

3221 Collinsworth St.

OFFICE SPACE AVAILABLE FOR LEASE

3221 Collinsworth St.
Fort Worth, TX 76107

 Transwestern

Property Summary

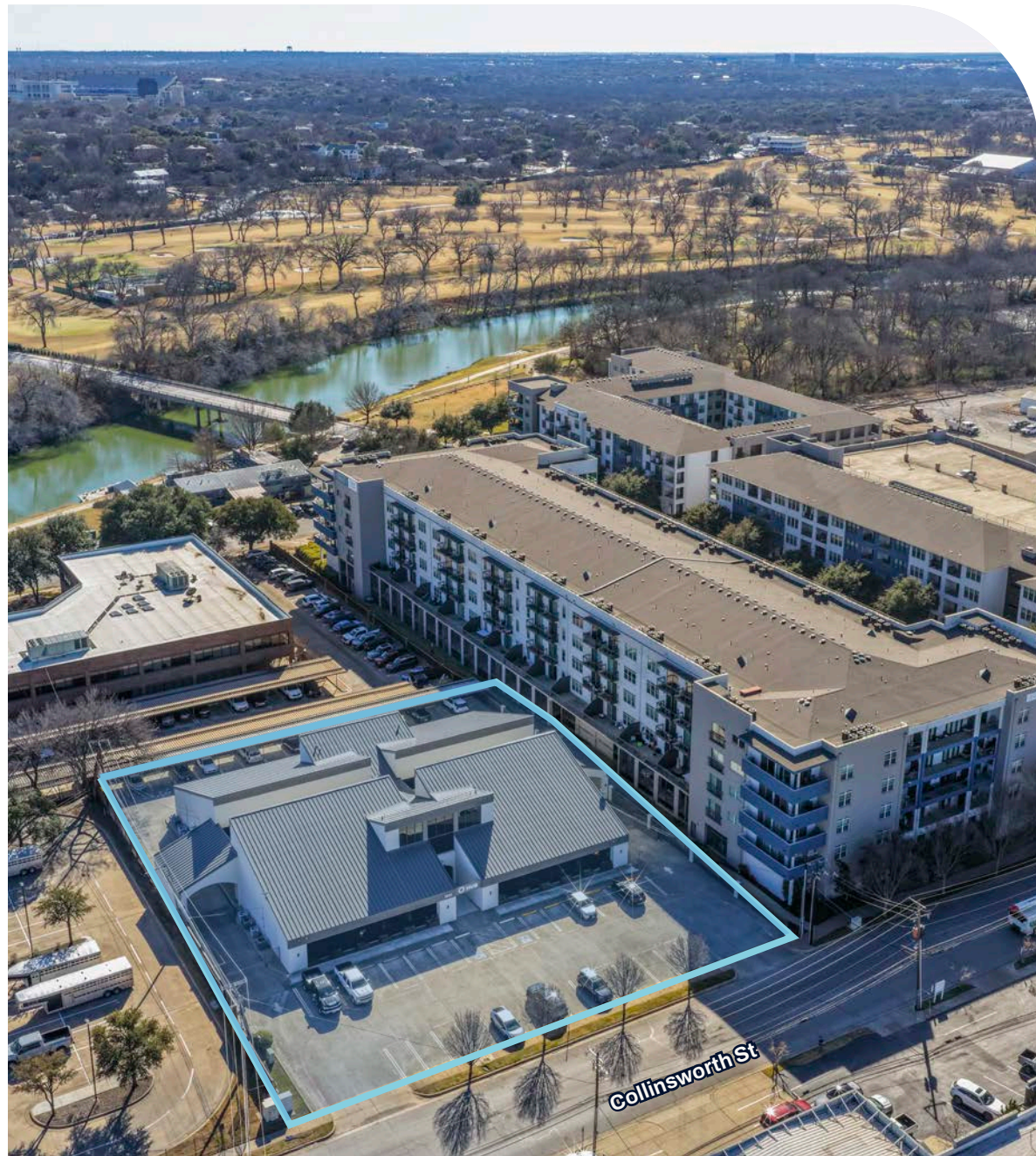
Rare leasing opportunity in the heart of Fort Worth's highly sought-after Cultural District / West 7th / University Drive corridor. Strategically positioned near Downtown Fort Worth, Camp Bowie Boulevard, and the area's premier entertainment, dining, and employment destinations, the site offers exceptional accessibility, visibility, and connectivity within one of the city's most active urban submarkets. Ideal for office, retail, medical, showroom, or service-oriented users seeking a premier infill location surrounded by strong demographics and continued growth.

