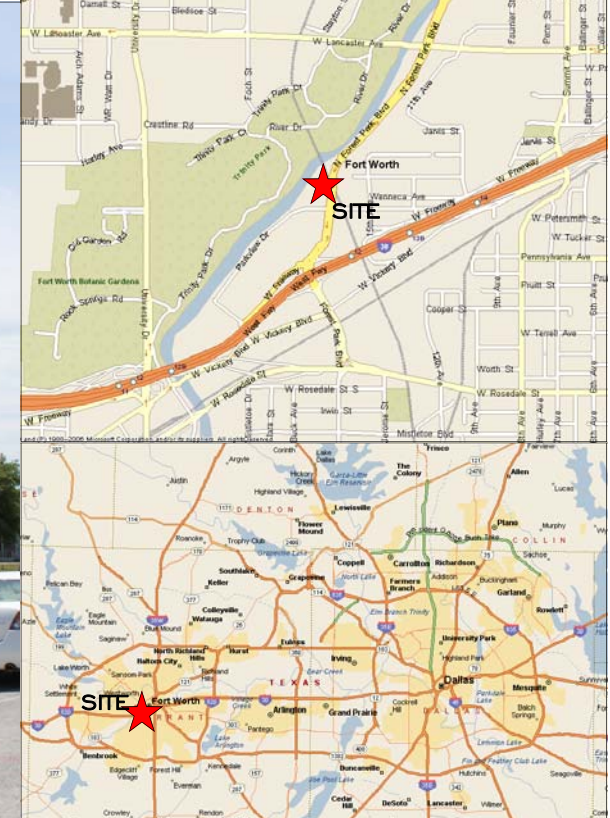


FOR LEASE
1812 N. FOREST PARK
FORT WORTH, TEXAS

Mack House
 mhouse@westovergrp.com
 (817) 259-3510

Melissa Sanders
 msanders@westovergrp.com
 (817) 260-4469



PROPERTY SPECIFICATIONS

BUILDING SIZE: 14,258 square feet
 36,045 square feet of land

LEASE RATE: \$12.00 psf NNN

INFORMATION:

- Previous occupant Energy Fitness
- Ideal for retail, office/medical or service use
- Zoned "J" - Medium Industrial
- 134 parking spaces

NEIGHBORING TENANTS:

Colonial Savings, Cash America Headquarters,
 Chesapeake, Pier 1 Headquarters, Radio Shack
 Headquarters

TRAFFIC: I-30 —144,000 v.p.d.
 Forest Park—17,156 v.p.d.

DEMOGRAPHICS:

Radius	Daytime Population	Average HH Income
1 Mile	24,257	\$77,420
3 Mile	138,877	\$69,209
5 Mile	311,417	\$62,714

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, THE WESTOVER GROUP MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS, PRIOR SALE OR LEASE OR WITHDRAWAL WITHOUT NOTICE.



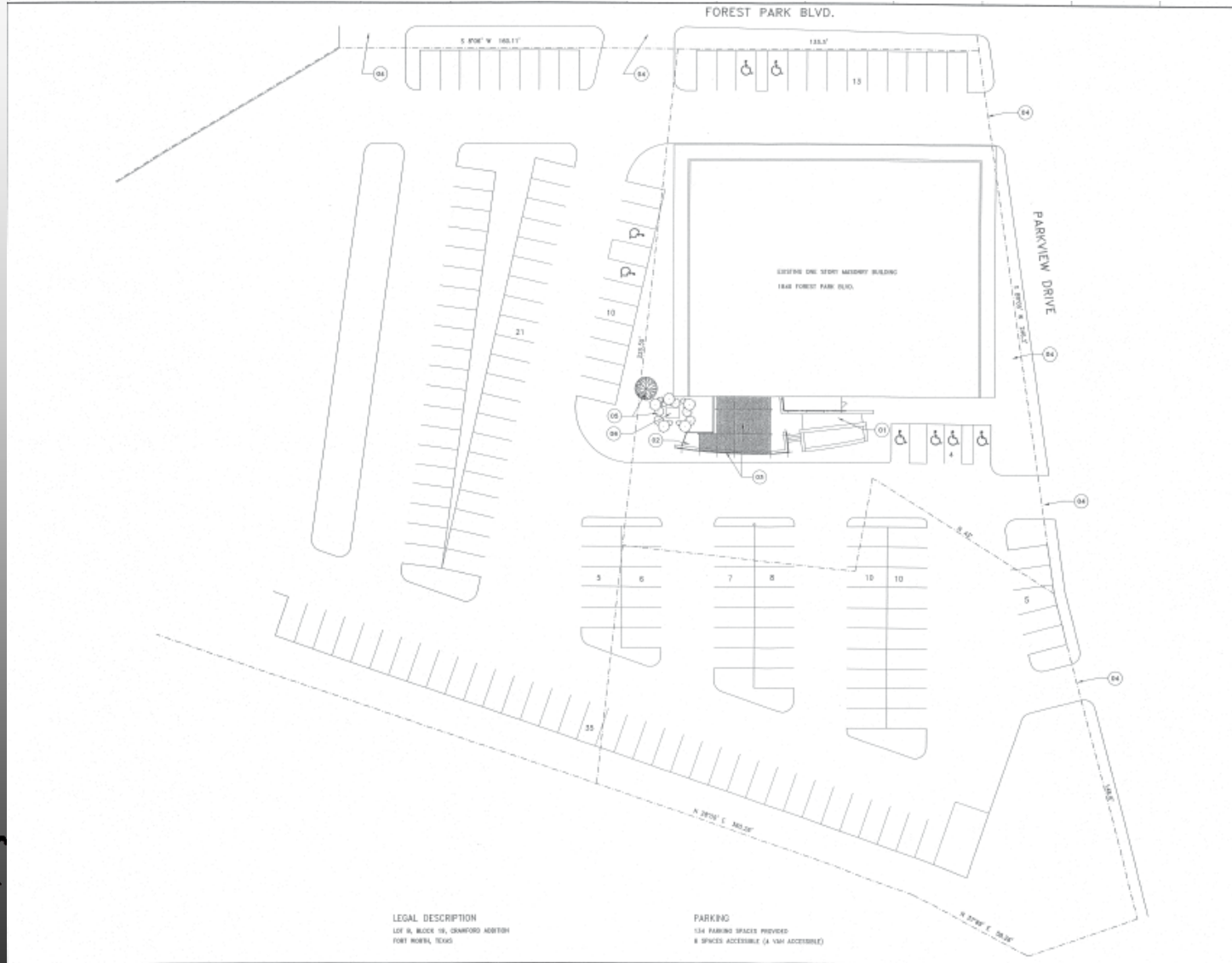
WE DELIVER REAL ESTATE SOLUTIONS.

