

OFFICE/RETAIL AVAILABLE FOR LEASE

2816 W 7TH STREET, FORT WORTH, TEXAS



THE VAN
ZANDT



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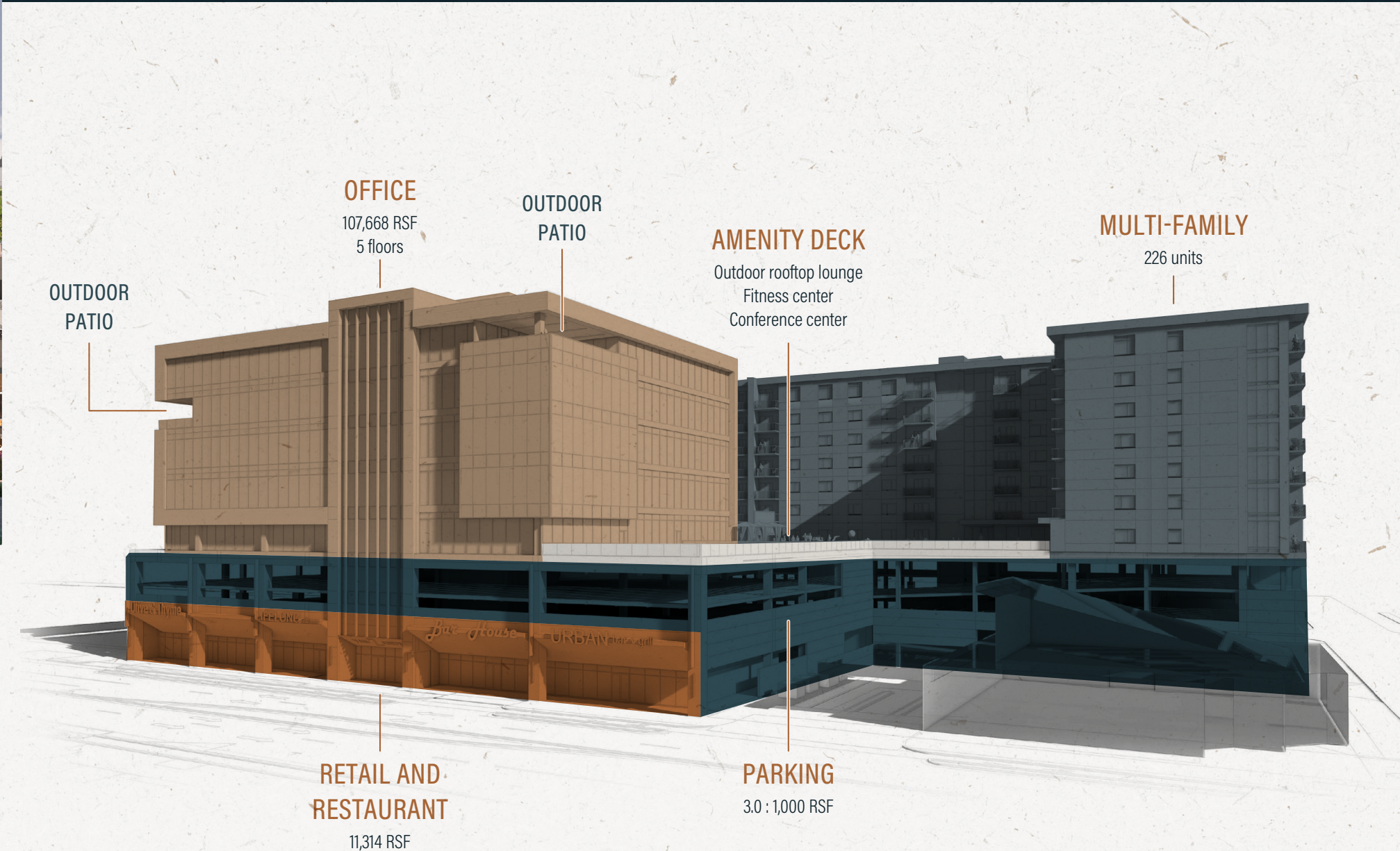


Jones Lang LaSalle Brokerage, Inc.



