

INTEGRATING ACCESS AND TECHNOLOGY

TRIUNE centre

FORT WORTH'S NEWEST CLASS A OFFICE SPACE

ACCESS TO TALENT

LOCATION IS EVERYTHING
 Situated at the convergence of Locke Ave., West Freeway and Chisholm Trail Parkway, Triune Centre offers a fresh, light and open office experience. This contemporary, new development is just minutes from Arlington Heights, Tanglewood and University Park, with immediate proximity to some of Fort Worth's most coveted retail and restaurants.

It's easy access via I-30 and a wealth of area amenities meet the demands of today's workforce.

IDEAL BUSINESS ECOLOGY
 You'll set your business and brand apart with contemporary and innovative office space. The talent and educated workforce within five miles of Triune Centre equate to a robust pool of employees to support your evolving business needs.

AN EDUCATED WORKFORCE
 within 5 miles

A COLLEGE OR ASSOCIATES DEGREE

21.6%

BACHELORS DEGREE

18.2%

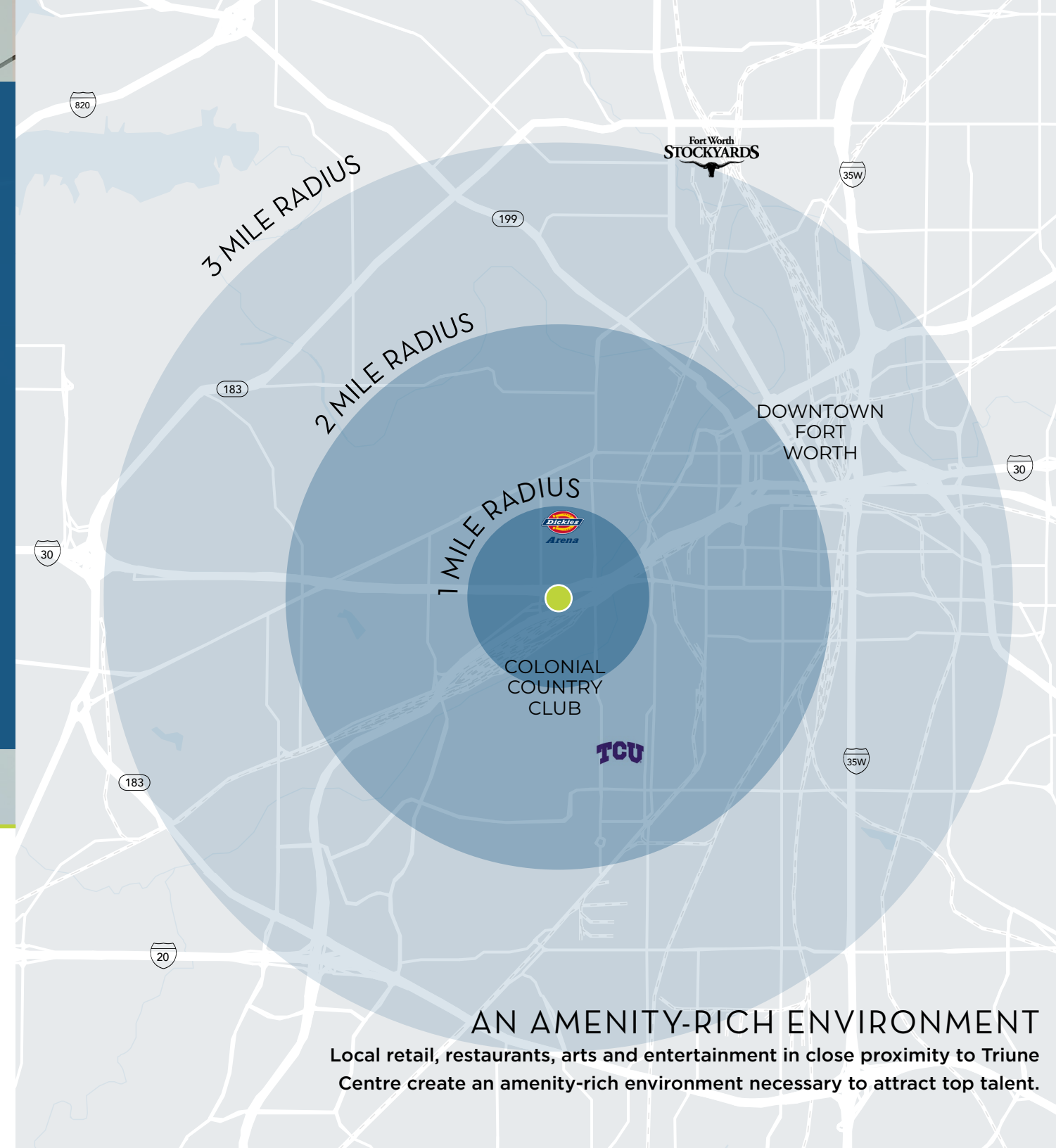
GRADUATE OR PROFESSIONAL DEGREE

25.0%

STRONG LABOR POOL
 within 5 miles

117,684

AVAILABLE LABOR*
 *Professional Services



AN AMENITY-RICH ENVIRONMENT
 Local retail, restaurants, arts and entertainment in close proximity to Triune Centre create an amenity-rich environment necessary to attract top talent.

- 1 MILE RADIUS**
- | | |
|--|-------------------------|
| Apple | HG Sply Co |
| bartaco | Ol' South Pancake House |