BUILDING DETAILS:

- Total Building Size: +/- 19,500 SF
- Two-Story Building
- Floor Plate: +/- 9,750 SF
- Convenient Onsite Parking

LEASING INFORMATION:

- \$33.00/ SF + NNN's



Gibson Duwe

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Kyle Poulson

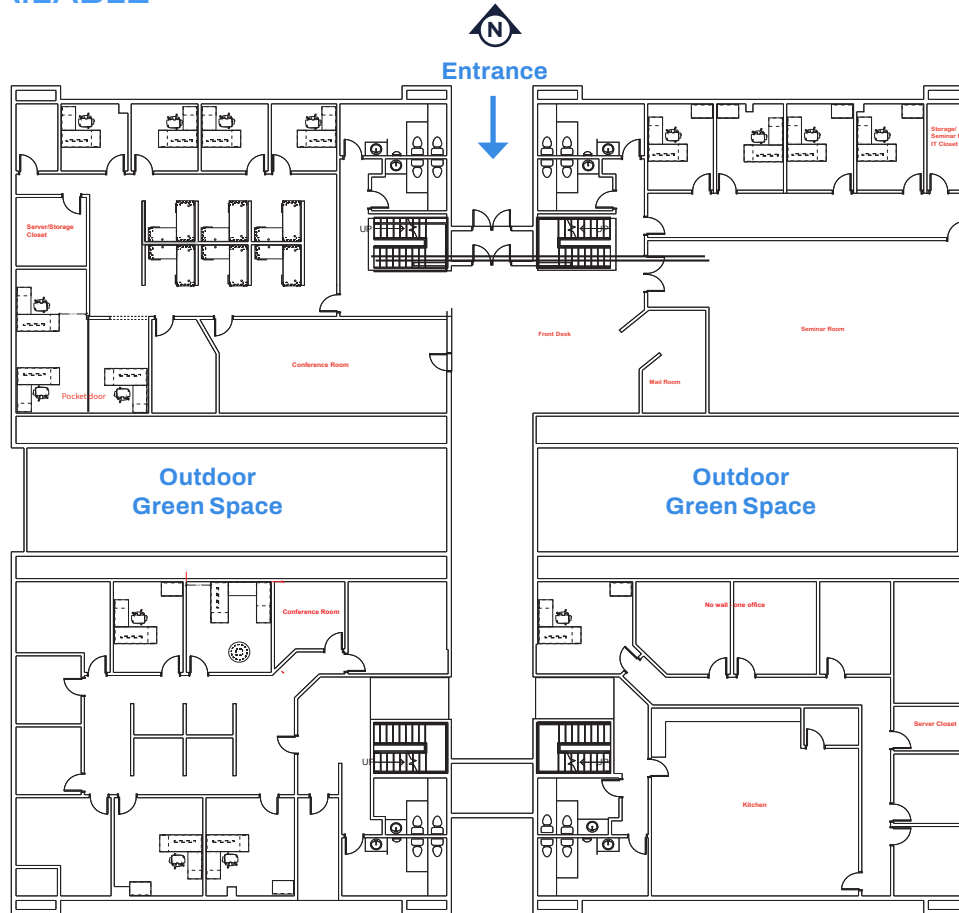
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Floor Plan