THE NEWEST LEGACY IN FORT WORTH

Breaking ground: **2025** | Delivering: **2026**



Building size:
119,002 RSF
(including office and retail)

Class AA
office space:
103,622 RSF

8 STORIES
*(5 floors office,
3 floors garage)*

11,314 RSF
of high-end restaurant
and retail space

3.0/1,000 RSF
covered parking

21,778 RSF
floorplates

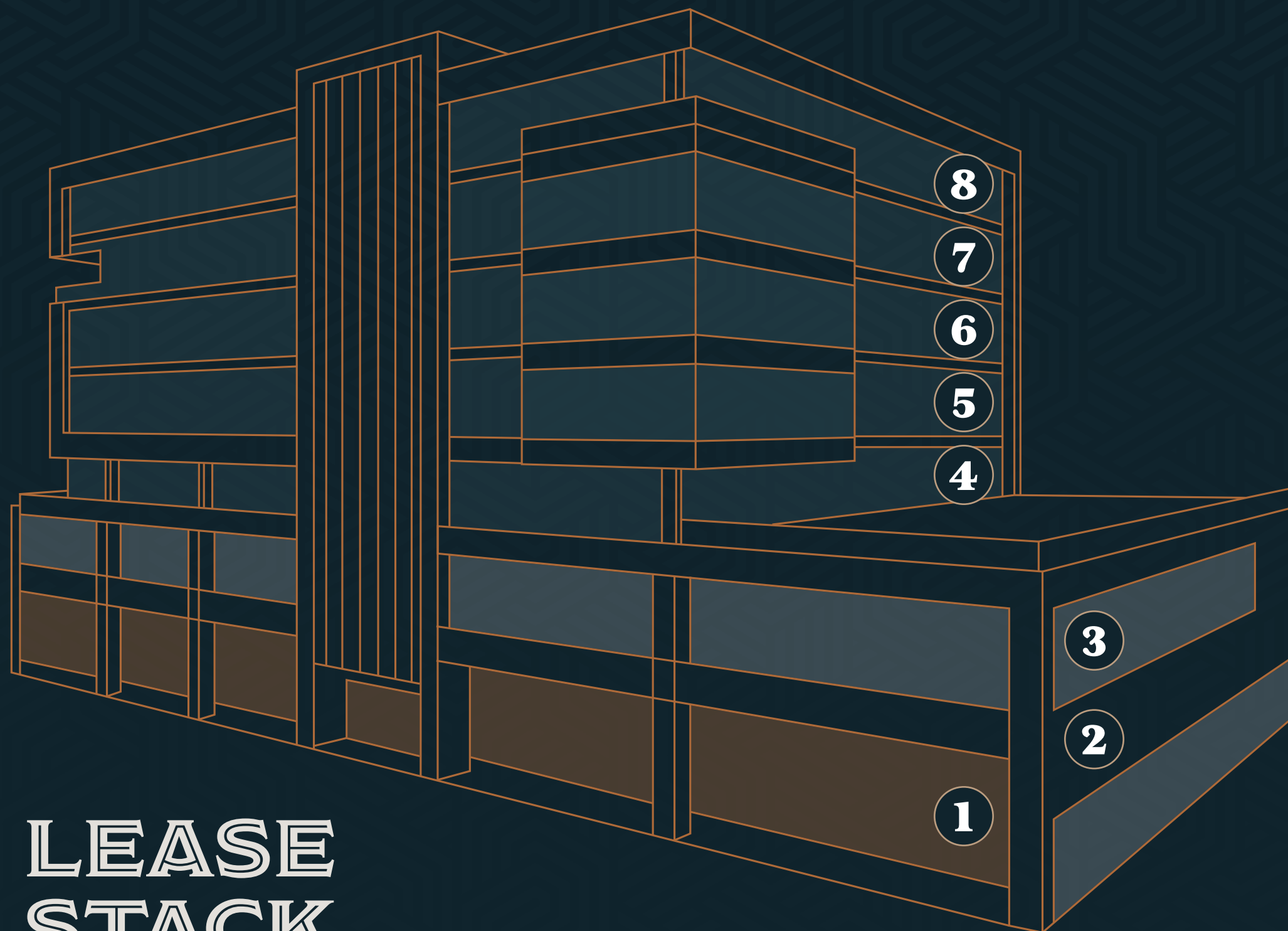


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Full building
availability

102,222 RSF

Floor 1	RETAIL
Floors 1-3	PARKING
Floor 4	OFFICE
Floor 5	OFFICE
Floor 6	OFFICE
Floor 7	OFFICE
Floor 8	OFFICE

