

# THE OFFICES AT CLEARFORK



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## PROJECT OVERVIEW

# THE OFFICES AT CLEARFORK

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The Offices at Clearfork (5155 Marathon Ave., Fort Worth, TX, 76107), located at the northern end of Clearfork along the Trinity River, is nestled in the expansive and sophisticated center- The Shops at Clearfork. The mixed-use center provides the best in dining, shopping, entertainment and residential offerings to the area.

Conveniently positioned between the Chisholm Trail Parkway, the Trinity River, Hulen Street and Bryant Irvin Road, the center has a dedicated development exit on the parkway. Tenants, residents and visitors are granted easy access to and from all Fort Worth neighborhoods and districts, including Downtown, the Cultural District and Stockyards, as well as all areas of the Metroplex.

Not only has the Chisholm Trail Parkway opened up a new quadrant of the community, it also has surfaced in job data. The NCTCOG Influence Area\* around the Parkway indicated 60% white collar workers, 8,000 business establishments and over 150,000 employees in 2020.

\*NCTCOG Influence Area established in 2017; TAS demos - 2020





PROJECT OVERVIEW

## THE OFFICES AT CLEARFORK

Exceptional in location and amenities, Clearfork's three office selections - **The Offices at Clearfork** (5155 Marathon Ave., Fort Worth, TX, 76107), 5600 Clearfork Main and Clearfork West set a new standard for the modern-day office environment. From collaborative work spaces to build-to-suit, the development presents a business landscape filled with first-class services meeting every need.

The Offices at Clearfork amenities include:

- Cast in place concrete construction
- Large efficient floorplates
- 10-foot minimum finished ceiling
- Floor-to-ceiling glass
- Mecho shades
- Convenient structured parking
- 4.0 / 1,000 Parking Ratio
- On-site roaming security





## PROJECT OVERVIEW

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A diverse mix of high-end retailers and restaurants make The Shops at Clearfork an ideal destination for shopping, dining, working and living.

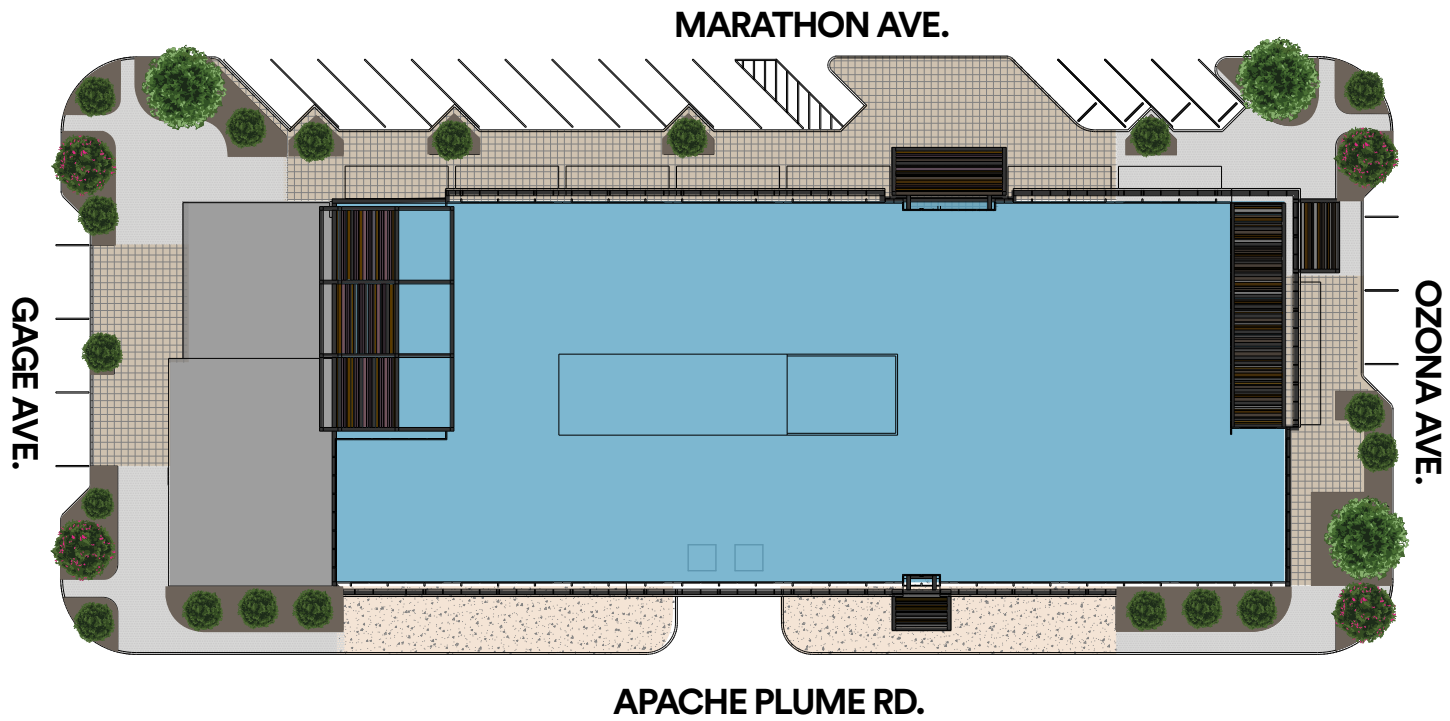
Luxury brands Neiman Marcus, Burberry, Kate Spade, Louis Vuitton, Tiffany & Co. and Tory Burch along with dining/entertainment options B&B Butchers, Fixe Southern House, Luna Grill, Doc B's Restaurant +Bar and Mesero are just steps away from The Offices at Clearfork.

