



CITADEL PARTNERS

Real Estate Advisors

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CitadelPartnersUS.com



Stratum Centre

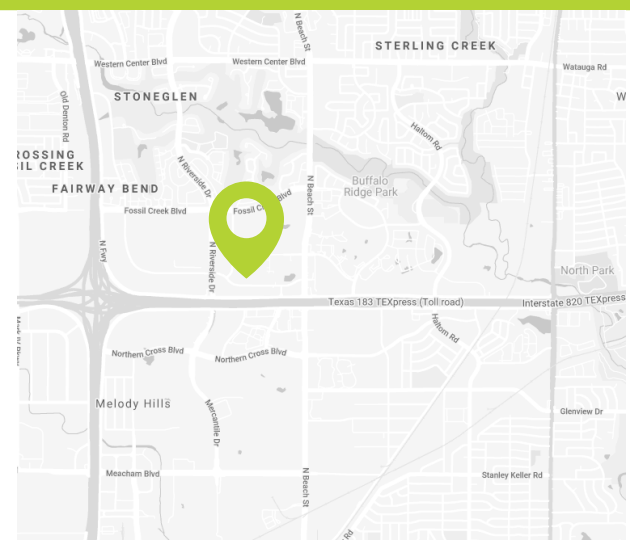
5450 Stratum Drive, Suite 110, Fort Worth, TX 76137

