



# NURSERY LANE

AT THE RIVER DISTRICT

101

# OVERVIEW

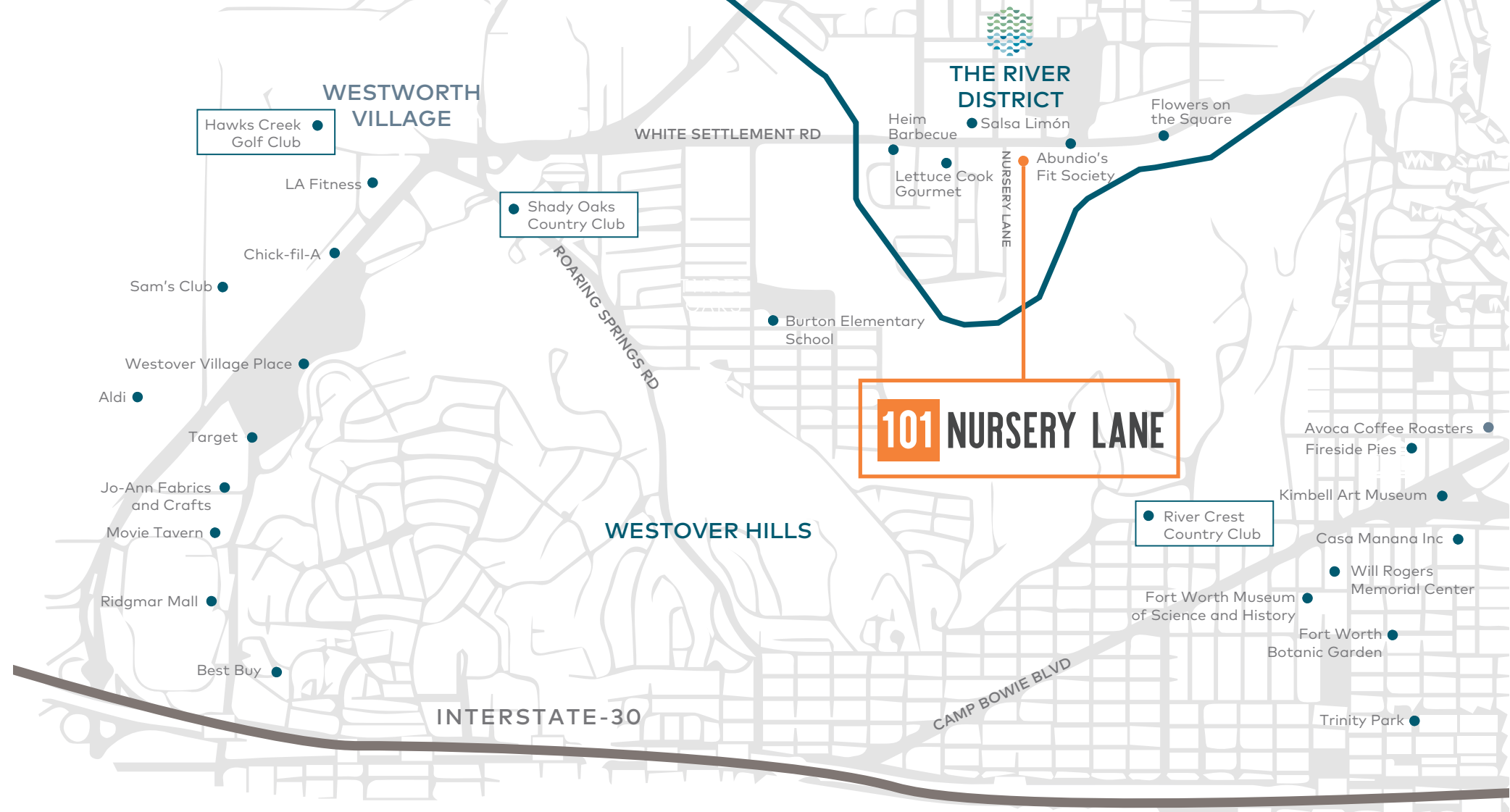
101 Nursery Lane fulfills the second phase of the Nursery Lane Office Park, a unique office and retail development located in The River District — an emerging mixed-use area of Fort Worth. Featuring industrial design, high-end amenities and access to a walkable community, 101 Nursery Lane offers a boutique office experience within a scenic office campus.