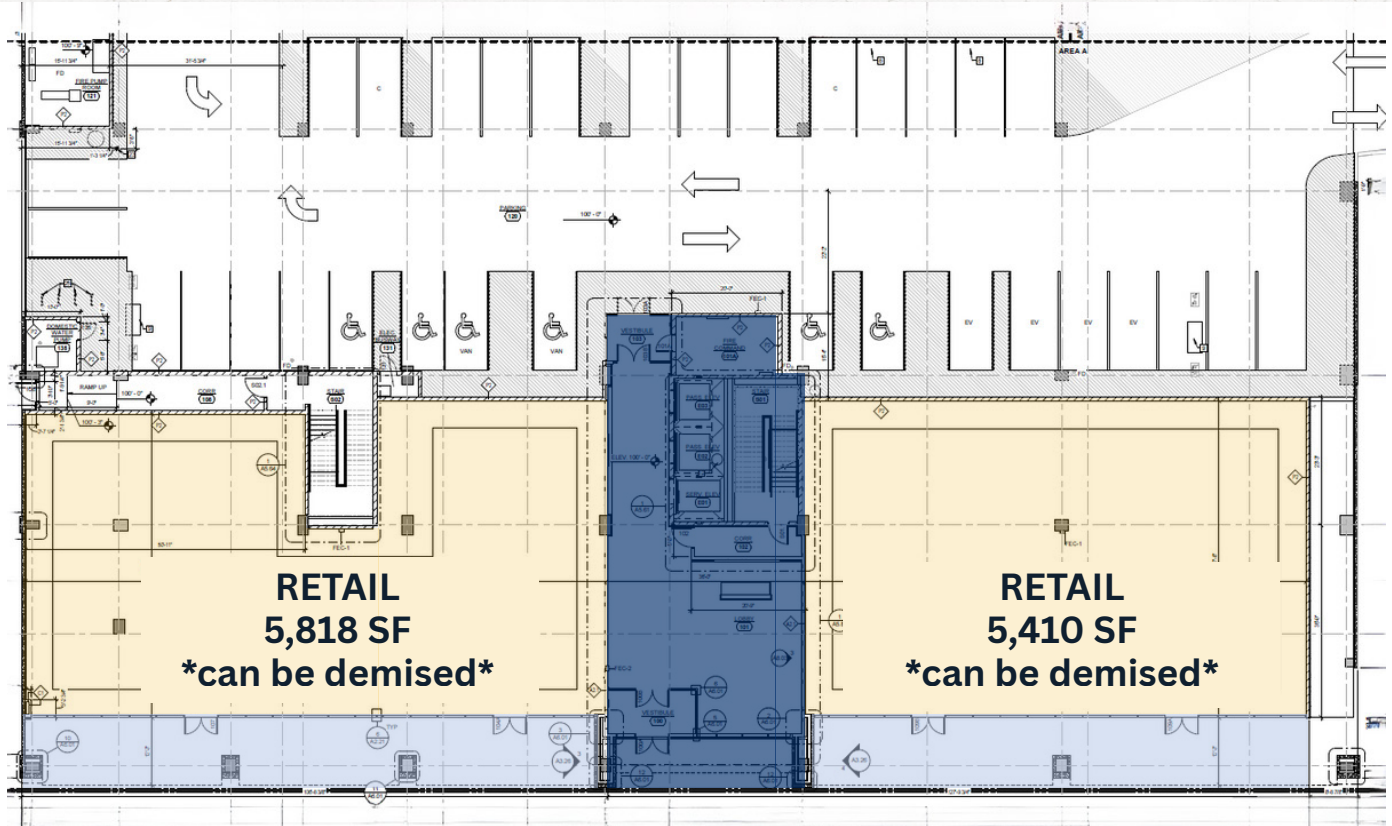


LEASE
STACK

Floor 1 | RETAIL

11,228 RSF

RETAIL
PATIO
LOBBY



Property Information

Retail Availability:

- 5,818 SF, can be demised
- 5,410 SF, can be demised

Pricing: Contact Broker

NNN: Est. \$15.50/SF

Traffic Counts

West 7th Street: +/- 26,877 VPD

University Drive: +/- 21,890 VPD

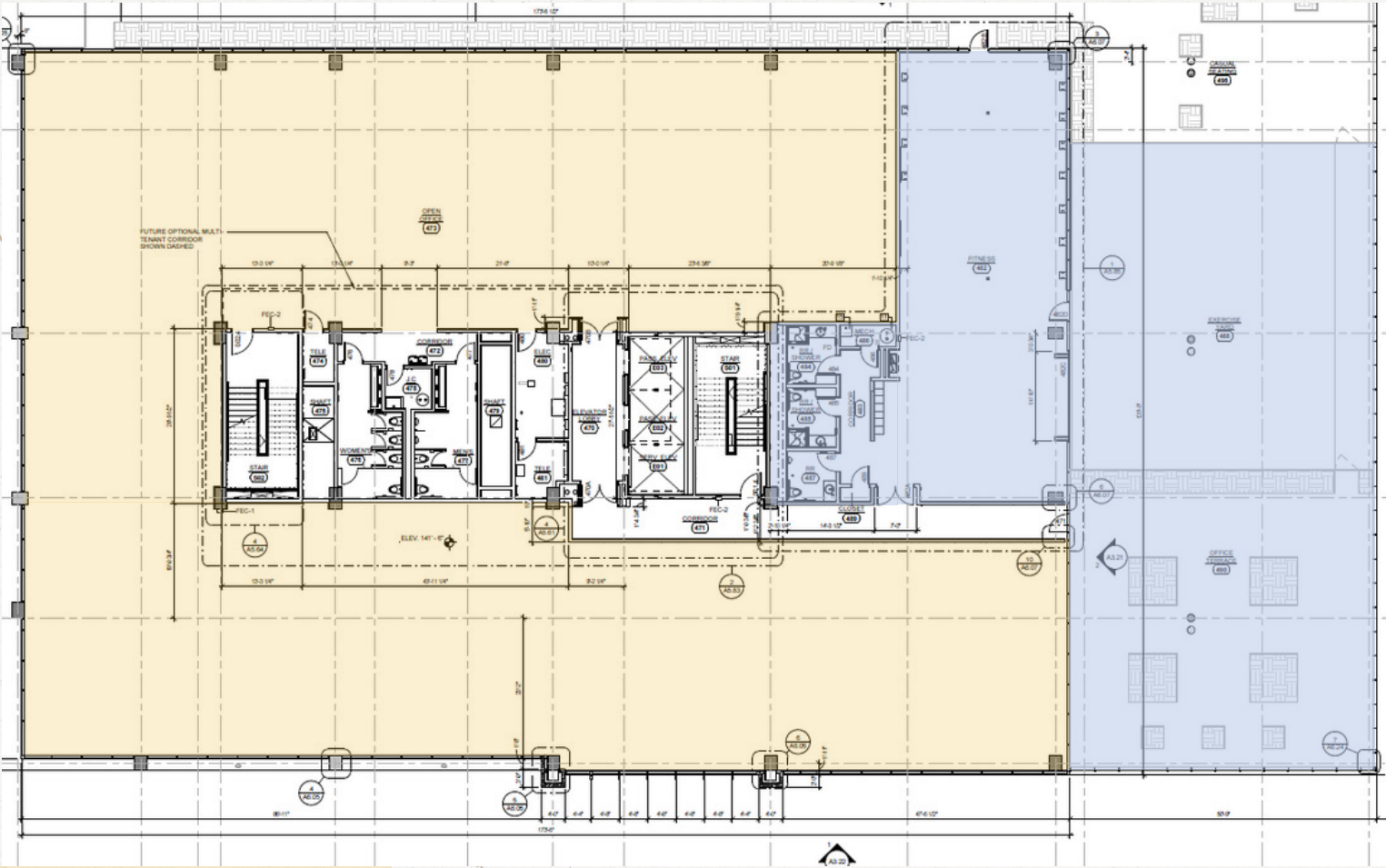
Demographics

	1 Mile	3 Miles	5 Miles
Est. Population	10,269	96,414	271,826
Est. Average HH Income	\$133,704	\$110,898	\$97,332
Households	6,523	39,783	99,386

