

## AIRPORT OFFICE BUILDING

4200-4304 Airport Fwy.  
Ft. Worth, TX 76117

- 1 and 2-Story office buildings
- Easy access to Interstate 35W and SH 121
- Approximately 20 minutes from DFW Airport

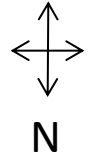


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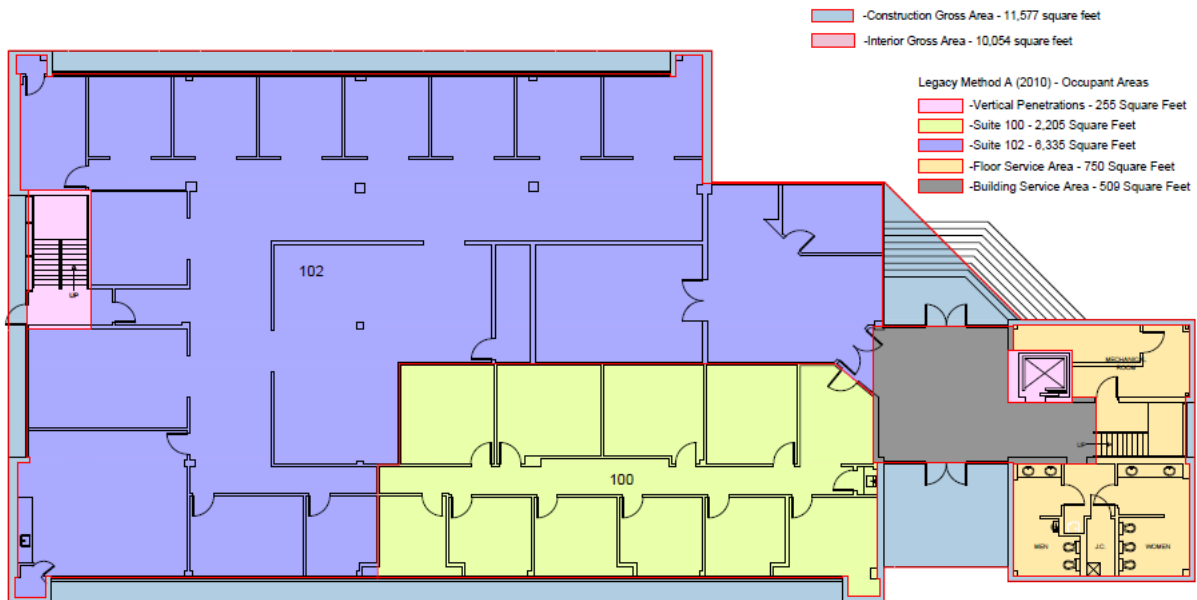
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## 4200 Building - 1<sup>st</sup> Fl.

Rentable Square Feet -  
Ste. 100 - 2,387 SF  
Ste. 150 (noted as Ste.102) - 6,859 SF



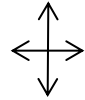
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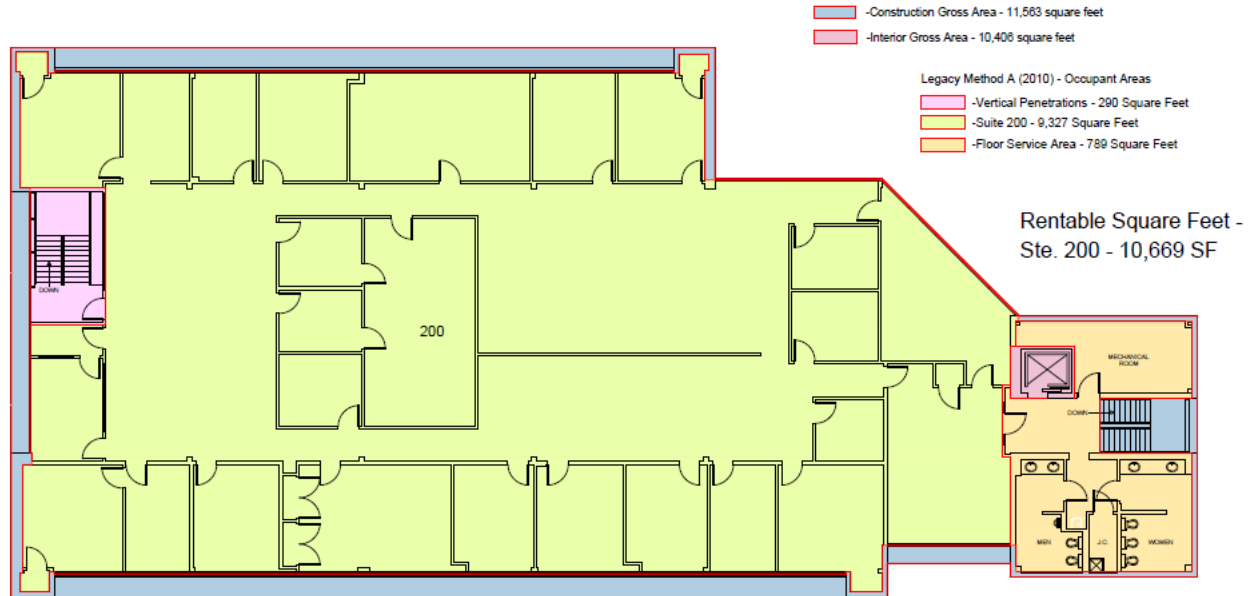
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### 4200 Building -2<sup>nd</sup> Fl.