Each floor of the 19,500 square foot building has been thoughtfully designed for compatible individuals and businesses considering private suites within an office community. 101 Nursery Lane provides opportunities for boutique as well as larger footprints, with spaces ranging from 300 to 6,224 square feet in size.









# LOCATION

101 Nursery Lane is located in The River District, a centrally-located area in Fort Worth surrounded by green spaces along with retail, cultural and entertainment offerings. The Nursery Lane office campus is minutes away from the affluent neighborhoods of River Crest, Westover Hills, and Monticello, as well as local mainstays such as Shady Oaks Country Club, River Crest Country Club, the Cultural District, Will Rogers Coliseum, and Downtown/Sundance Square.



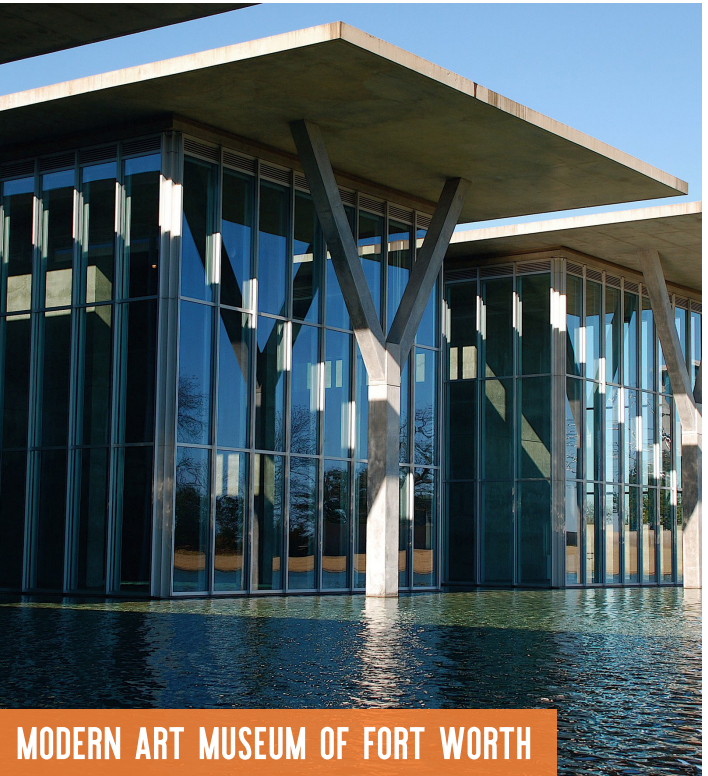
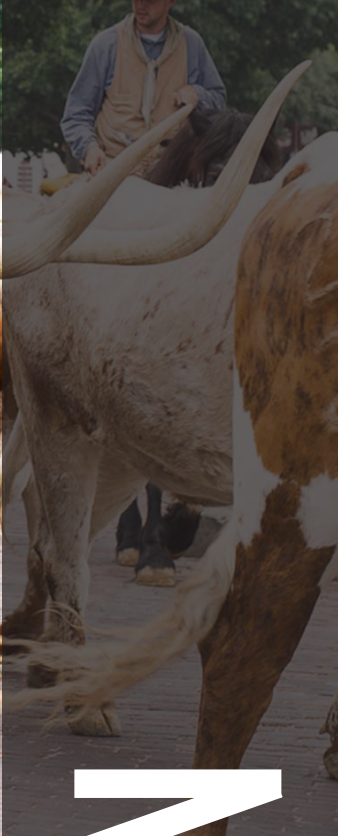
TRINITY RIVER TRAILS