AREA RETAILERS

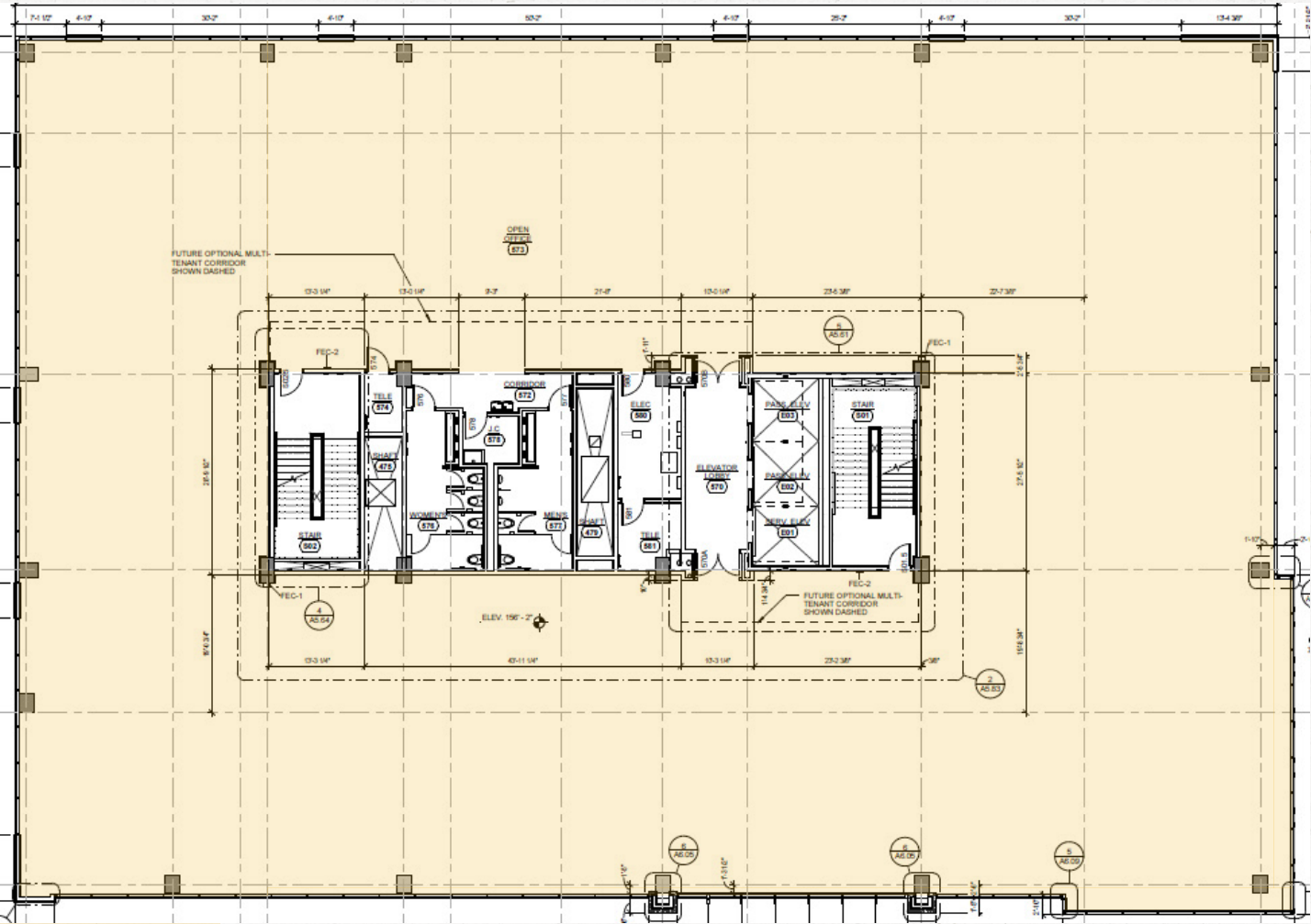


Floor 4 | OFFICE
16,166 RSF



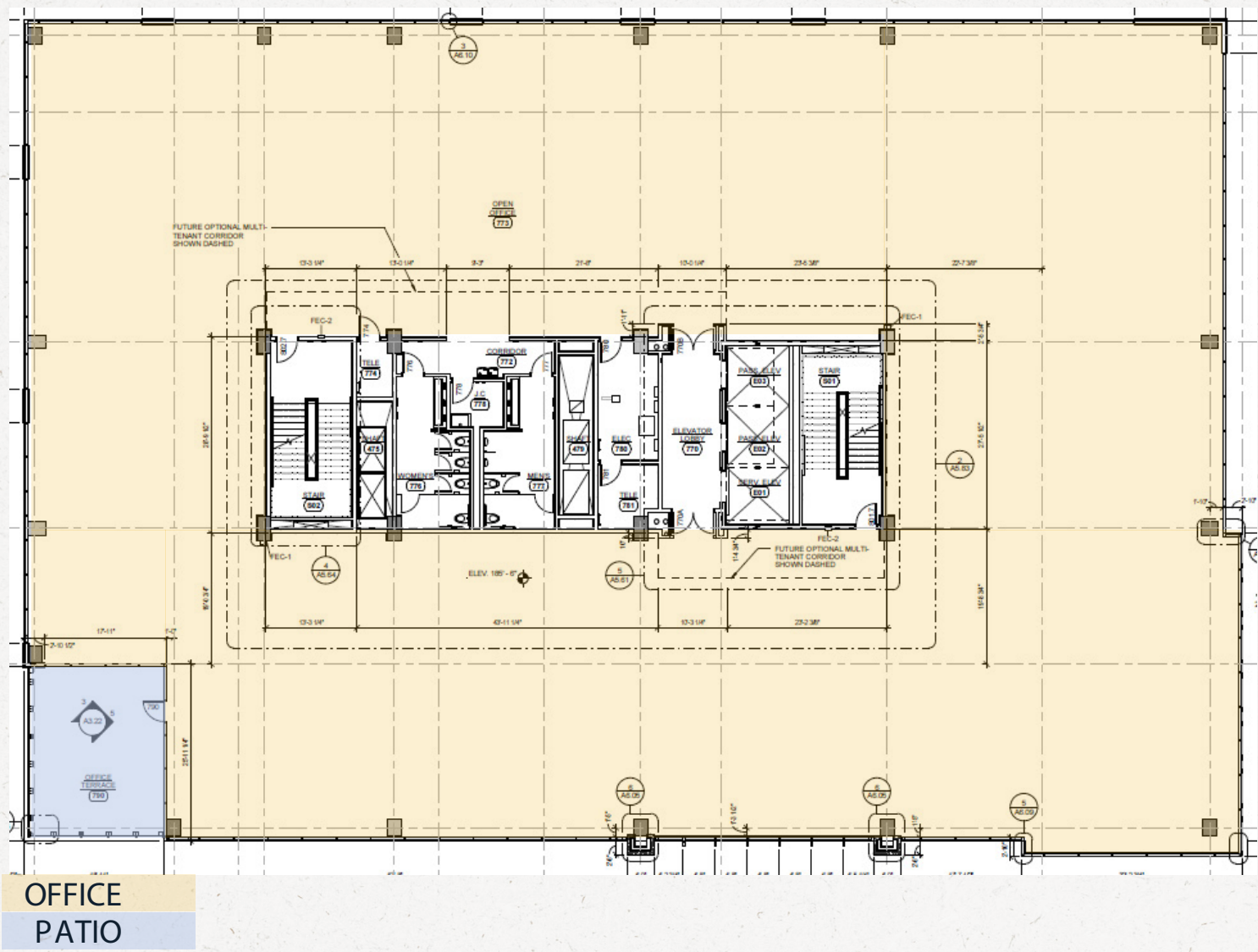
OFFICE
PATIO/AMENITIES

Floor 5-6 | OFFICE