In addition, The Trailhead is home to many outdoor wellness and culinary offerings. The Clearfork Farmers Market features fresh, locally-grown produce and unique products year-round. Press Café's al fresco patio is the perfect spot to sip spirits while savoring a farm-to-table menu. Mellow Johnny's Bike Shop outfits everyone from the novice to the expert with bikes and accessories for spins throughout the development and on the trail. Even pets, too, have an established playground located at Mutts Canine Cantina along the Trinity Trail.



# THE OFFICES AT CLEARFORK

5155 MARATHON AVE., FORT WORTH, TX 76107



# FLOOR PLANS

## THE OFFICES AT CLEARFORK

### TOTAL OFFICE BUILDING

5155 Marathon Ave., Fort Worth, TX, 76107

#### GROSS AREA

L1	31,400 SF
L2	26,800 SF
L3	27,120 SF
L4	27,120 SF
L5	24,000 SF

TOTAL 136,840 SF

### LEVEL I

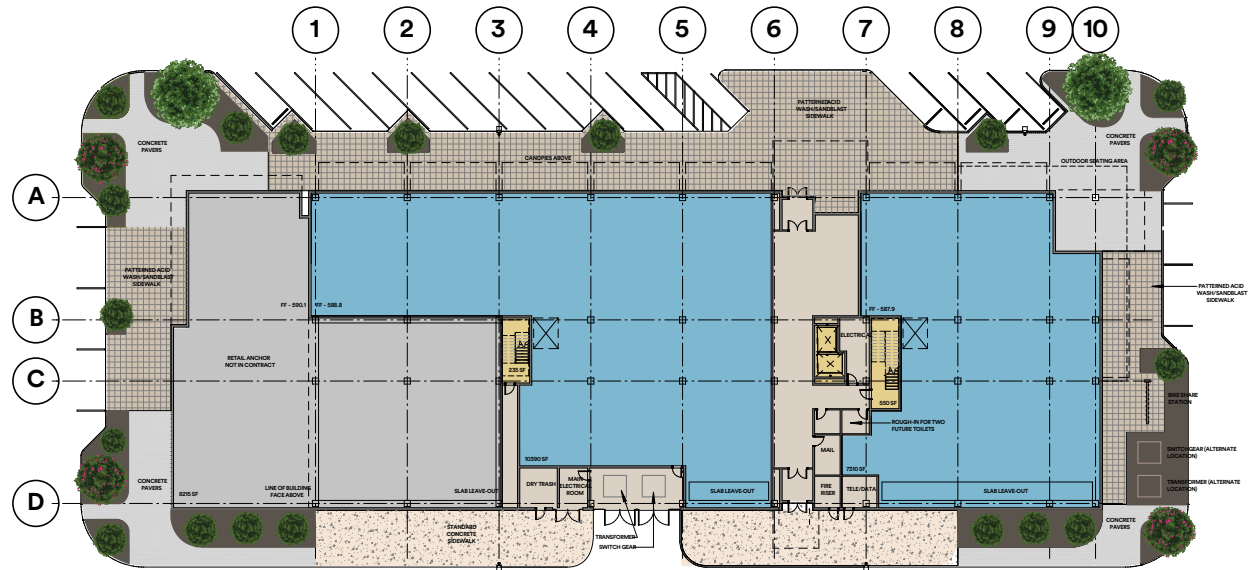
FIRST FLOOR AREAS:  
GROSS AREA

31,400 SF

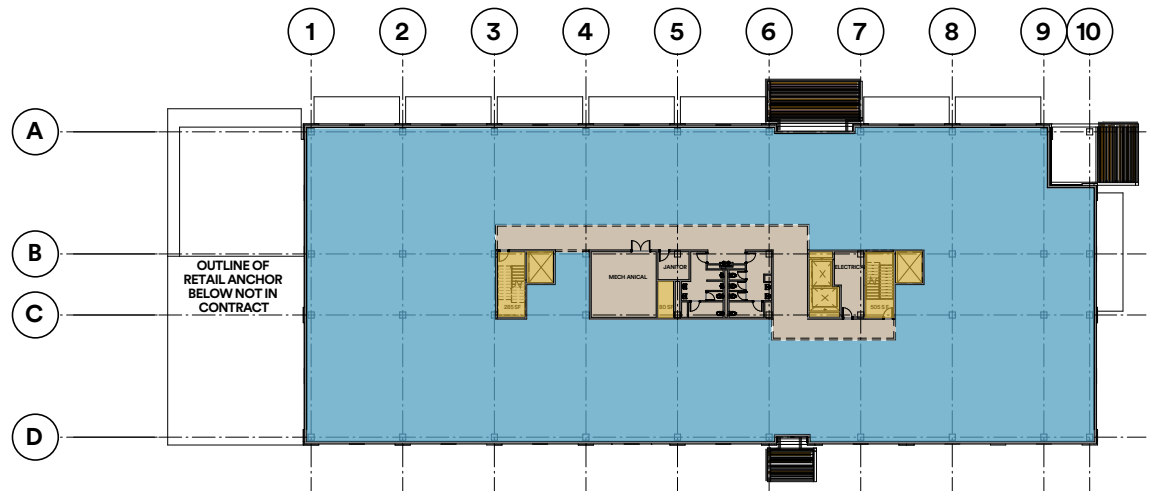
### LEVEL II

FIRST FLOOR AREAS:  
GROSS AREA

31,400 SF



LEVEL I



LEVEL II



FLOOR PLANS

# THE OFFICES AT CLEARFORK

## LEVEL III

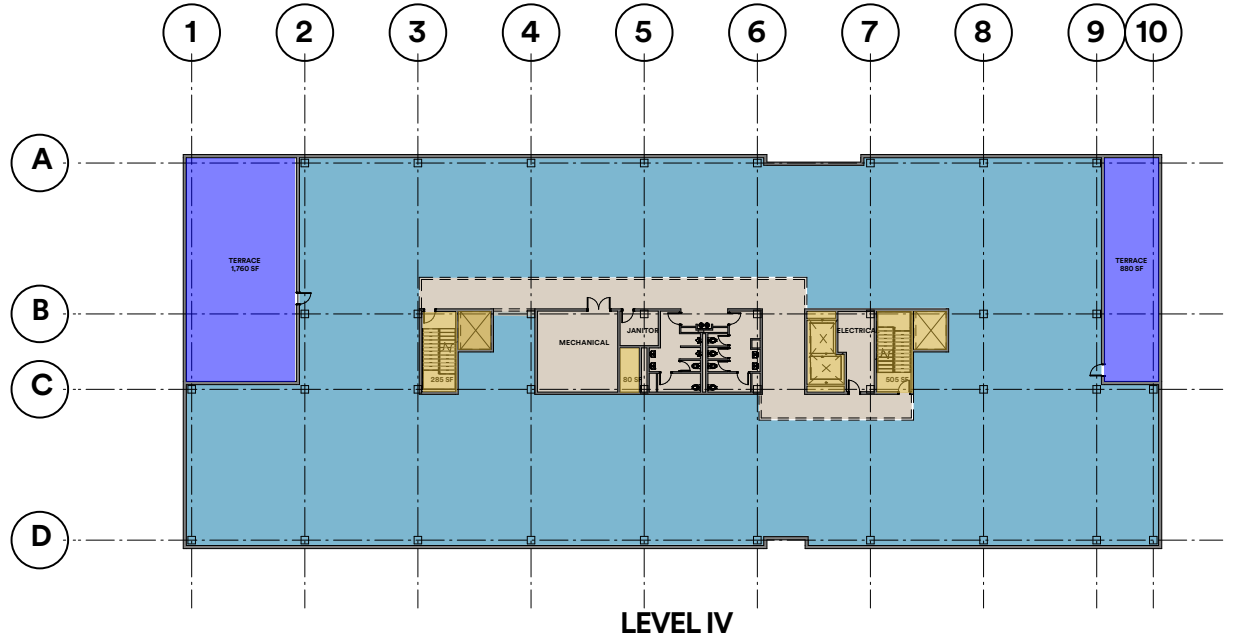
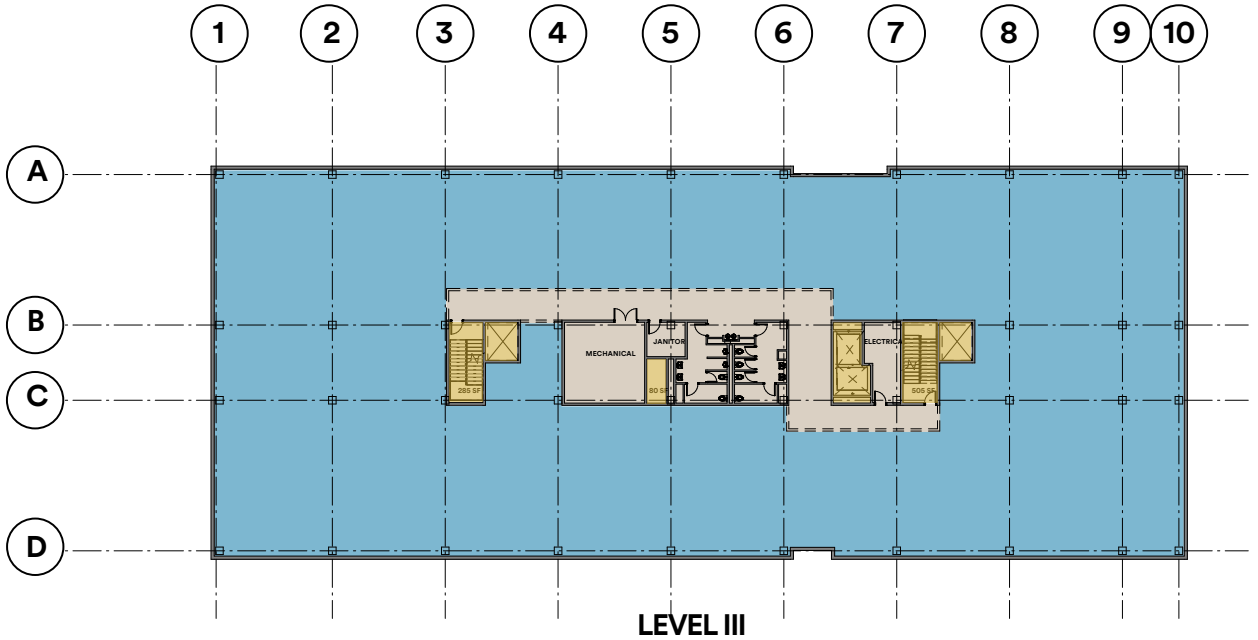
THIRD FLOOR AREAS:  
GROSS AREA