SUNDANCE SQUARE



THE STOCKYARDS



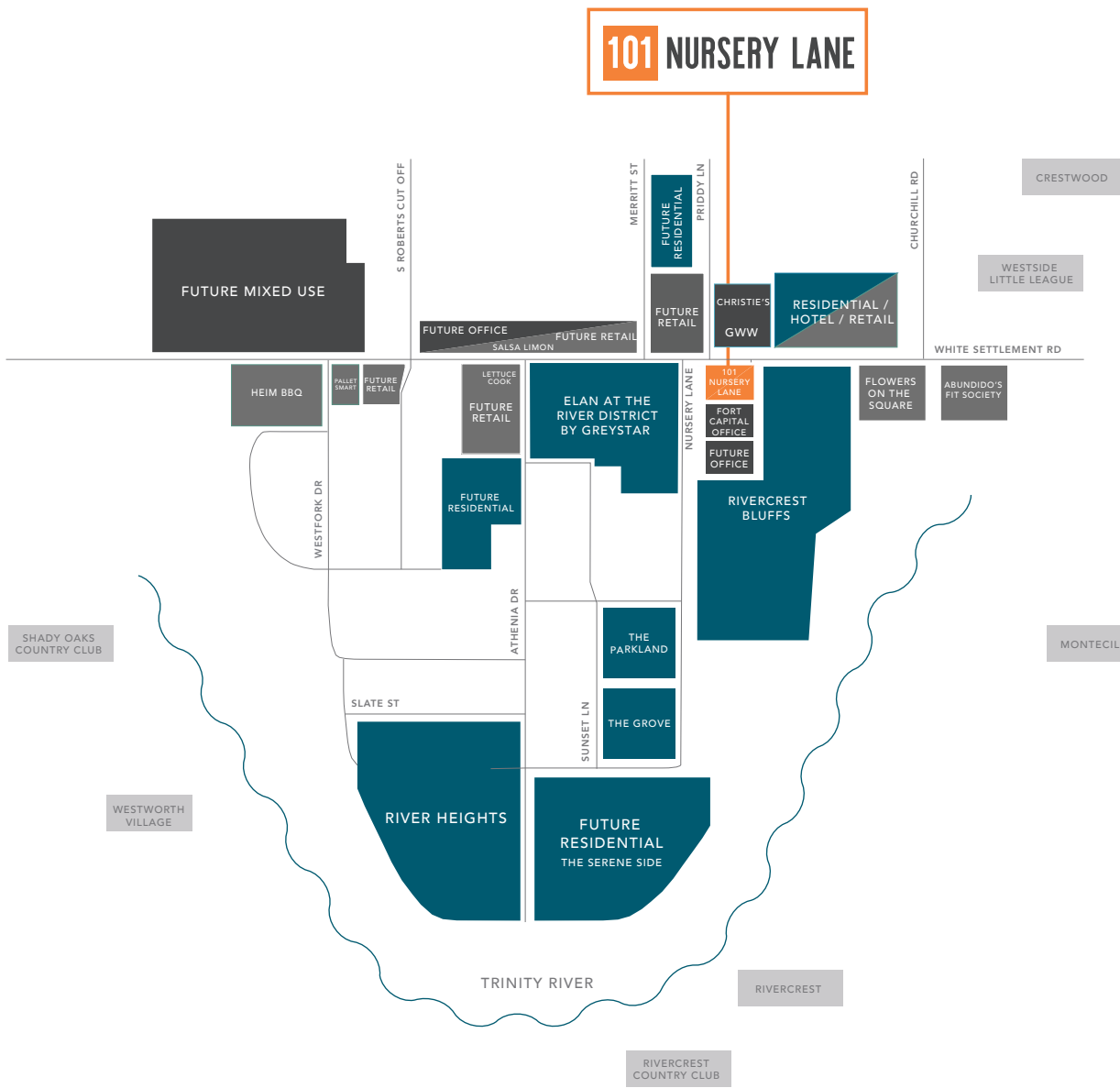
MODERN ART MUSEUM OF FORT WORTH



TEXAS CHRISTIAN UNIVERSITY

LOCATION

# 101 NURSERY LANE



**THE RIVER DISTRICT**  
FORT WORTH · TEXAS

RESIDENTIAL RETAIL OFFICE

# THE RIVER DISTRICT

The River District is a locally-cultivated community in West Fort Worth offering the best of outdoor pursuits, indoor entertainment, unique restaurants, boutique office spaces and a multitude of varying living options along the banks of the Trinity River.