21,514 RSF FLOORPLATES

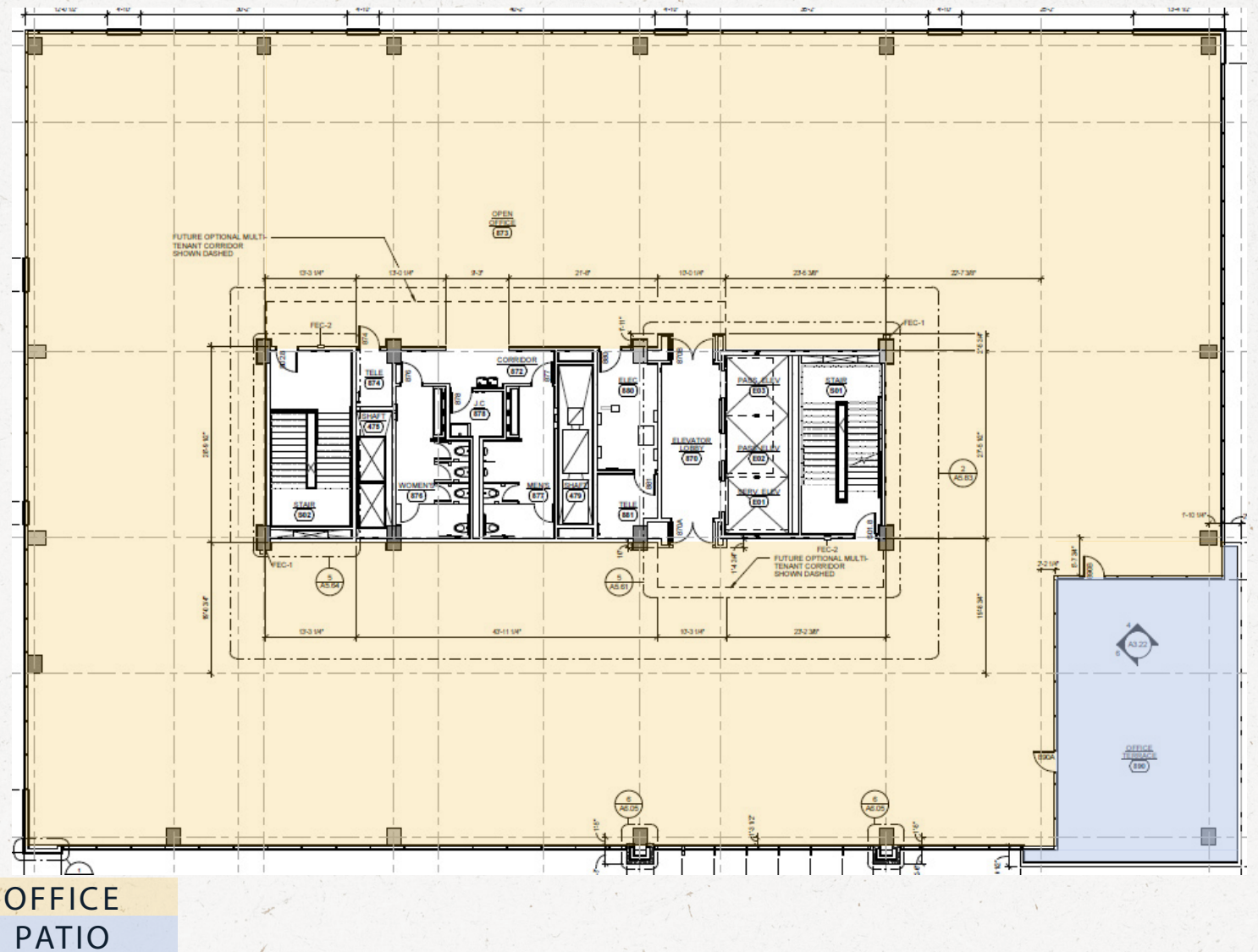


OFFICE

Floor 7 | OFFICE
21,514 RSF + OUTDOOR PATIO



Floor 8 | OFFICE
21,514 RSF + OUTDOOR PATIO



A LASTING FIRST
IMPRESSION