| Botanic Garden | Pacific Table |
| Colonial Country Club | Railhead |
| CorePower Yoga | Raising Cane's |
| Dickies Arena | Rogers Roundhouse |
| East Hampton | Romano's Macaroni Grill |
| Eatzi's Market & Bakery | Silver Fox Steakhouse |
| Flying Fish | Trinity Trail System |
| Fort Worth Museum of Science and History | WestBend |
| | Woodshed Smokehouse |

- 2 MILE RADIUS**
- | | |
|---|----------------------------|
| Amon Carter Museum | Heim BBQ |
| Avoca Coffee | Hopdoddy Burger Bar |
| Baylor Scott & White All Saints Medical Center - Fort Worth | Kimbell Art Museum |
| Blue Mesa Grill | Magnolia Motor Lounge |
| Blue Sushi Saki Grill | Medical City Fort Worth |
| Casa Mañana | Modern Art Museum |
| Central Market | Near Southside Area |
| Cork & Pig | Original Mexican Eats Café |
| Crockett Row Area | River Crest Country Club |
| Dutch's | Rodeo Goat |
| Eddie V's Prime Seafood | Starbucks |
| Gus's World Famous Fried Chicken | TCU |
| | Uncle Julio's |
| | Winslow's Wine Café |

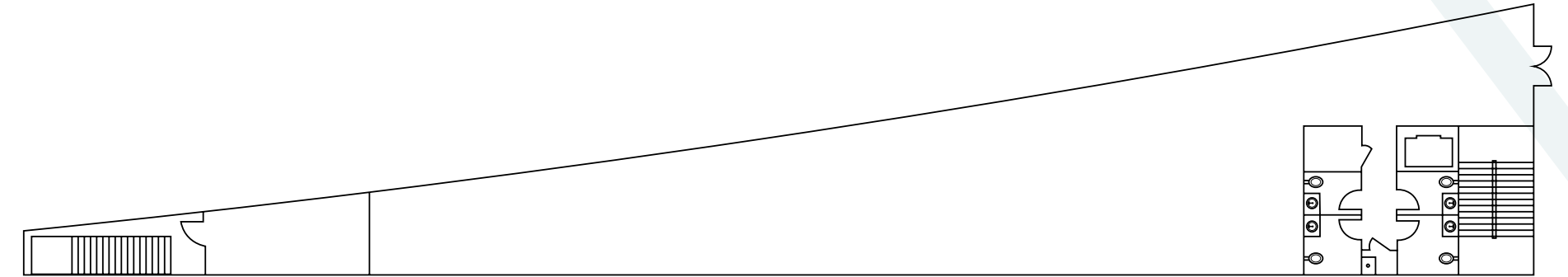
- 3 MILE RADIUS**
- | | |
|------------------------------|-------------------------|
| Bass Performance Hall | Panther Island Pavilion |
| Clearfork | Ridglea Country Club |
| Coyote Drive-in | River Bend |
| Del Frisco's Steakhouse | Shady Oaks County Club |
| Downtown Fort Worth | Sundance Square |
| Fort Worth Club | Train Station |
| Fort Worth Convention Center | |

