

RETAIL  
FOR SALE/  
LEASE

+/- 10,000 SF

AWARD-  
WINNING  
BUILDING

RECENTLY  
CONSTRUCTED

  
TRANSWESTERN

REAL ESTATE  
SERVICES

# 1600 MONTGOMERY STREET

FORT WORTH, TEXAS 76107



## Property Information:

- Property Address: 1600 Montgomery St., Fort Worth, TX 76107
- Legal Description: Queensborough Heights Addition Block 1, Lots 1 thru 4
- Total Building Area: +/- 10,000 gross square feet  
(Upper level +/- 7,000 gross SF and lower level +/- 3,000 gross SF)
- Total Land Area: 24,000 square feet (0.551 acres)
- Number of Floors: 2
- Year Built: 2016
- Zoning: PD 770 "PD/SU" Planned Development. Specific Use for camera shop, photography studio, art studio, office, museum; site plan required.

## For More Information:

**Bill Behr**  
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# 1600 Montgomery Street

Fort Worth, Texas 76107

## Property Information:

The 1600 Montgomery building ("Property"), now being offered for sale or lease, was completed in 2016 as a build-to-suit for a high-end specialty and related services retailer. The ultra-contemporary architectural inspired design has won numerous nationally recognized architectural awards and is one of the most unique stores of its kind in the U.S.

The Property is located just two (2) blocks north of the brand new, Dickies Arena, the 14,000-seat multipurpose arena, located within the Will Rogers Memorial Center. The 1600 Montgomery building consists of two levels constructed on a sloping site at the southwest corner of Montgomery Street and Crestline, just blocks from the brand-new Dickies Arena. The upper level drives are accessed from Crestline and a driveway which connects to Montgomery Street on the south side of the Property.

The main, upper level houses the retail sales floor, secure stock room, conference room, large classroom/training/studio, two private offices and two restrooms. There is also a secure outdoor deck accessible from the classroom/training/studio. The lower level has been utilized as a fully functioning photographic lab, large dedicated studio, storage and employee breakroom. There is also a secure covered outdoor patio adjacent to the breakroom. A single elevator services the lower and upper levels.

The main level offers tremendous natural light via floor to ceiling west facing windows. Parking on the upper level provides approximately twenty-seven (27) parking spaces with parking for an additional nine (9) vehicles on the lower level adjacent to the employee entrance which also includes a card-key access system.

The building is constructed of precast concrete and floor-to-ceiling glass panels on the building's west side and main building entrance. The upper floor consists of approximately 7,000 gross square feet and the lower level consists of approximately 3,000 gross square feet. The building layout and design offers flexibility for alternative uses including art galleries, museums, restaurants, general retail and both traditional office space and co-working. It also could be modified for medical use.

The Property can be purchased and delivered vacant at time of closing or with a short-term seller leaseback of up to ninety (90) days. Contact the broker for pricing information.



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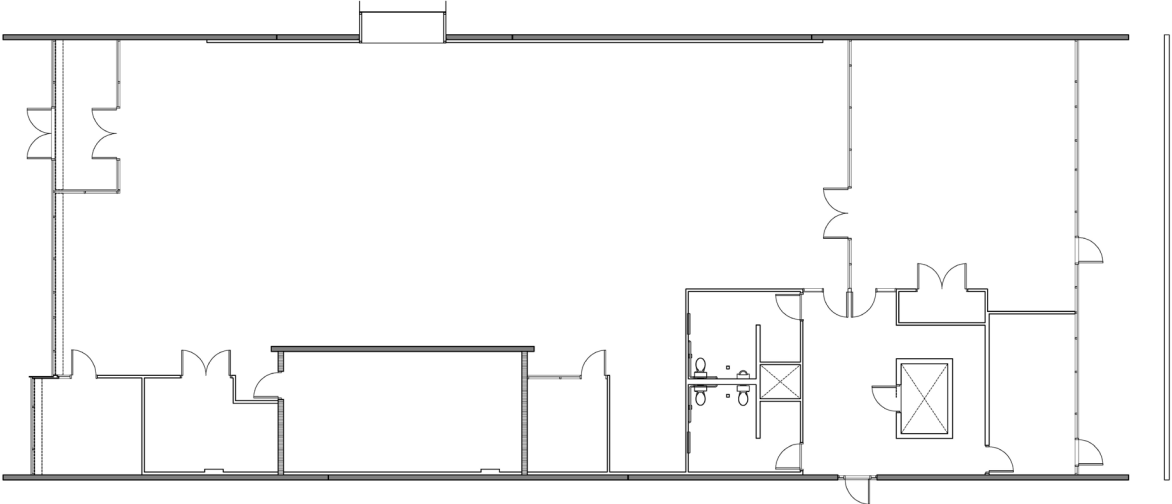
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# 1600 Montgomery Street