1st Floor • +/- 9,750 SF AVAILABLE



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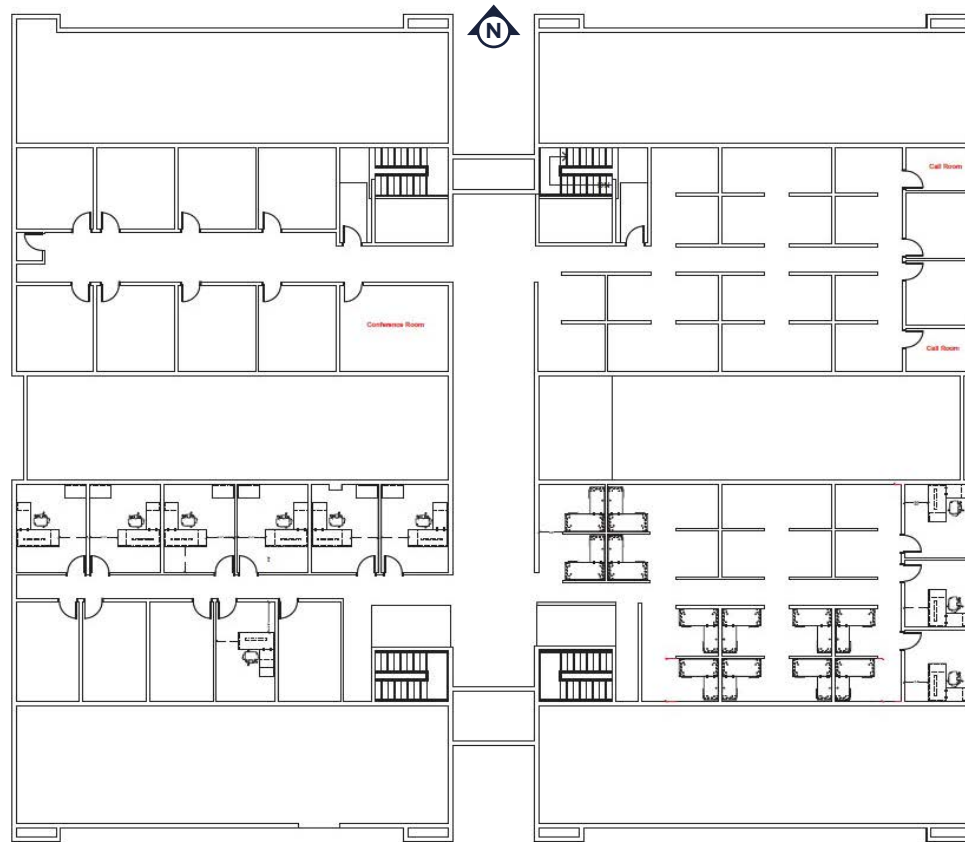
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Floor Plan

2nd Floor • +/- 9,750 SF AVAILABLE

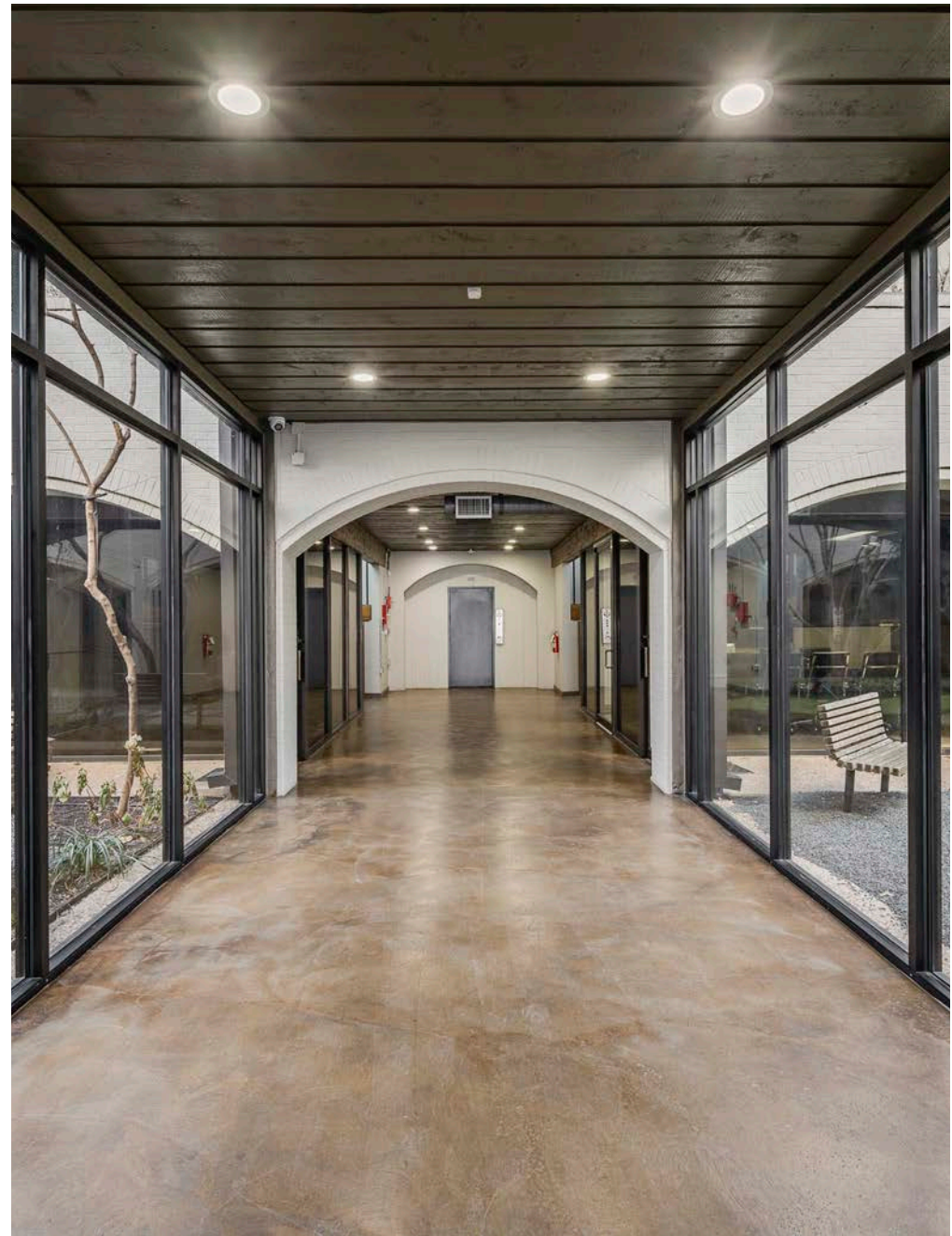
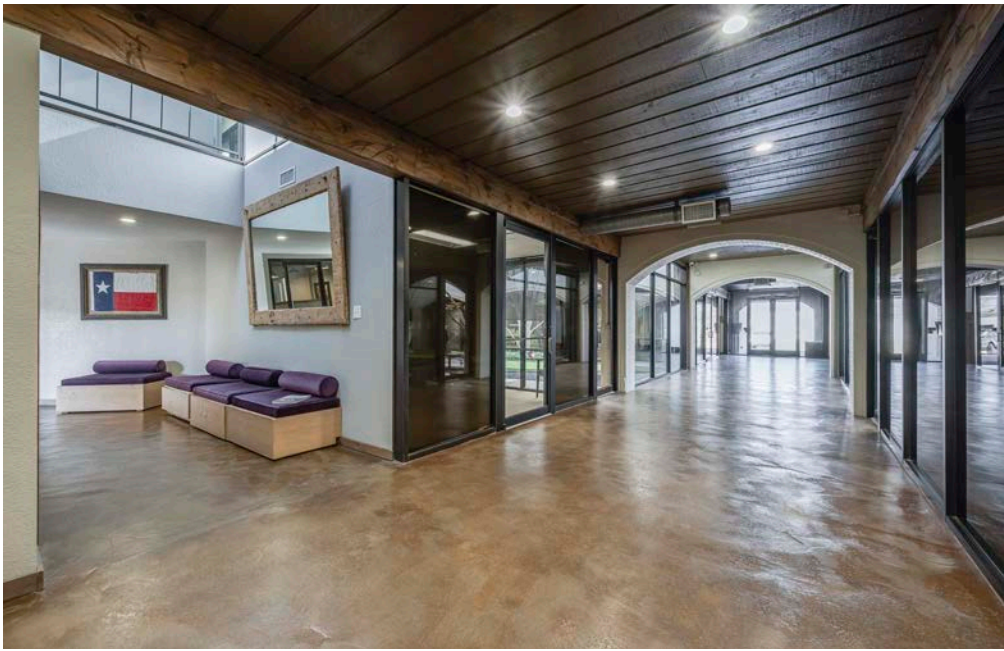