- | | |
|--|--|
| | |
|--|--|



FIND YOUR IDEAL SPACE
 Create the space that meets your needs—full floor or partial floor suite.

TYPICAL FLOOR PLATE



DESIGN FEATURES

Fresh, class A office space

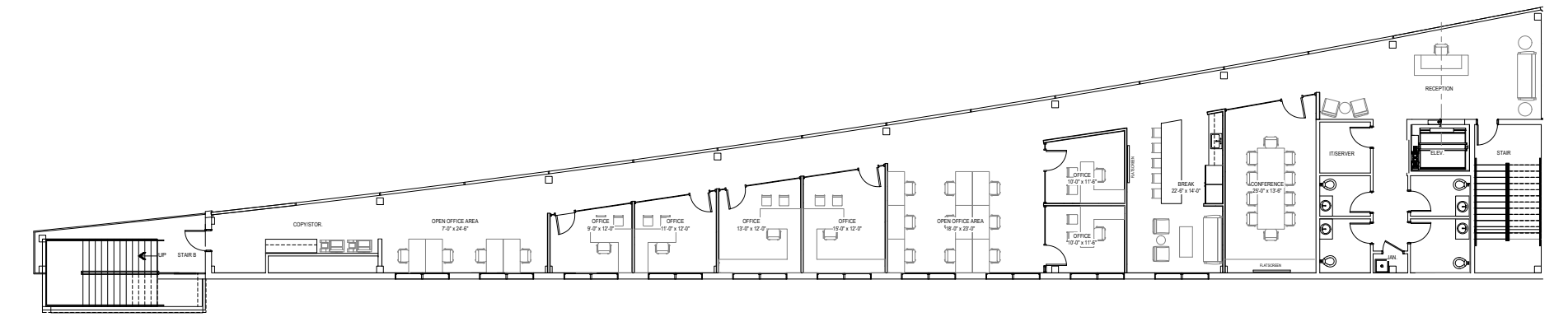
Abundant natural light on all floors

Design flexibility for collaborative workspaces and interior offices

Efficient 5,000 SF floorplates

State-of-the-art parking garage

HYPOTHETICAL FLOORPLAN



FULL FLOOR PLAN
 Floors 1-6 | 5,000 RSF





MECHANICAL PARKING

The tower type, palletted vehicle handling system is a fully automated mechanical parking amenity replacing a traditional parking field. Valet-style parking service allows the convenience of curb-side delivery of your vehicle, ordered directly from your desk via the property's proprietary app.

