FOR SALE OR LEASE

101 Nursery Lane
Fort Worth, TX 76114

LANCARTE
COMMERCIAL

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101 Nursery Lane

PROPERTY OVERVIEW

Total Building Area	19,902 SF
Available	295 - 1,725 SF
Construction Age	2019
Sales Price	$7,000,000.00
Rate	Starting at $850.00/ Mo.
Finish-Out	Move in Ready

PROPERTY FEATURES

- Beautiful Modern Design
- Shared Rooftop Patio
- Free Coffee Bar for Tenants
- Common Conference Room
- Secured Building

101 Nursery Lane

AVAILABLE SPACES

SUITE	SIZE	PRICE
307	310 SF	$850/ Mo (All Bills Included)
109	295 SF	$1,000/ Mo (All Bills Included)
207	363 SF	$1,100/ Mo (All Bills Included)
240	534 SF	$1,500/ Mo (All Bills Included)
236	498 SF	$1,500/ Mo (All Bills Included)
232	693 SF	$1,800/ Mo (All Bills Included)

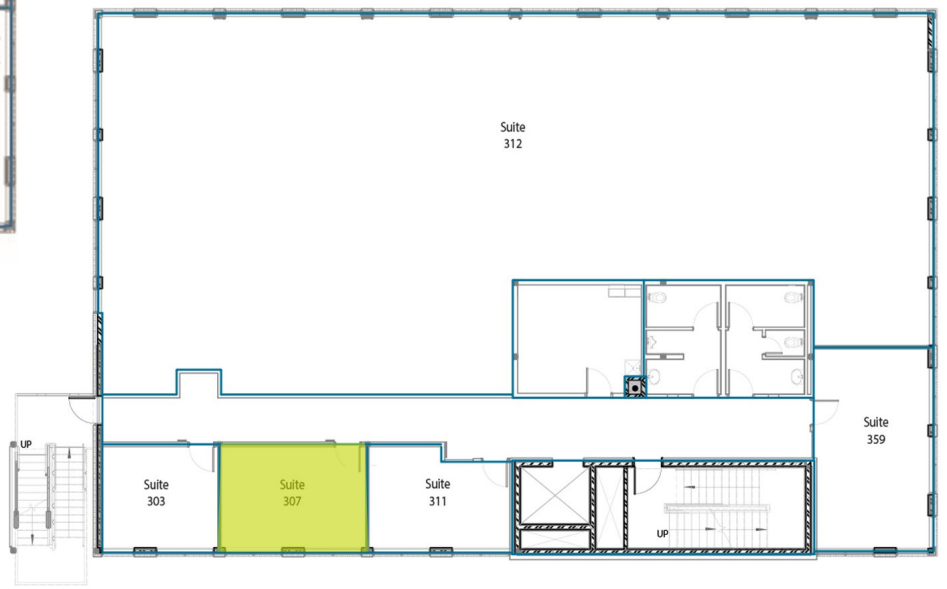
FLOOR PLANS

FIRST FLOOR

FLOOR PLANS

SECOND FLOOR

THIRD FLOOR



AERIAL

LOCATION OVERVIEW

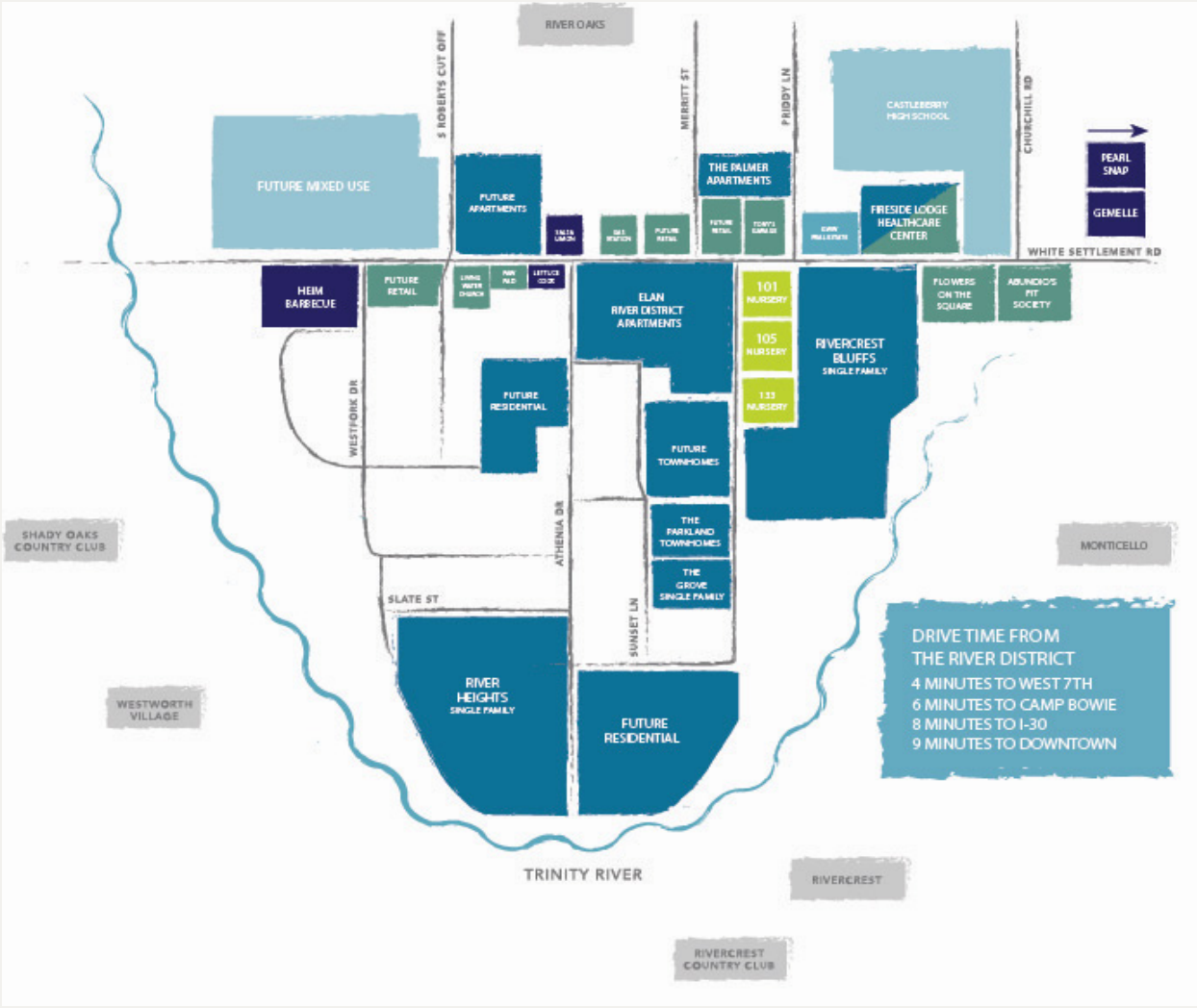
The Nursery Lane Office Park is a unique office and retail development located in The River District—an emerging mixed-use area of Fort Worth. Featuring a modern industrial design, high-end amenities, and access to a walkable community, these properties offer a boutique office experience within a scenic office campus. Amenities include a full-service Podcast Studio, terraces and patio access in select suites, conference rooms, and secured building access.

DRIVE TIMES TO AIRPORTS

16-minute drive to FW Meacham International Airport
34-minute drive to FW Alliance Airport
37-minute drive to DFW International Airport

DRIVE TIMES TO ENTERTAINMENT

5-minute drive to the Cultural District
10-minute drive to Downtown
1 short walk to dining and entertainment options
1 stroll to parks and trails, including the Trinity Trails



RIVER DISTRICT DINING

The River District offers unique restaurant dining such as Salsa Limon, Heim Barbecue, Pearl Snap Kolaches, and Tim Love's new restaurant Gemelle.

SALSA LIMON

PEARL SNAP

LETTUCE COOK

HEIM BARBECUE

GEMELLE

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The Property is being offered for sale in an "as-is, where-is" condition and the Seller or the Representative make no representations or warranties as the accuracy of the information contained in this Investment Offering. The enclosed materials included highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither of enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with LanCarte Commercial as a "Registered Potential Investor" or as "Buyer's Representative" for an identified "Registered Potential Investor". The use of this Investment Offering and the information proved herein is subject to terms, provisions and limitations of the confidentiality agreement furnished by the Agent prior to delivery of this Investment Offering.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. They contain selected information regarding the Property and do not purport to be all inclusive or to contain all of the information which a prospective investor may need to conduct its due diligence. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Representative or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. All financial projections are based on assumptions and no assurances can be made that the results will be achieved. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, nor do they constitute legal analysis of such documents. Neither the Representative or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The Seller and the Representative each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Investment Offering is made subject to omissions, corrections or errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Representative is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Representative or the Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Representative; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Representative or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to LanCarte Commercial.

The Seller will be responsible for any commission due to the Representative in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer's Representative must provide a registration signed by the prospective investor acknowledging said agent's authority to act on its behalf.