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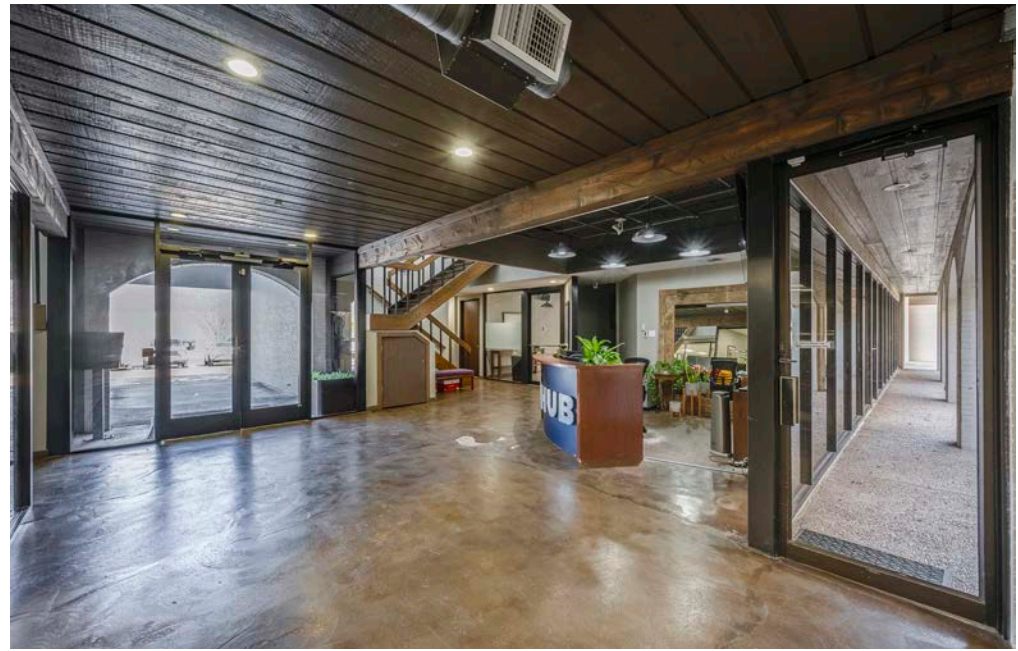


