



**CITADEL  
PARTNERS**

Real Estate Advisors

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Dallas, Texas 75248  
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# Stratum Centre

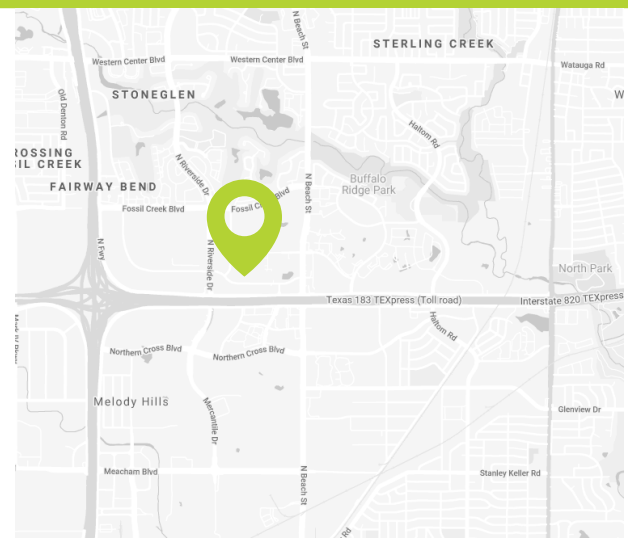
5450 Stratum Drive, Suite 110, Fort Worth, TX 76137

**MEACHAM FIELD/FOSSIL CREEK SUBMARKET**

## For Lease

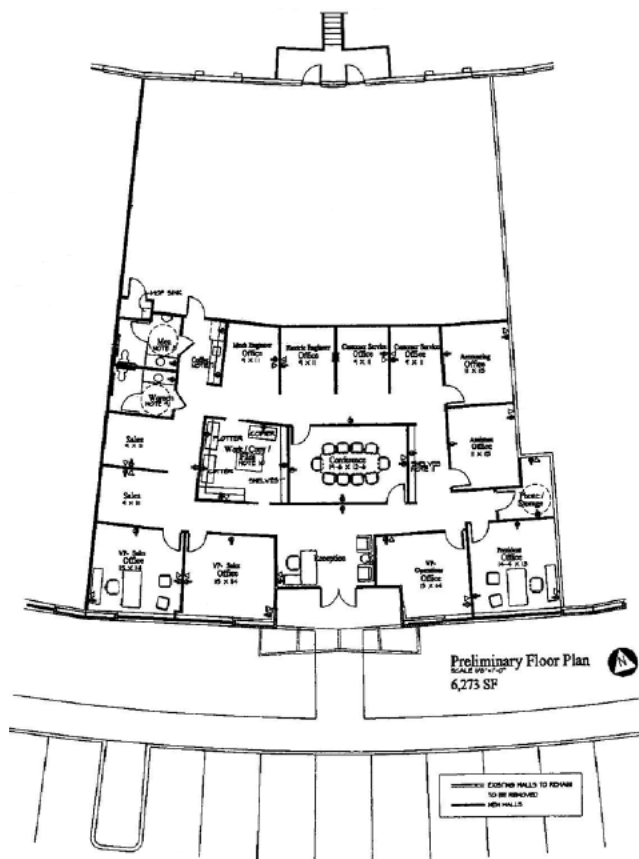
### PROPERTY HIGHLIGHTS

- 6,273 Square Feet
- Built in 2004
- 4.5/1,000 Parking Ratio
- Size of Office: ±3,764 SF
- Size of Warehouse/Production: ±2,509 SF
- Clear Height: 20' 6"
- Dock Doors: 2
- Closed Wall Offices: 6



## Fort Worth, TX

- 100% HVAC in Warehouse/ Production
- 480V 3 Phase Power
- Men's and Women's Restrooms
- Conference Room and Work Room
- Updated Coffee Break Area
- Private Entry and Reception Area



