

LEASE

Lone Star Tower

3575 LONE STAR CIRCLE

Fort Worth, TX 76177

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22 SF/yr (Gross + Electric)
AVAILABLE SF:	1,633 - 3,388 SF
BUILDING SIZE:	107,802 SF

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LONE STAR TOWER | 3575 Lone Star Circle Fort Worth, TX 76177

PROPERTY DESCRIPTION

The Lone Star Tower offers a one of a kind business environment designed to meet a variety of office needs. This high end office space comes with a view unmatched in the DFW office market. Located high above turn two of the Texas Motor Speedway this sleek 10-story structure overlooks the 1.44 mile track that hosts the NASCAR's Truck Series (SpeedyCash.com 250), Xfinity Series (Andy's Frozen Custard 300), and Cup Series (Würth 400) during a tripleheader weekend from May 1-3, 2026

Office tenants at The Lone Star Tower can make use of the parking garage, covered awning parking and the Lone Star Tower Clubhouse. Race weekends are especially unique opportunities as tenants of the Lone Star Tower can watch all the action from their own office space. You will have the opportunity to wow friends and clients alike as you watch races reach speeds of up to 200 mph all from the comfort of your own suite.

In addition to the flash of having "The Fastest Address in Texas" tenants will find the everyday function of The Lone Star Tower meets the office needs of a wide variety of businesses. The Lone Star Tower management team is ready to assist tenants whenever and however possible to ensure your business is capable of moving at a speed that matches your 750 horsepower neighbors.

PROPERTY HIGHLIGHTS

- Varied Suite Sizes Available
- Gross Lease plus Electric
- Cost of Electric: \$2.50 PSF
- Unmatched Views of the Texas Motor Speedway
- Management Team on Site
- Race Tickets Provided on a PSF Basis

SVN | VERUS COMMERCIAL 2

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Gross + Electric	LEASE TERM:	Negotiable
TOTAL SPACE:	1,633 - 3,388 SF	LEASE RATE:	\$22 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 303	Available	1,755 - 3,388 SF	Gross + Electric	\$22.00 SF/yr	Private Offices and Conference Room. Currently combined with Suite 308.
■ Suite 308	Available	1,633 - 3,388 SF	Gross + Electric	\$22.00 SF/yr	Professional Office Space. Currently combined with Suite 303.

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FLOOR PLAN SUITE 303/308



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SUITE 303/308 PHOTOS



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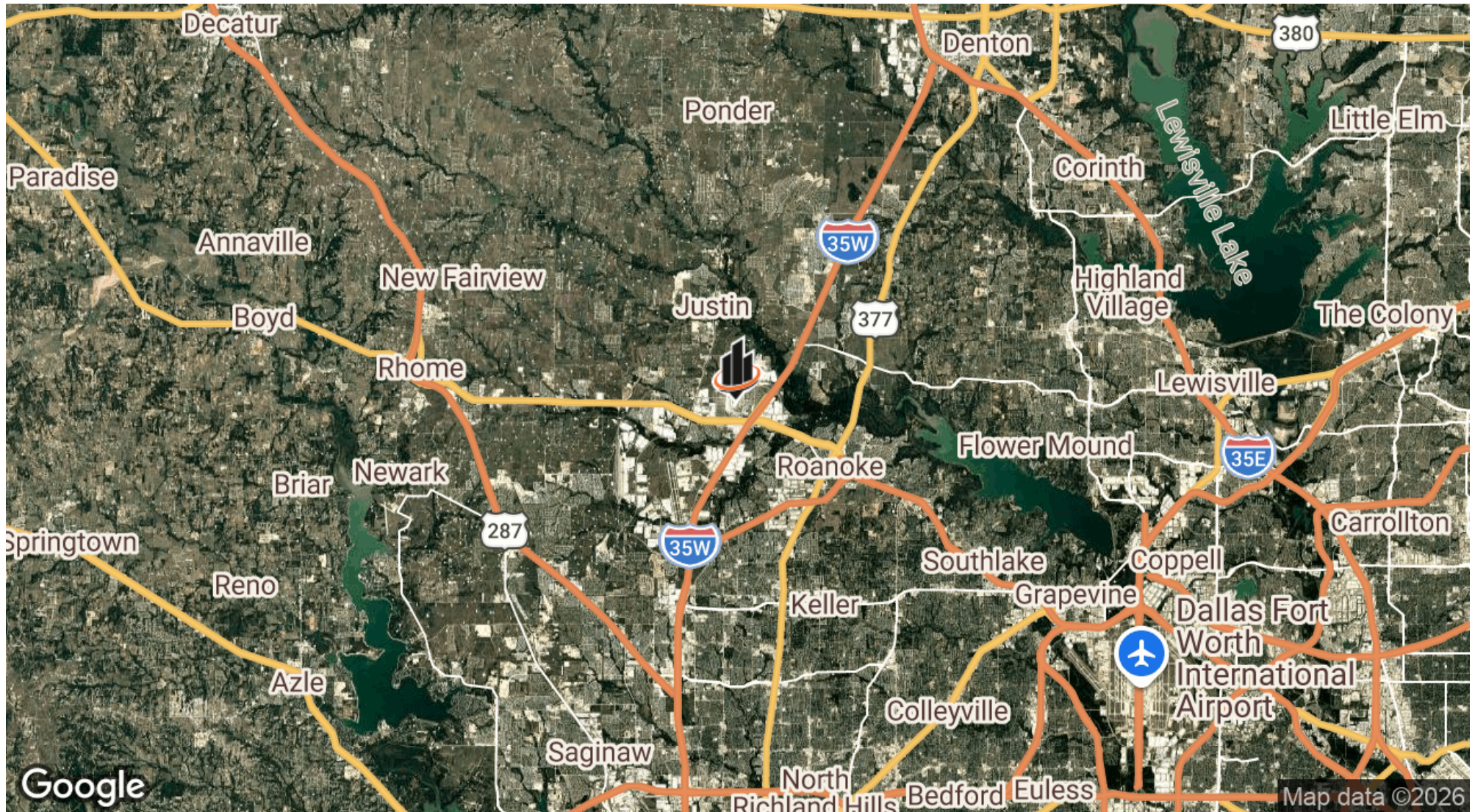
ADDITIONAL PHOTOS



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LOCATION MAP



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MEET THE TEAM



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