301 COMMERCE ST.,
 SUITE 2040
 FORT WORTH, TX 76102
 TEL 817-886-3000
 FAX 817-336-1236
 WWW.WESTOVERGRP.COM

FOR LEASE
1812 N. FOREST PARK
FORT WORTH, TEXAS

Mack House
 (817) 259-3510

Melissa Sanders
 (817) 260-4469



NOTES BY SYMBOL

- 01 NEW GREEN BRUSH CONCRETE WALK - MAX 1:12 SLOPE
- 02 NEW SQUARE CORNER, ETC.
- 03 NEW POWER POLE STEEL & CRUSH LINK FENCING TRELIS
- 04 EXISTING CURB
- 05 NEW EXISTING DRIVE & WALK
- 06 EXISTING TRANSFORMER TO REMOVE

GENERAL NOTES

- A. OWNER TO PROVIDE SUFFICIENT LANDSCAPING TO MEET OR EXCEED CODE.
- B. CONTRACTOR TO REWORK PARKING LOT AS REQUIRED TO MEET CODE.

No.	Revisions/Contributions	Date

Ames Fender, Architect
 Architecture Interiors Planning
 2208 North Elm Street, Suite 800 Fort Worth, Texas 76102
 Phone: 817-336-1236 Fax: 817-336-1237

A NEW FACILITY FOR ENERGY FITNESS
 FORT WORTH, TEXAS

SITE PLAN

	Project No. 05000	Checked JAC
	Date 5/11/06	Drawn JAC
	Drawing No. C1.1	Scale AS SHOWN
	Title SITE PLAN	Project Name ENERGY FITNESS



301 COMMERCE ST., SUITE 2040
 FORT WORTH, TX 76102
 TEL 817-886-3000
 FAX 817-336-1236
 WWW.WESTOVERGRP.COM

A1 ROOF/SITE PLAN

LEGAL DESCRIPTION
 LOT 9, BLOCK 10, GRANFORD NORTH
 FORT WORTH, TEXAS

PARKING
 104 PARKING SPACES PROVIDED
 8 SPACES ACCESSIBLE (A 1:24 ACCESSIBLE)

SCALE 1" = 20'-0"

C1.1

FOR LEASE
1812 N. FOREST PARK
FORT WORTH, TEXAS

Mack House
(817) 259-3510

Melissa Sanders
(817) 260-4469



The Westover Group

WE DELIVER REAL ESTATE SOLUTIONS.

301 COMMERCE ST.,
SUITE 2040
FORT WORTH, TX 76102
TEL 817-886-3000
FAX 817-336-1236
WWW.WESTOVERGRP.COM

FOR LEASE
1812 N. FOREST PARK
FORT WORTH, TEXAS

Mack House
(817) 259-3510

Melissa Sanders
(817) 260-4469



The Westover Group

WE DELIVER REAL ESTATE SOLUTIONS.

301 COMMERCE ST.,
SUITE 2040
FORT WORTH, TX 76102
TEL 817-886-3000
FAX 817-336-1236
WWW.WESTOVERGRP.COM