EVERYTHING YOU NEED
ALL IN ONE PLACE



OFFICE BUILDING MAIN LOBBY



OFFICE BUILDING MAIN LOBBY



FITNESS CENTER



TYPICAL OFFICE BUILDING RESTROOM



OUTDOOR ROOFTOP LOUNGE

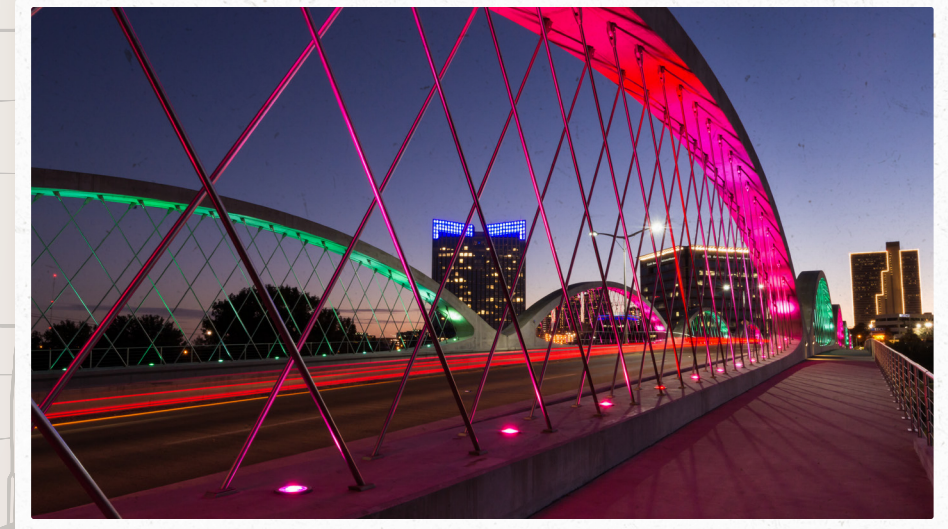
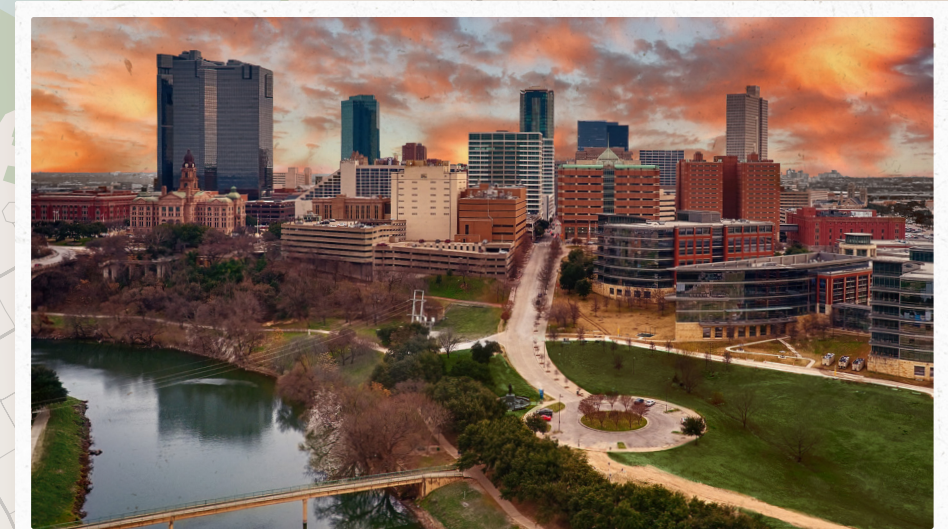


ENTRY | LEASING



AMENITY SPACE

MULTI-FAMILY





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