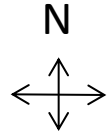


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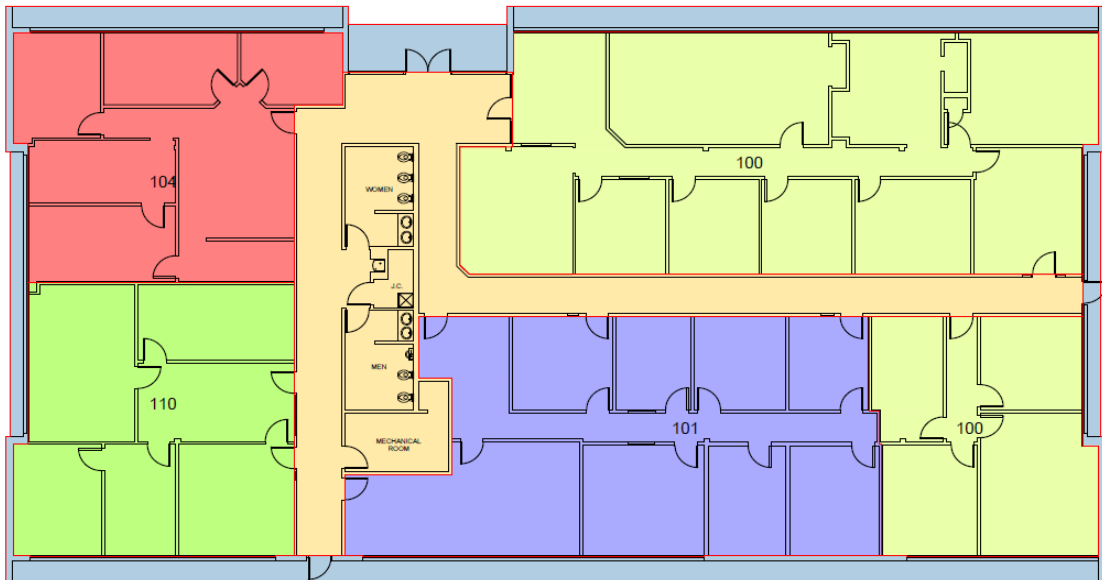
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
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






## 4304 Building



 -Construction Gross Area - 11,352 square feet  
 -Interior Gross Area - 9,999 square feet

Legacy Method A (2010) - Occupant Areas

 -Suite 100 - 3,577 Square Feet  
 -Suite 101 - 2,030 Square Feet  
 -Suite 104 - 1,301 Square Feet  
 -Suite 110 - 1,344 Square Feet  
 -Floor Service Area - 1,747 Square Feet

Rentable Square Feet -

Ste. 100 - 4,334 SF      Ste. 104 - 1,576 SF  
 Ste. 101 - 2,460 SF      Ste. 110 - 1,629 SF

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### FACT SHEET

Building Size: 29,914 GSF

Year Built: Approximately 1980

Parking: 4200 Building – 78 Parking Spaces (16 covered/1 handicap)

4304 Building – 45 Parking Spaces (14 covered/1 handicap)

Parking Ratio: Approximately 4.11 / 1,000 SF

|                      |           |                   |
|----------------------|-----------|-------------------|
| 4200 Building Hours: | Mon-Fri:  | 7:00 AM – 6:00 PM |
|                      | Saturday: | 8:00 AM – 2:00 PM |
| 4304 Building Hours: | Mon-Fri:  | 7:00 AM – 6:00 PM |
|                      | Saturday: | 8:00 AM – 2:00 PM |

|                     |                               |
|---------------------|-------------------------------|
| After Hours Access: | 4200 Building: Card Access    |
|                     | 4304 Building: Key Pad Access |

|                     |                      |
|---------------------|----------------------|
| On-Site Drop Boxes: | Fed-Ex and Lone Star |
| Internet Providers: | AT&T                 |
| Phone Providers:    | AT&T                 |

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