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# Stratum Centre

5450 Stratum Drive, Suite 150, Fort Worth, Texas 76137

**MEACHAM FIELD/FOSSIL CREEK SUBMARKET**



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**Cullen Donohue**

Market Leader

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**Andy Goldston, CCIM**

Partner

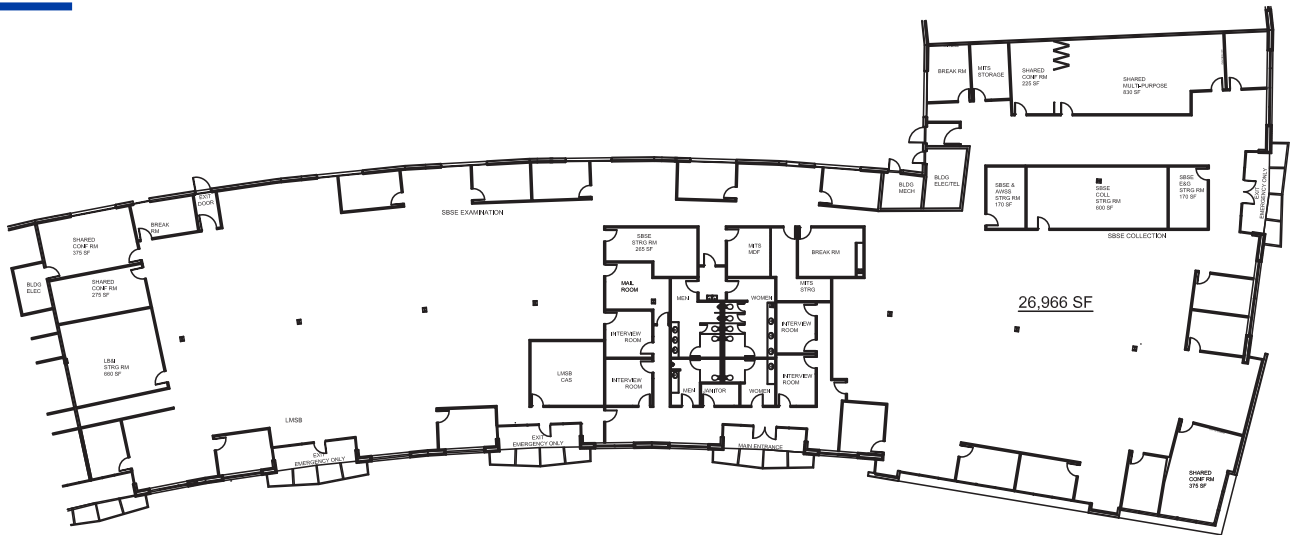
(817) 809-6236 o | (469) 500-9693 c  
[AGoldston@CitadelPartnersUS.com](mailto:AGoldston@CitadelPartnersUS.com)

# Property Highlights

- Suite 150 - 26,966 SF Available
- Built in 2004
- 4.5/1,000 Parking Ratio
- Secured Parking Lot
- Lease Features:
  - 17 Closed Wall Offices
  - Large Multi-Purpose Room
  - Numerous Conference Rooms
  - Large Open Spaces for Workstations



## Suite 150 Floor Plan



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# Stratum Centre

5450 Stratum Drive, Suite 190, Fort Worth, Texas 76137

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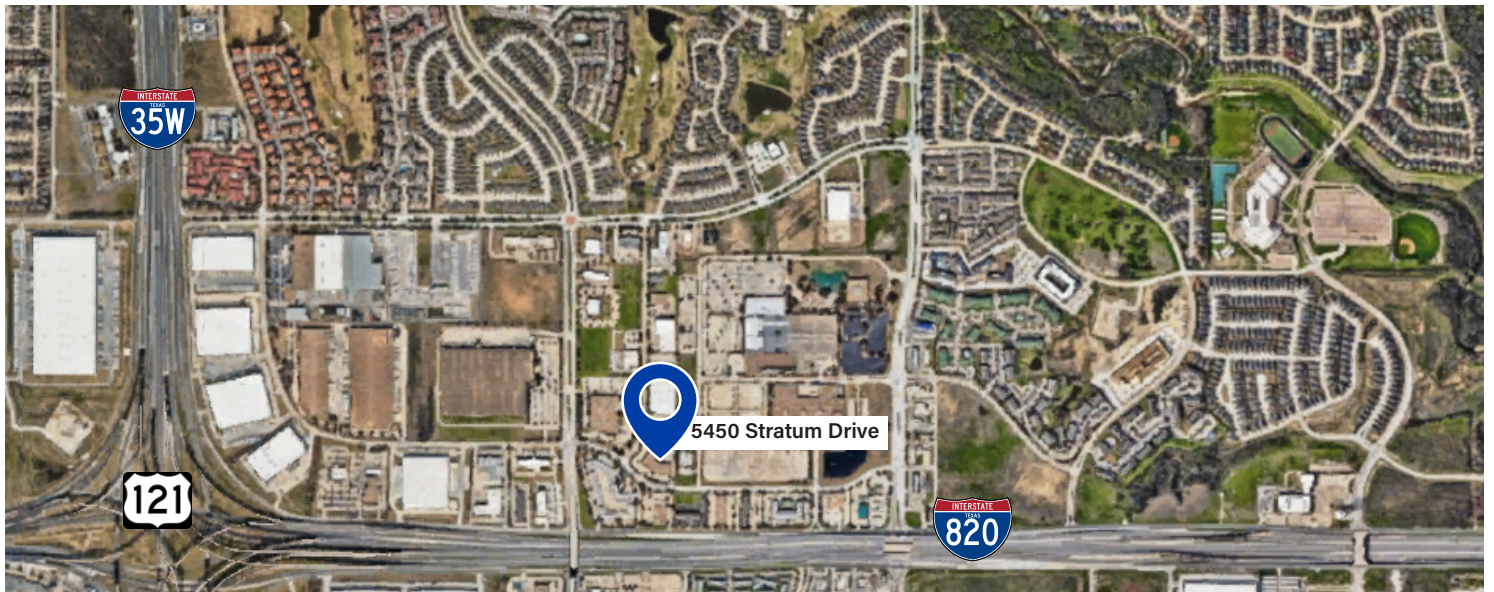
Partner

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## Property Highlights

- Suite 190 - 2,847 SF Available
- Built in 2004
- 4.5/1,000 Parking Ratio
- Secured Parking Lot
- Lease Features:
  - Updated Breakroom/Kitchen Area
  - Furniture Negotiable
  - Men's and Woman's Restrooms
  - Endcap Space
  - Private Entry and Reception Area

## Suite 190 Floor Plan



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