## DRIVE TIMES TO AIRPORTS

- 16-minute drive to FW Meacham International Airport
- 34-minute drive to FW Alliance Airport
- 37-minute drive to DFW International Airport

## DRIVE TIMES TO ENTERTAINMENT

- 5-minute drive to the Cultural District
- 10-minute drive to Downtown
- 1 short walk to dining and entertainment options
- 1 stroll to parks and trails, including the Trinity Trails



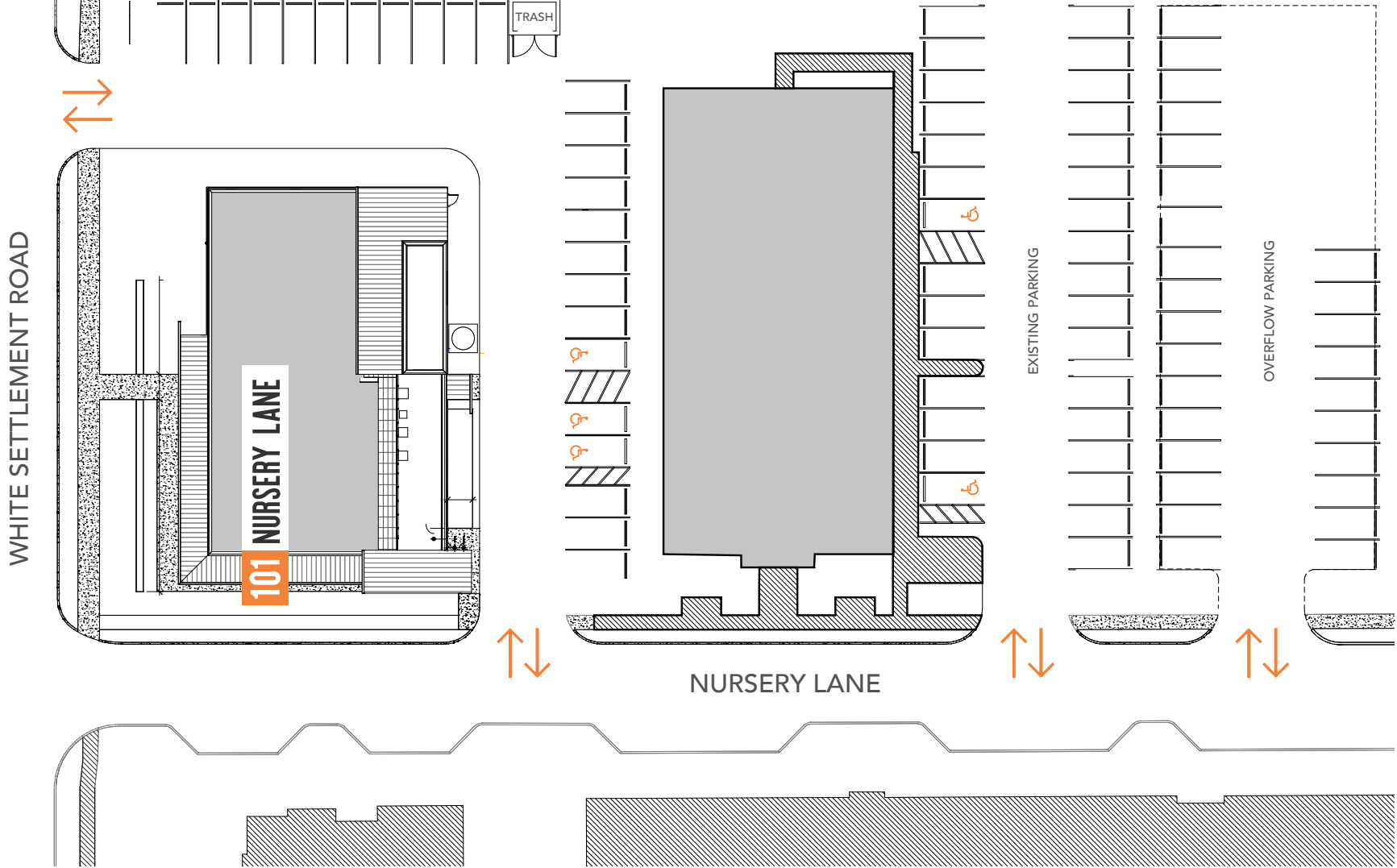
**THE RIVER DISTRICT**





# FEATURES AND AMENITIES

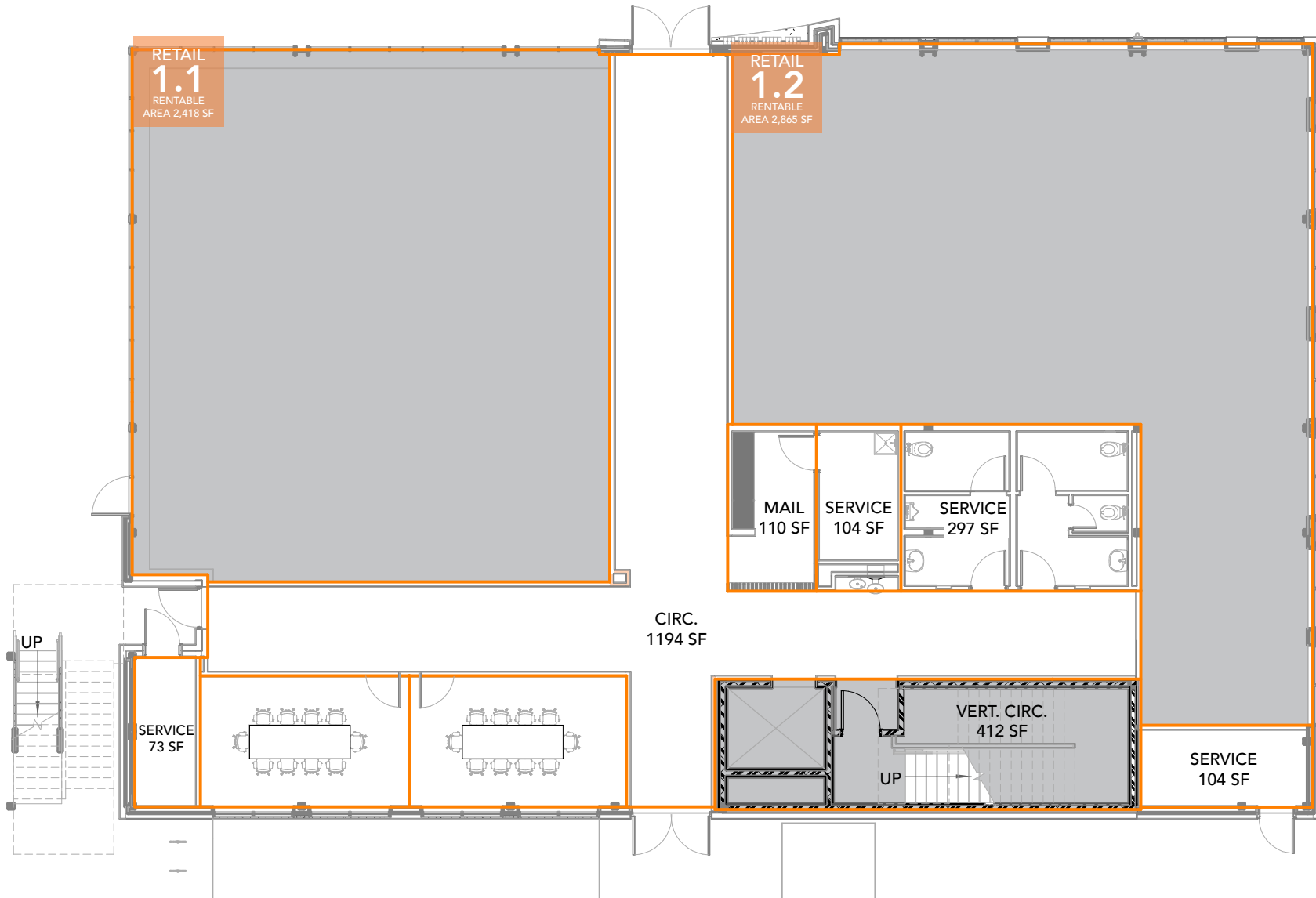
- GATED PARKING
- SECURED BUILDING
- INDUSTRIAL DESIGN
- BRICK ACCENT WALLS
- CONCRETE FLOORS
- CLEANING SERVICE
- HIGH CEILINGS
- ROOFTOP TERRACE
- COMMUNITY AREA WITH COFFEE AND TEA SERVICE
- CONFERENCE ROOMS
- CONTROLLED ACCESS ENTRY
- MODERN DESIGN