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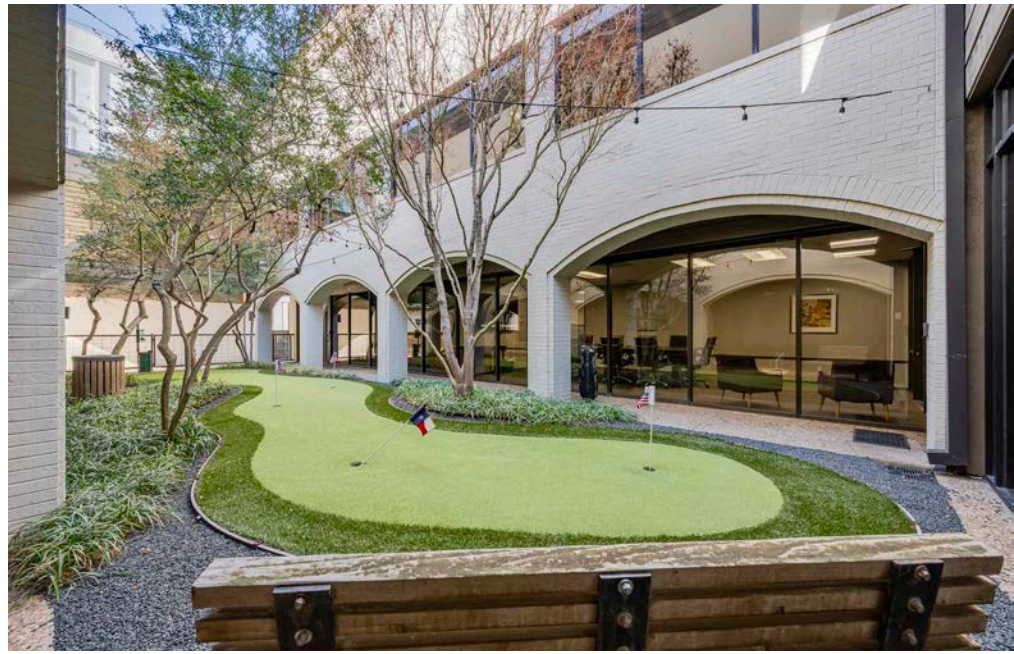
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Location Highlights

- Strategically located within Fort Worth's premier Cultural District / University Drive corridor
- Immediate access to University Drive, Camp Bowie Blvd, West 7th, and Downtown Fort Worth
- Minutes from Texas Christian University, providing access to a strong student, faculty, and alumni population
- Near Colonial Country Club, one of Fort Worth's most prestigious private clubs and home of the PGA Tour's Charles Schwab Challenge
- Convenient proximity to University Park Village, Fort Worth's premier open-air retail destination featuring national retailers, restaurants, and lifestyle amenities
- Surrounded by affluent residential neighborhoods and established office users
- Excellent regional connectivity via I-30, Chisholm Trail Parkway, and University Drive
- Located within one of Fort Worth's most desirable and supply-constrained commercial corridors
- Minutes from major Fort Worth destinations including Downtown, the Cultural District, Dickies Arena, and the Trinity Trails system



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Demographics

1 MILE

6,497

POPULATION

2,712

HOUSEHOLDS

\$142,407

MEDIAN HOUSEHOLD INCOME

\$208,814

AVERAGE HOUSEHOLD INCOME

38.1

MEDIAN AGE

3 MILES

119,837

POPULATION

50,188

HOUSEHOLDS

\$95,416

MEDIAN HOUSEHOLD INCOME

\$137,790

AVERAGE HOUSEHOLD INCOME

33.8

MEDIAN AGE

5 MILES

299,098

POPULATION

117,333

HOUSEHOLDS

\$81,052

MEDIAN HOUSEHOLD INCOME

\$113,095

AVERAGE HOUSEHOLD INCOME

33.5

MEDIAN AGE



Get in Touch

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