

FOR SALE

OFFICE BUILDING

**6737 Brentwood Stair Rd, Ft. Worth
The Stair**



32,349 sq. ft Two Story Office Building on 41,818 sq. ft . of Land

Year Built 1980 per Tarrant AD—Major Renovation in 2014

Easy Access to IH 820 and IH 30—One Block from Both

Contact Broker for Financial Information and Price

Tony Gilbert
tgilbert@cpacre.com
214-368-9999

Capital Property Advisors
Commercial and Investment Real Estate

Information contained herein was obtained from sources deemed reliable; however **Capital Property Advisors** makes no guarantees, warranties or representations as to the completeness or accuracy hereof. The presentation of property is submitted subject to errors, omissions, changes in price or condition, prior sale or lease or withdrawal without notice.

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Commercial/Investment Real Estate

MAP

6737 Brentwood Stair Rd, Ft. Worth, TX 76112



Call for Availability and Pricing

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PHOTOS

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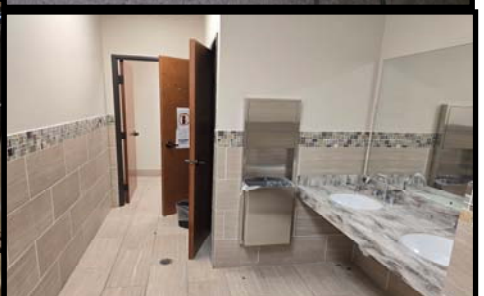
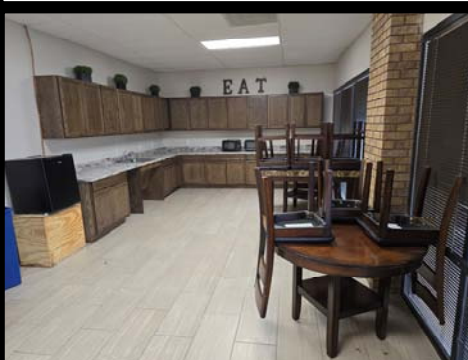
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Rent Roll

6737 Brentwood Stair Rd. Ft. Worth, TX 76112

Properties: The Stair on Brentwood - 6737 Brentwood Stair Road Fort Worth, TX 76112

Units: Active

As of: 01/27/2026

Include Non-Revenue Units: No

Unit	Tenant	Sqft	Annual Rent / SF	Rent	Recurring Charges	Deposit	Lease From	Lease To	Next Rent Increase Date	Next Rent Increase Amount	Past Due
The Stair on Brentwood - 6737 Brentwood Stair Road Fort Worth, TX 76112											
100	J & K PMS, Inc.	23,021	0.00	0.00		0.00	12/01/2023	11/30/2025			0.00
214	Medical Evaluators of Texas	708	12.00	708.00	110.00	708.00	05/01/2010				-4,288.27
216	Break Room	371	0.00	0.00		0.00	01/01/1970				0.00
218	White Rock Consultants	328	12.07	330.00		290.00	12/01/2013				0.00
220	Darrell K Pruitt	1,825	12.00	1,825.00	297.00	1,825.00	07/01/2011				0.00
224		1,663			0.00	0.00					
230	Stream Water Group Inc	1,496	12.00	1,496.00	68.00	1,496.00	06/01/2009				-2,670.23
236	Huy Nguyen	1,007	19.07	1,600.00		1,450.00	02/01/2021	03/31/2025			0.00
240	Meadowbrook Speech and Hearing Clinic	1,130	12.50	1,177.00	226.00	880.00	02/01/2015				30.00
250		800			0.00	0.00					
10 Units		32,349	13.19	7,136.00	701.00	6,649.00					-6,928.50

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Income & Expense

2026 Operating Budget

INCOME:	January	February	March	April	May	June	July	August	September	October	November	December	Total
Rent Income	7136.00	7136.00	7136.00	7136.00	7136.00	7136.00	7136.00	7136.00	7136.00	7136.00	7136.00	7136.00	85632.00
Operating Expense	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	8700.00
Late Fees	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
GROSS INCOME	7911.00	7911.00	7911.00	7911.00	7911.00	7911.00	7911.00	7911.00	7911.00	7911.00	7911.00	7911.00	94932.00
EXPENSES:													
Property Taxes	3800.00	3800.00	3800.00	3800.00	3800.00	3800.00	3800.00	3800.00	3800.00	3800.00	3800.00	3800.00	45600.00
Insurance	0.00	0.00	0.00	0.00	0.00	42000.00	0.00	0.00	0.00	0.00	0.00	0.00	42000.00
Electricity	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00	48000.00
Water	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4800.00
Trash Removal	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	2040.00
Parking	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Management Fee	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00	1500.00	18000.00
Lease Commissions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Janitorial Contract	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	11400.00
Janitorial Supplies	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2400.00
HVAC	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	12000.00
Electrical	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2400.00
Elevator	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3900.00
Landscaping	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7500.00
Pest Control	0.00	150.00	0.00	0.00	150.00	0.00	0.00	150.00	150.00	0.00	150.00	0.00	750.00
Plumbing	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1200.00
Window Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	1500.00	0.00	0.00	0.00	0.00	0.00	1500.00
Doors	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Other R & M	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6000.00
Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	1000.00	0.00	0.00	0.00	0.00	0.00	0.00	1000.00
Security/Fire	2100.00	2100.00	2100.00	2100.00	2100.00	2100.00	2100.00	2100.00	2100.00	2100.00	2100.00	2100.00	25200.00
Other Bldg Service	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4800.00
Postage	15.00	0.00	0.00	15.00	0.00	0.00	15.00	0.00	0.00	15.00	0.00	0.00	60.00
Other Admin	250.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	1000.00
Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES	16585.00	16470.00	16320.00	16585.00	16470.00	59320.00	18085.00	16470.00	16470.00	16585.00	16470.00	16320.00	242150.00
NOI	-8674.00	-8559.00	-8409.00	-8674.00	-8559.00	-51409.00	-10174.00	-8559.00	-8559.00	-8674.00	-8559.00	-8409.00	-147218.00

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date