# SITE MAP

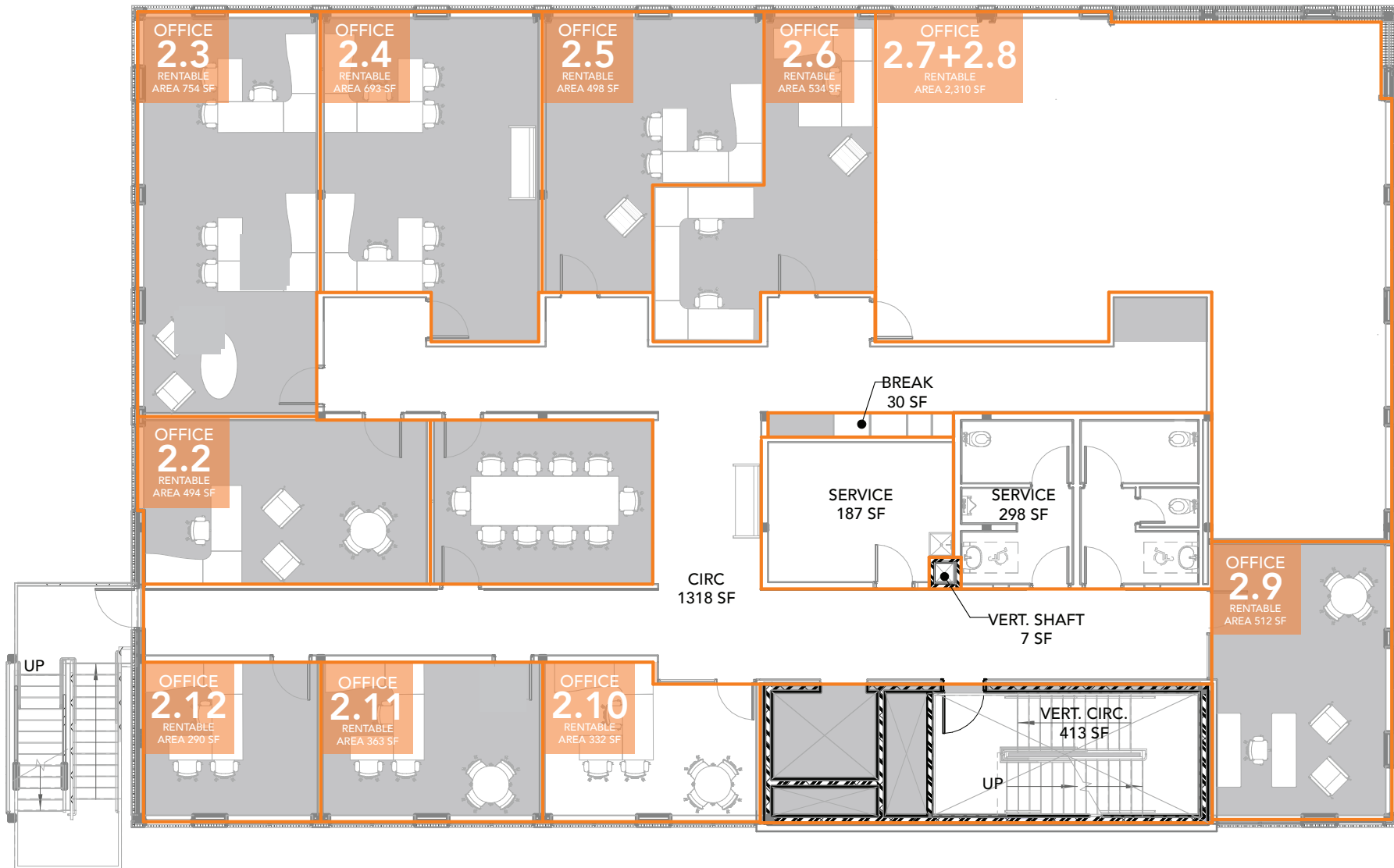
Tenants and visitors alike can enjoy ample, secure and convenient parking. 101 Nursery Lane offers gated parking with direct access to main roads and close proximity to major highways.