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



Stratum Centre

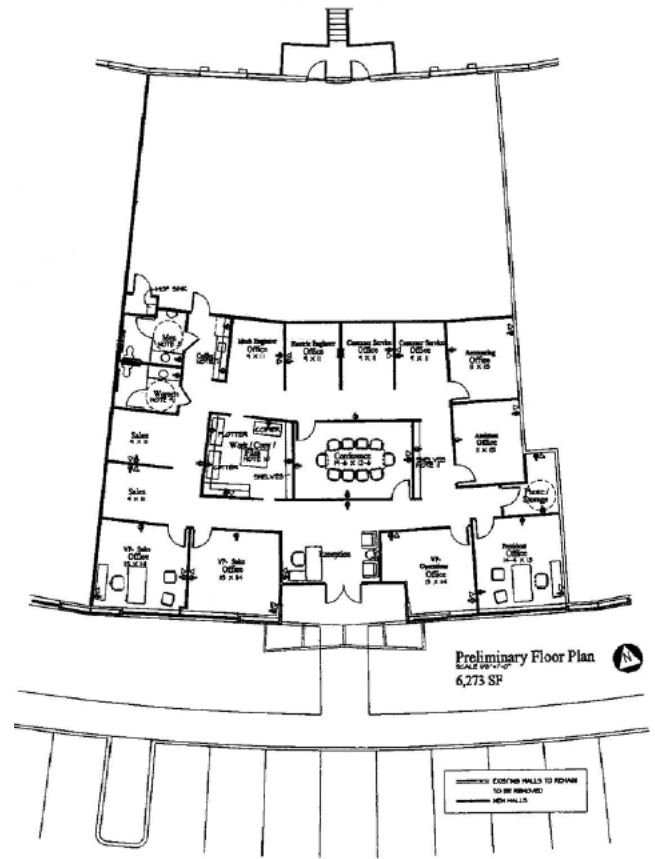
5450 Stratum Drive, Suite 110

Fort Worth, TX

MEACHAM FIELD/FOSSIL CREEK SUBMARKET

Lease Features

- 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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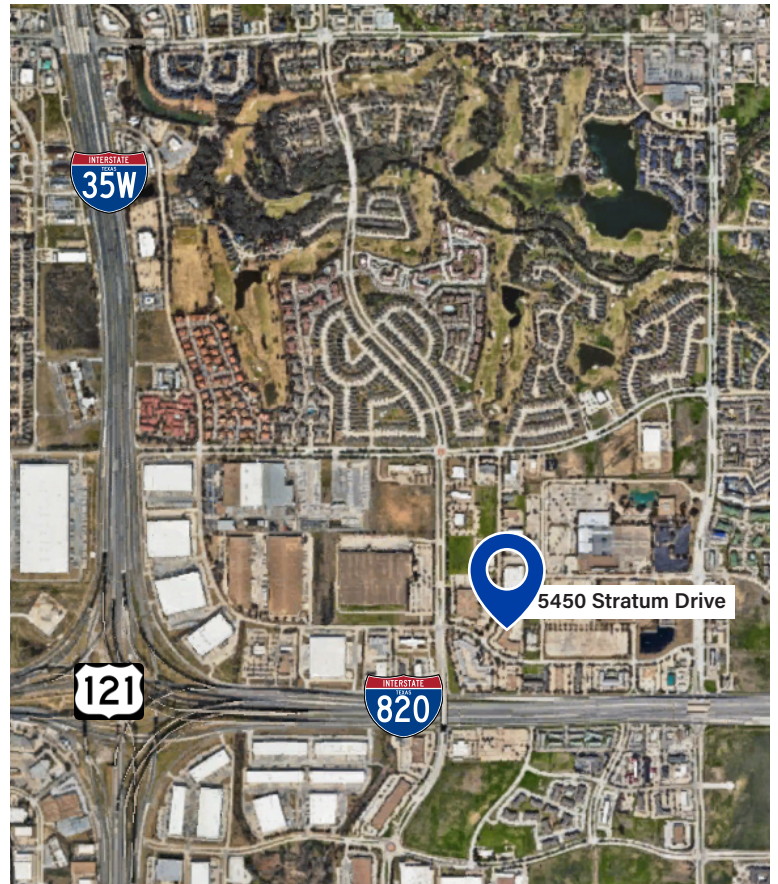
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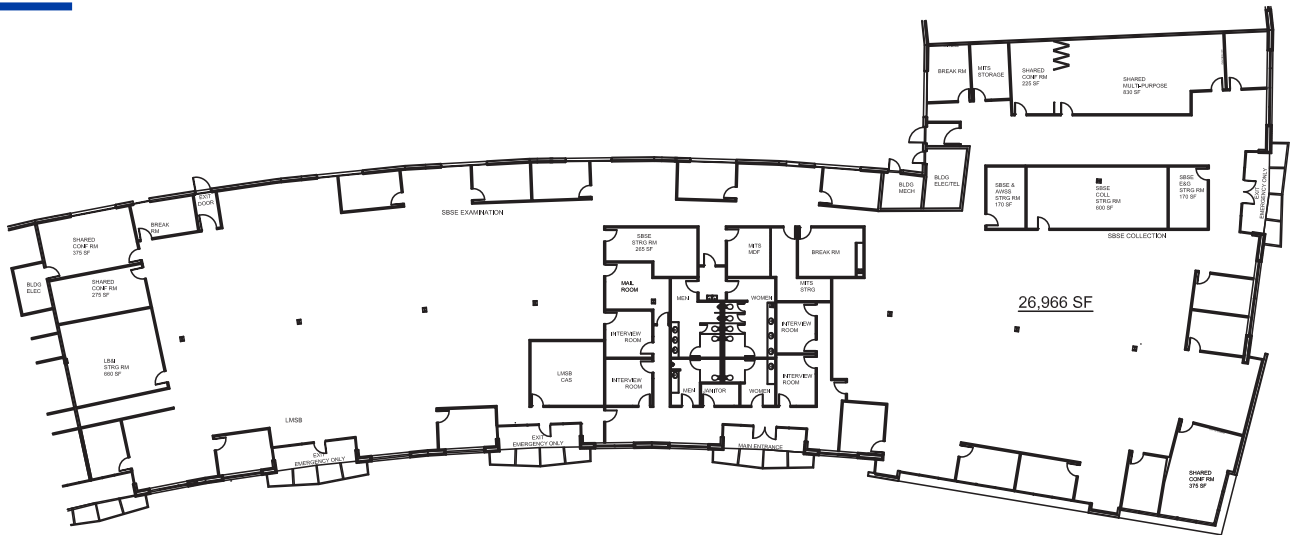
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Property Highlights

- 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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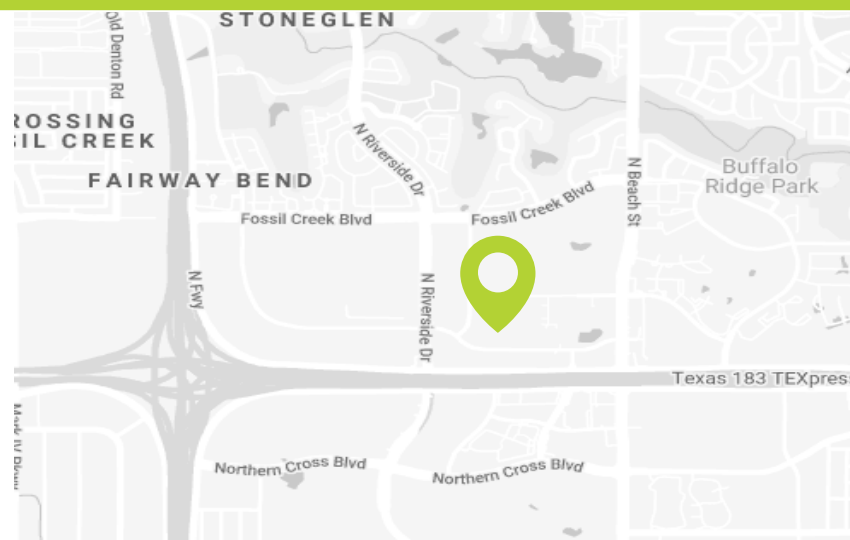
5450 Stratum Dr, Suite 190, Fort Worth, Texas 76137

MEACHAM FIELD/FOSSIL CREEK SUBMARKET

For Lease

PROPERTY HIGHLIGHTS

- 2,847 SF Available
- Built in 2004
- 4.5/1,000 Parking Ratio
- Secured Parking Lot



Stratum Centre

5450 Stratum Dr, Suite 190

Fort Worth, TX

MEACHAM FIELD/FOSSIL CREEK SUBMARKET

Lease Features

- Updated Breakroom/Kitchen Area
- Furniture Negotiable
- Men's and Women's Restrooms
- Open Office Concept
- Endcap Space
- Private Entry and Reception Area



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