PARKING YOUR VEHICLE

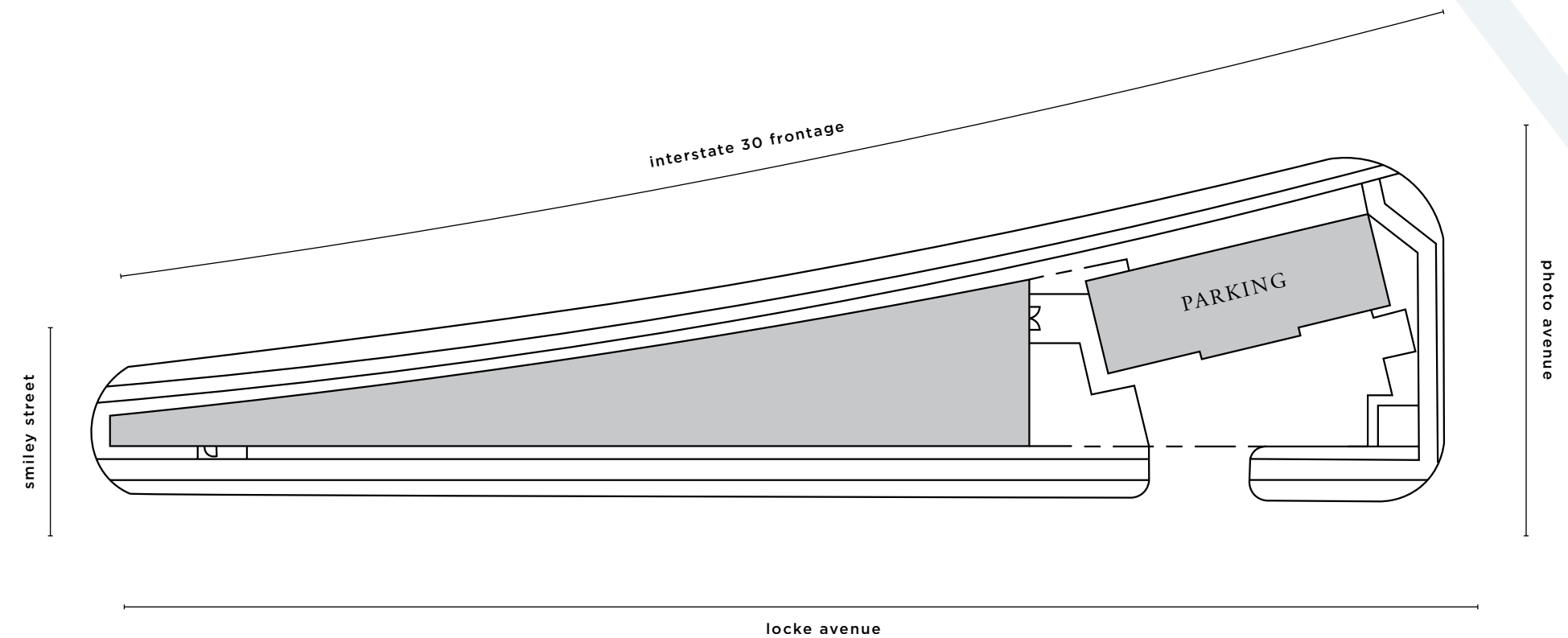
- ① Pull into parking cabin
- ② Proceed out of vehicle and parking cabin
- ③ Approach access control module and follow the steps on the screen for complimentary valet
- ④ Proceed to your destination

RETRIEVING YOUR VEHICLE

- ① Open proprietary app and follow on screen instructions to request the automated valet retrieve your vehicle.
- ② Proceed to the parking cabin area.
- ③ You will receive a notification when your vehicle is delivered - typically 3 minutes from time of request
- ④ Proceed to your destination.