# FIRST FLOOR - 101 NURSERY LANE



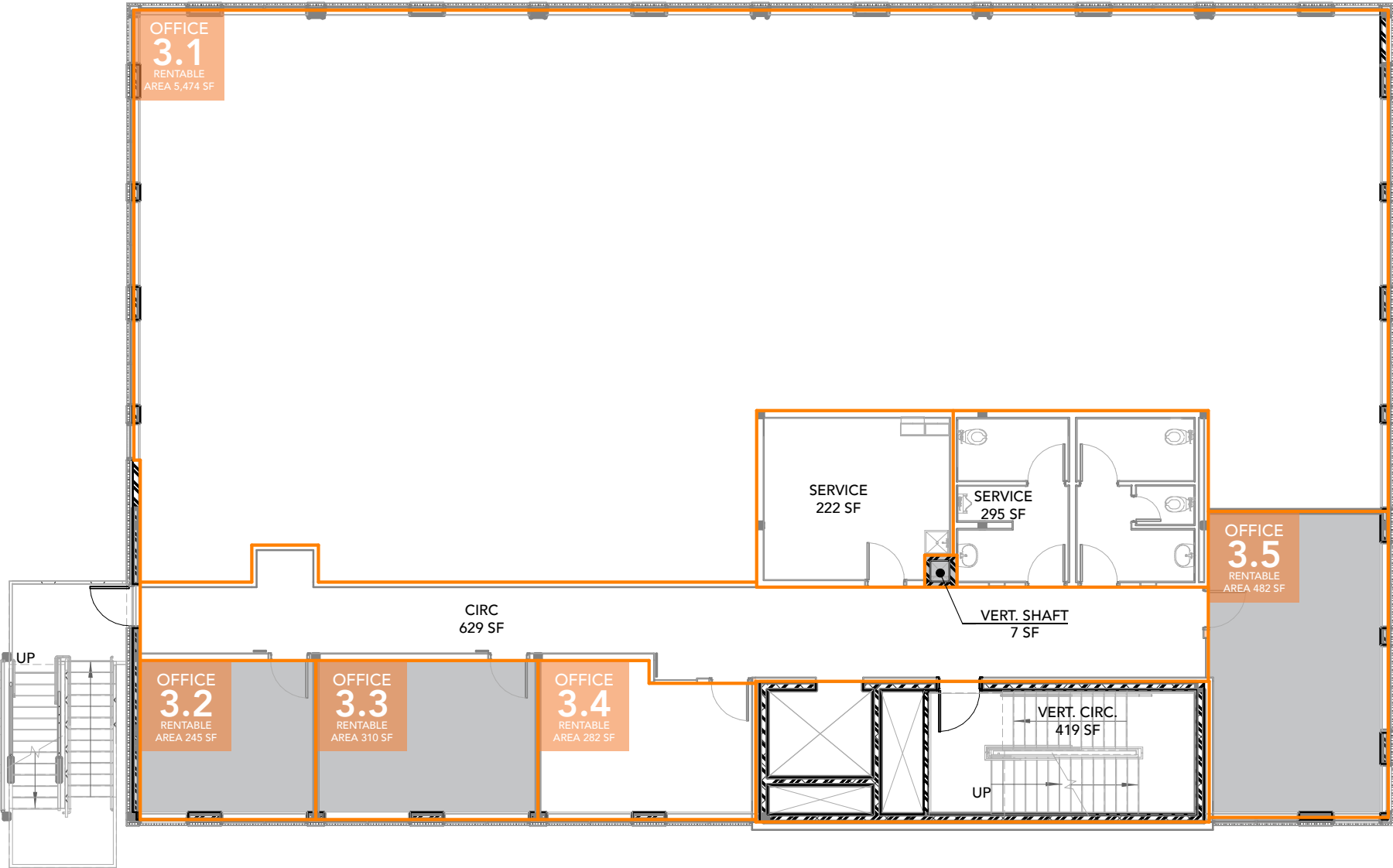
AVAILABLE FOR LEASE

# SECOND FLOOR - 101 NURSERY LANE



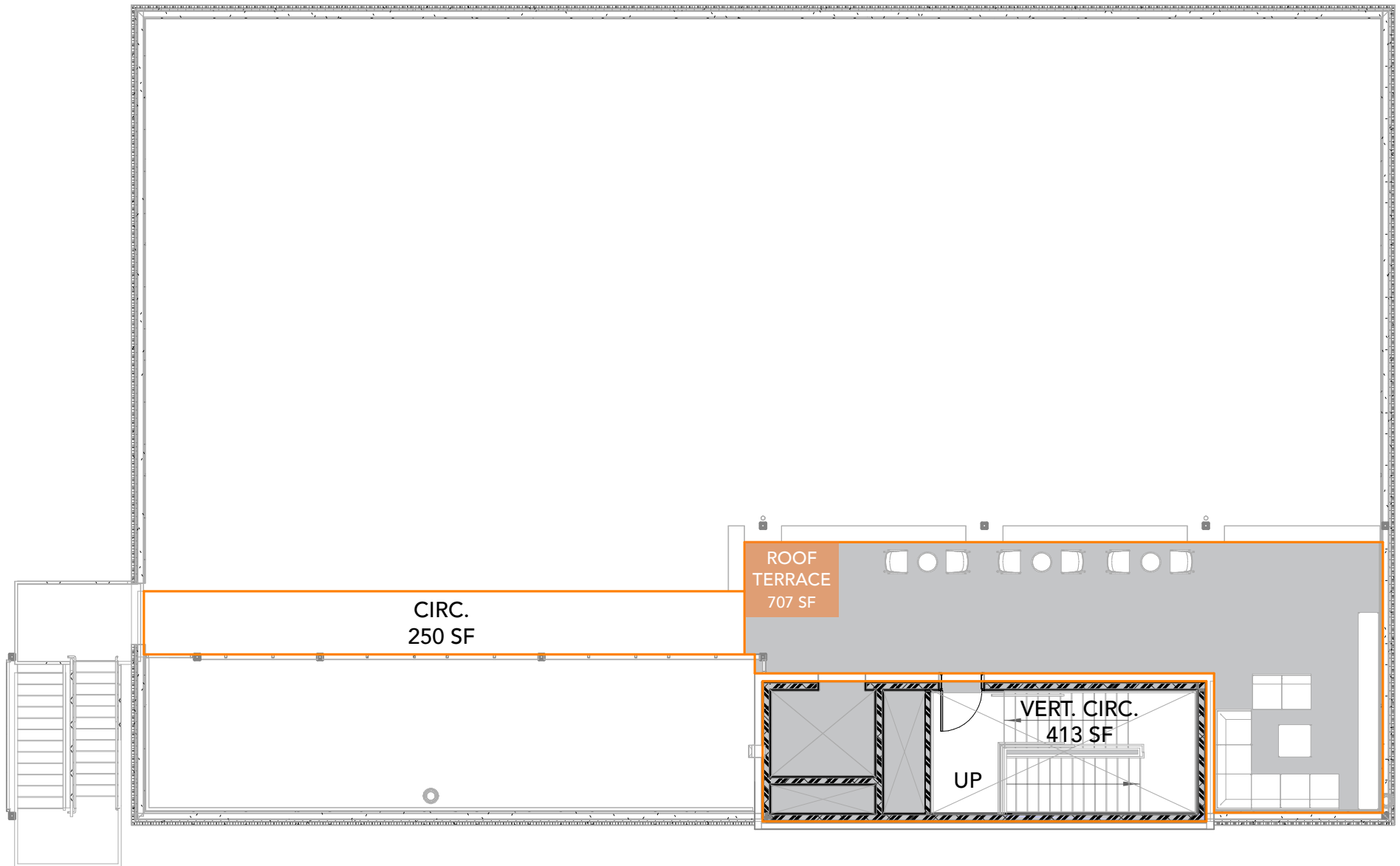
AVAILABLE FOR LEASE

# THIRD FLOOR - 101 NURSERY LANE



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# ROOF TERRACE - 101 NURSERY LANE



# THE DEVELOPER

Fort Capital is the master developer behind 101 Nursery Lane and the masterpartner and developer of The River District. Recognized as an industry leader in the Dallas-Fort Worth Area, Fort Capital has extensive experience in every aspect of real estate. The company's comprehensive understanding of property acquisition, master planning, development, investment and investment management allows the company to masterfully execute projects of any size and complexity.





# CONTACT US

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Monday – Friday

8:30am – 5:30pm



FORT  
CAPITAL