27,120 SF

## LEVEL IV

FOURTH FLOOR AREAS:  
GROSS AREA

27,120 SF



FLOOR PLANS

# THE OFFICES AT CLEARFORK

## LEVEL V

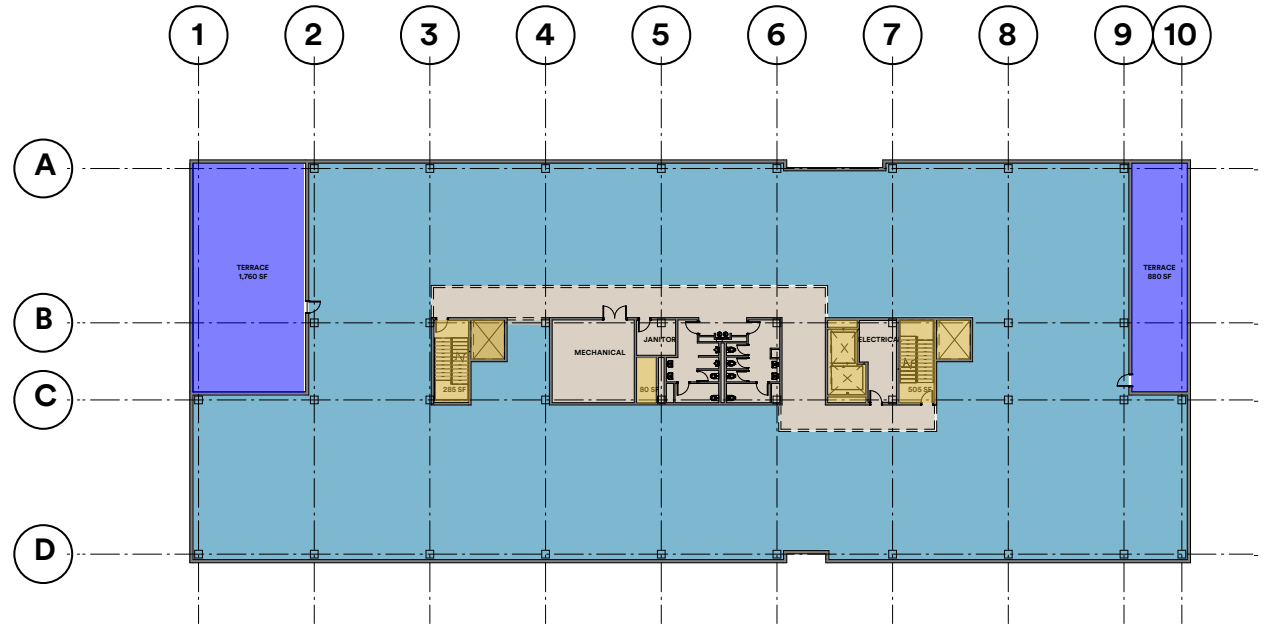
FIFTH FLOOR AREAS:  
GROSS AREA:

24,400 SF

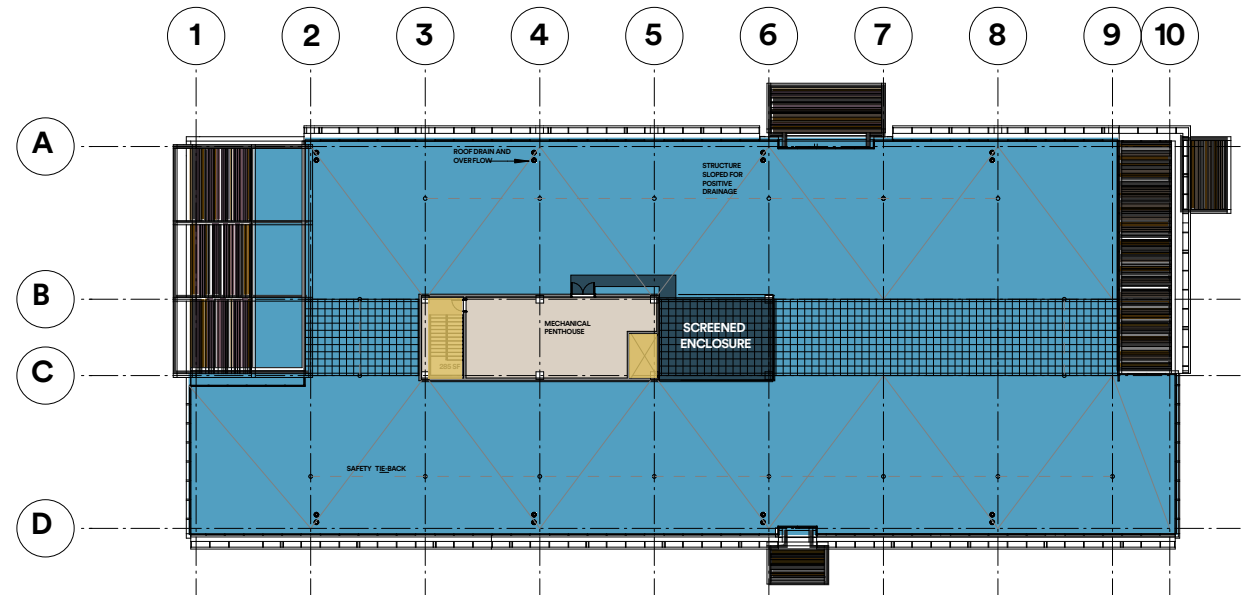
## ROOF LEVEL

ROOF AREAS:  
GROSS AREA

2,130 SF



## LEVEL V



## ROOF LEVEL



PROJECT RENDERINGS

## THE OFFICES AT CLEARFORK

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NORTHWEST PERSPECTIVE  
SHOWCASING  
UPPER FLOOR TERRACE



NORTHEAST PERSPECTIVE  
SHOWCASING  
UPPER FLOOR TERRACE





PROJECT RENDERINGS

## THE OFFICES AT CLEARFORK

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SOUTHEAST PERSPECTIVE  
SHOWCASING  
FLOOR-TO-CEILING WINDOWS



SOUTHWEST PERSPECTIVE  
SHOWCASING  
FLOOR-TO-CEILING WINDOWS





PROJECT SUMMARY

# THE OFFICES AT CLEARFORK

## QUICK STATS



113,160 SF total leasable area at The Offices at Clearfork  
(5155 Marathon Ave., Fort Worth, TX 76107)



403,458 SF total project size at The Shops at Clearfork



30-minute drive to DFW International Airport  
20-minute drive to Ft. Worth Meacham Int'l Airport