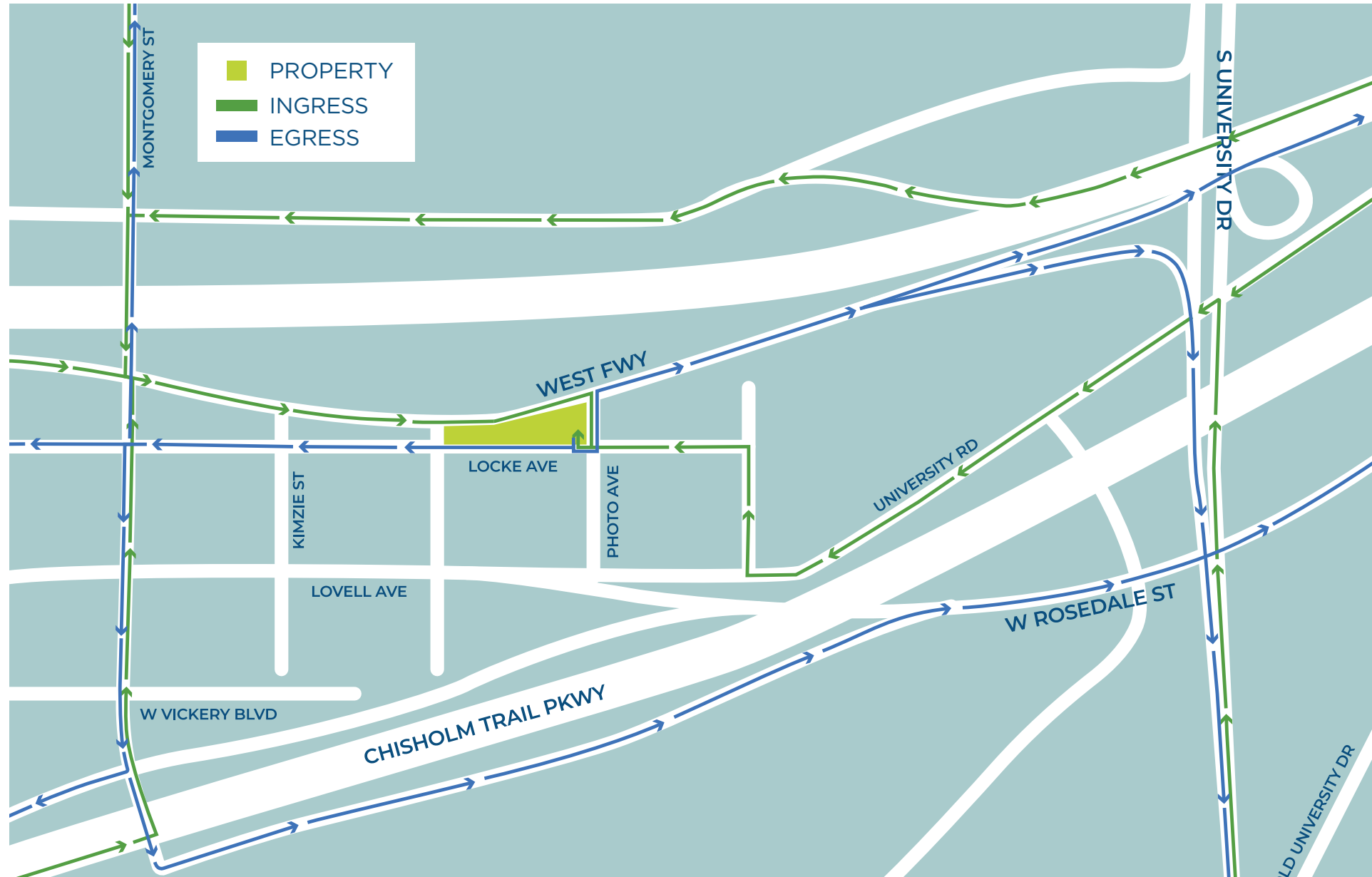
THE SITE

Outstanding visibility opportunity for large space user with one building sign available.



INGRESS / EGRESS

Outstanding access and an ideal location near the most popular retail and restaurants.



THE VIEW

Keep an eye out for Triune Centre - coming soon.



INTEGRATING ACCESS AND TECHNOLOGY
FORT WORTH'S NEWEST CLASS A OFFICE SPACE.

LEASING INFORMATION CONTACT:

SETH KOSCHAK
Managing Director
T: 817.877.1301
E: skoschak@streamrealty.com

CULLEN DONOHUE
Senior Associate
T: 817.877.1305
E: cullen.donohue@streamrealty.com

VIC MEYER
Associate
T: 817.877.1306
E: vic.meyer@streamrealty.com

Stream Realty Partners
640 Taylor, Suite #1402
Fort Worth, TX 76102
streamrealty.com



Copyright © 2020 Stream Realty Partners, All rights reserved.
The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.