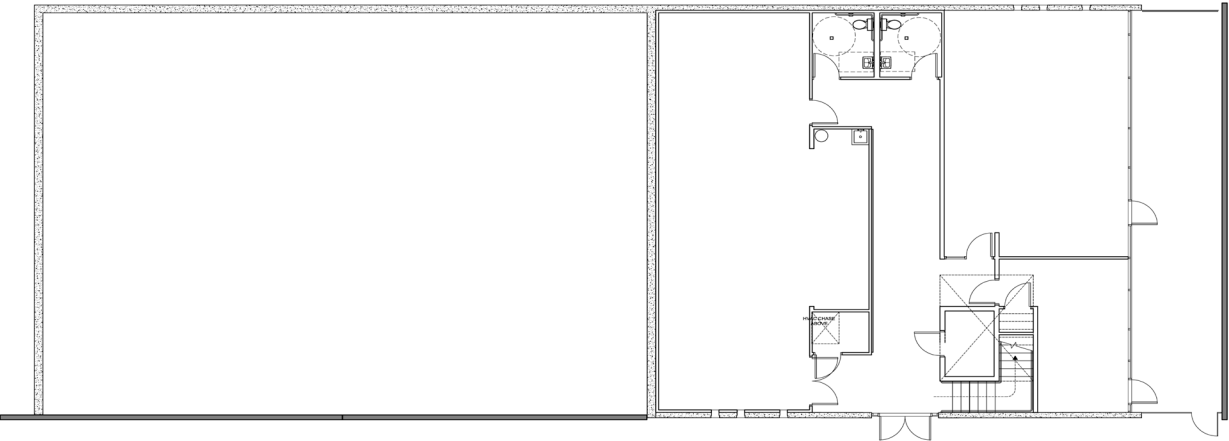
Fort Worth, Texas 76107



Main Level Plan



Lower Level Plan



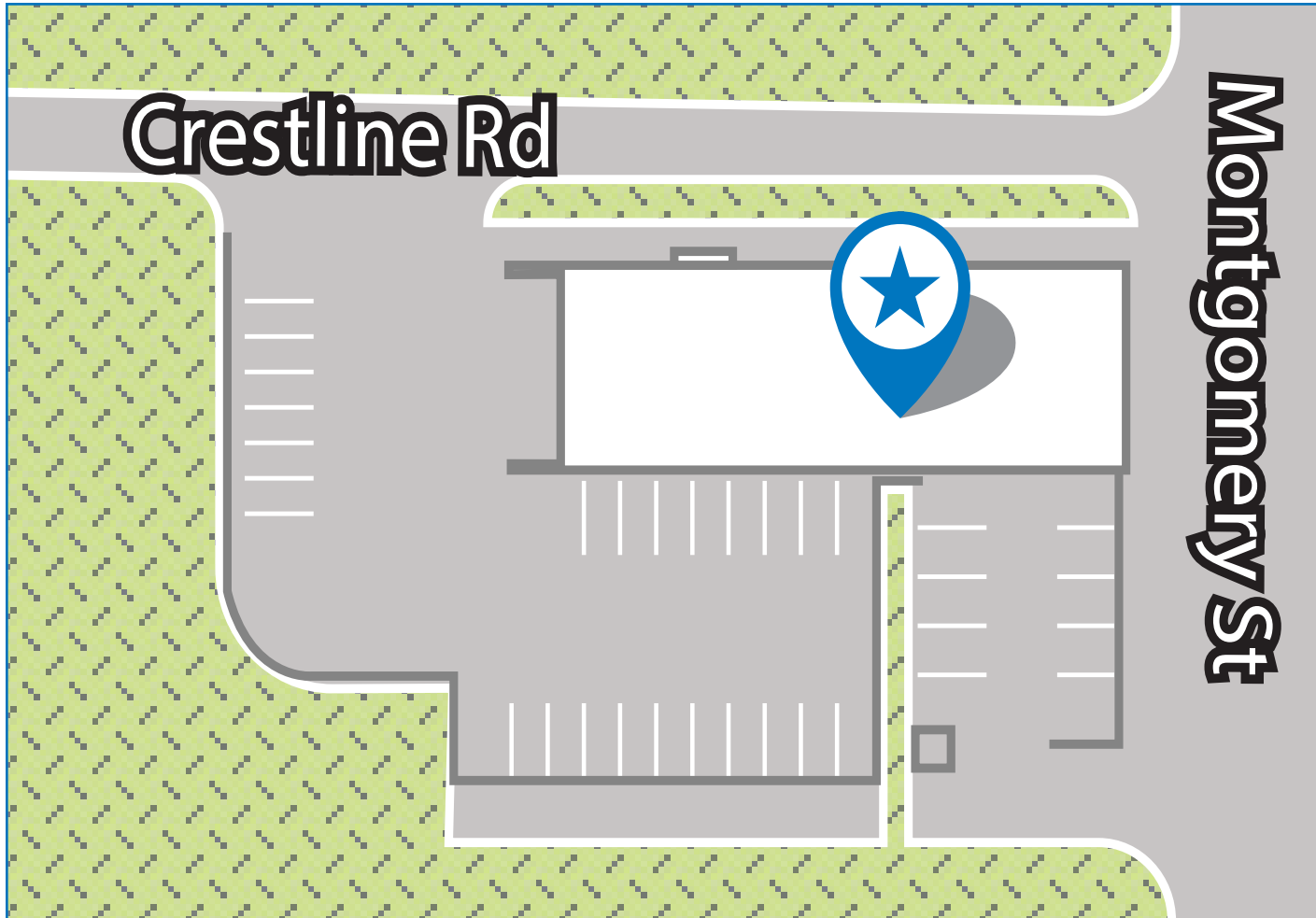
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# 1600 Montgomery Street

Fort Worth, Texas 76107

  
**TRANSWESTERN**  
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## Surrounding Amenities & Services

- 1** Fort Worth Museum
- 2** National Cowgirl Museum & Hall of Fame
- 3** Dickie's Arena
- 4** Will Rogers Memorial Center Barns

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# 1600 Montgomery Street

Fort Worth, Texas 76107



## Surrounding Amenities & Services

- |                        |   |                               |
|------------------------|---|-------------------------------|
| <b>1</b> Dickies Arena | <b>2</b> FW Museum of Science & History | <b>3</b> Will Rogers Coliseum |
| <b>4</b> Casa Manana   | <b>5</b> UNT Health Science Center      | <b>6</b> FW Museum District   |
| <b>7</b> West 7th      | <b>8</b> FW CBD                         | <b>9</b> FW Medical District  |

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# Information About Brokerage Services

Texas law requires all real estate licensees 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.

## 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 or subagent by the buyer or buyer's agent.

**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.

**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 coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

<b>Transwestern Commercial Services Fort Worth LLC</b>	<b>9000246</b>	License No.	<b>(817)877-4433</b>	Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name				
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Designated Broker of Firm				
<b>Leland Alvinus Prowse IV</b>	<b>450719</b>	License No.	<b>leland.prowse@transwestern.com</b>	Phone
Licensed Supervisor of Sales Agent/ Associate				
<b>William Guy Behr</b>	<b>351049</b>	License No.	<b>bill.behr@transwestern.com</b>	Phone
Sales Agent/Associate's Name				
Buyer/Tenant/Seller/Landlord Initials		Date		

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
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