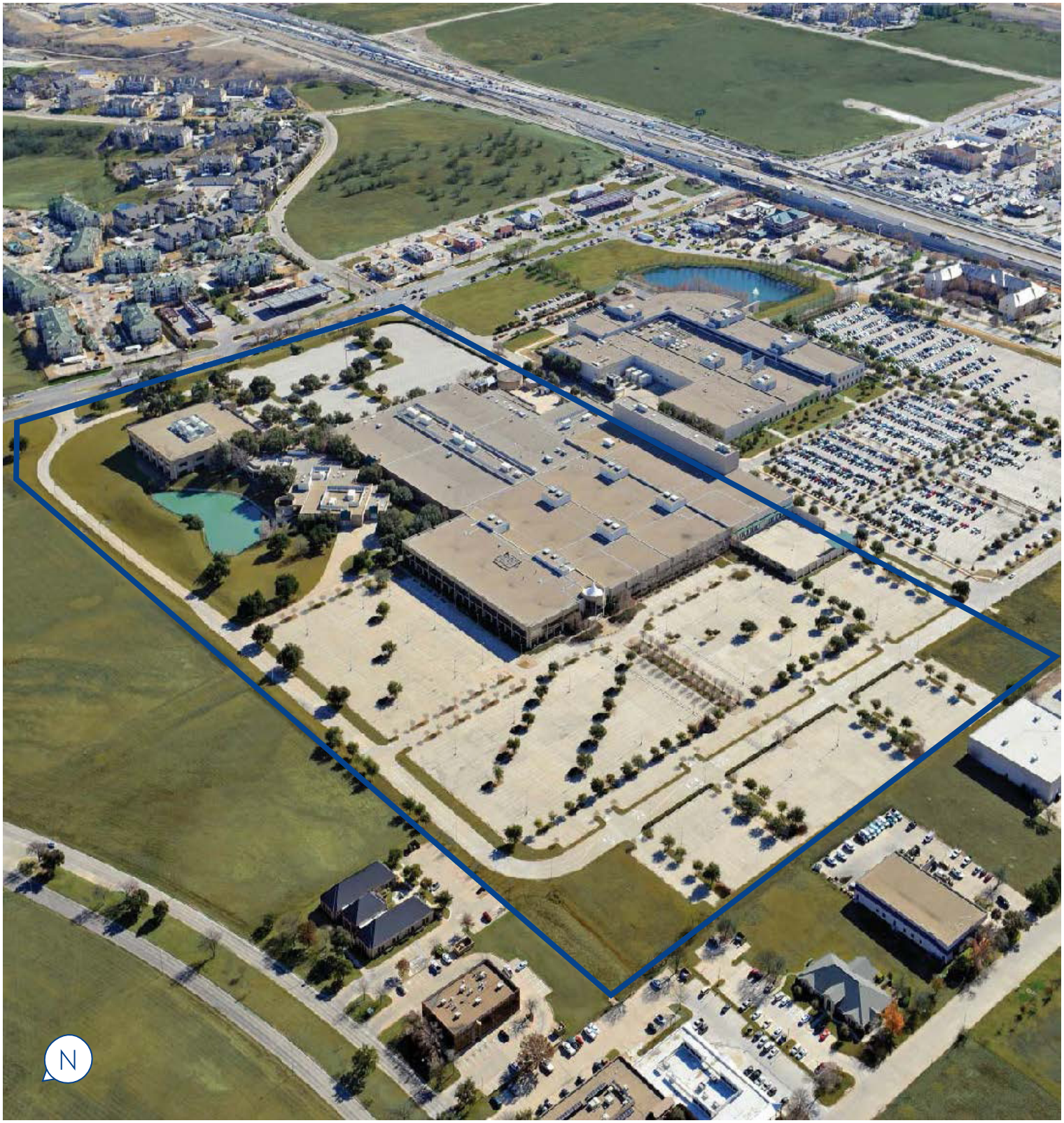
Area 4



20,000 - 40,802 RSF

- Office Space
- Mostly Open Plan
- Full Build-Out
- Patial 2nd

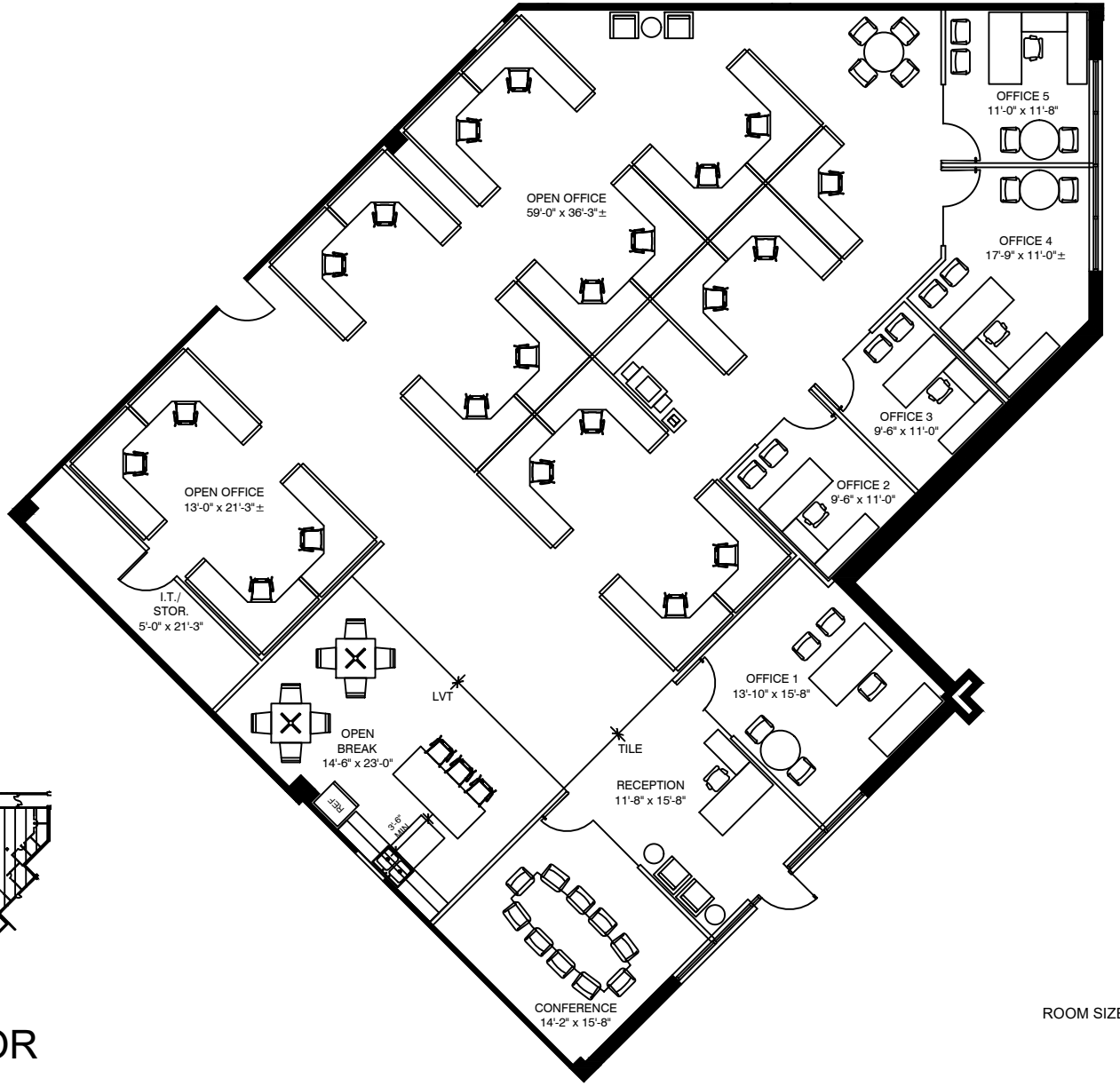
Aerial



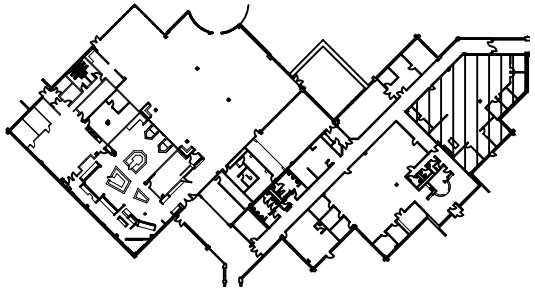
SPEC SUITE

SPACE STUDY #1.0

4,224 RSF



EXISTING WALL
NEW WALL
GLASS



KEY PLAN - 1ST FLOOR

ROOM SIZES ARE APPROXIMATE.

N

DRAWbridge

07.22.25

5555 BEACH STREET,
FORT WORTH, TEXAS 76137

CAPITAL COMMERCIAL INVESTMENTS, INC.