7-minute drive to Downtown Fort Worth  
and the Central Business District



10-minute drive to Colonial Country Club  
10-minute drive to River Crest Country Club



1-minute bike ride to parks and trails



5-minute drive to I-20, I-30 and I-35



Steps to shopping, dining and entertainment



Steps to upscale apartments



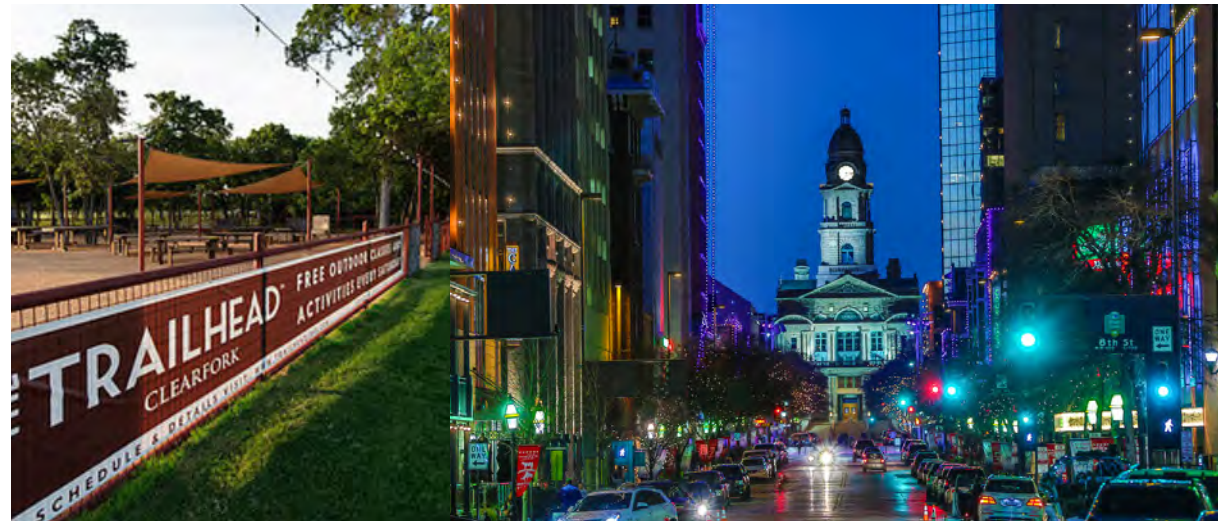
10-minute drive to the Museum District



10-minute drive to Texas Christian University



10-minute drive to the Fort Worth Zoo



LEASING INFORMATION

## THE OFFICES AT CLEARFORK

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5155 Marathon Ave., Fort Worth, TX, 76107

### CONTACT

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[Cannon.Camp@am.jll.com](mailto:Cannon.Camp@am.jll.com)

CASSCO







# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Cannon Camp	645967	cannon.camp@jll.com	817-334-8113
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date