



## FEATURES

- Ground floor 11,828 SF office building
- Located in a 6-story multi-level parking garage at 405 W. 7th Street
- Fort Worth CBD Submarket
- Walking distance to Sundance Square, City Hall and courthouses
- Affordable back-office space
- Eyebrow signage available
- Floor-to-ceiling windows
- Dedicated HVAC
- Data center room with separate HVAC
- Ample parking
- Street level entry to suite

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# LOCAL REAL ESTATE



RESIDENTIAL		
1. Hunter Plaza:	200 Burnett, 164 units	
2. West View by City Homes:	1025 10th St., 10 units	
3. West View by City Homes:	950 Henderson, 40 units	
4. The Henderson:	1000 Henderson, 194 units	
5. Sundance West:	333 Throckmorton, 59 units	
6. Sanger Lofts:	222 West 4th, 59 units	
7. The Cassidy:	407 Throckmorton, 6 units	
8. The Tower:	500 Throckmorton, 294 units	
9. Electric Building:	410 West 7th, 106 units	
10. Neil P. Anderson:	411 West 7th, 60 units	
11. Kress Building:	604 Main, 24 units	
12. Houston Place Lofts:	910 Houston, 30 units	
13. Flatiron:	1000 Houston, 1 unit	
14. Hilton Annex:	815 Commerce, 143 units	
15. Pecan Place Townhomes:	601-710 First, 37 units	
16. Cassidy Corner:	1st & Pecan, 2 units	
TOTAL RESIDENTIAL UNITS DOWNTOWN: 3,452 units with 6,228 residents		
HOTEL		
17. Worthington Renaissance Hotel:	504 rooms	
18. Etta's Place:	10 rooms	
19. The Ashton:	39 rooms	
20. Downtown Fort Worth Courtyard-Blackstone Hotel:	203 rooms	
21. Embassy Suites Fort Worth Hotel:	156 rooms	
22. Hilton Fort Worth:	294 rooms	
23. Park Central Hotel:	120 rooms	
24. Omni Fort Worth Hotel:	614 rooms	
TOTAL HOTEL ROOMS DOWNTOWN: 2,642 rooms		
OFFICE		
25. 200 Taylor St.:	304,635 SF - 304,635 SF occupied. Estimated building population: 1,108 people	
26. 100 Throckmorton St.:	312,525 SF - 271,271 SF occupied. Estimated building population: 986 people	
27. 300 Throckmorton St.:	313,953 SF - 134,336 SF occupied. Estimated building population: 488 people	
28. 420 Throckmorton St.:	201,901 SF - 169,671 SF occupied. Estimated building population: 617 people	
29. 421 W. 3rd St.:	280,000 SF - 229,485 SF occupied. Estimated building population: 834 people	
30. 500 Taylor St.:	111,096 SF - 102,852 SF occupied. Estimated building population: 374 people	
31. 500 W. 7th St.:	277,140 SF - 240,011 SF occupied. Estimated building population: 873 people	
32. 400 W. 7th St.:	109,300 SF - 109,300 SF occupied. Estimated building population: 397 people	
33. 306 W. 7th St.:	200,353 SF - 197,522 SF occupied. Estimated building population: 718 people	
34. 777 Taylor St.:	163,347 SF - 157,793 SF occupied. Estimated building population: 574 people	
35. 307-309 W. 7th St.:	439,802 SF - 281,559 SF occupied. Estimated building population: 1,024 people	
36. 819 Taylor St.:	711,867 SF - 711,867 SF occupied. Estimated building population: 2,589 people	
37. 210 W. 6th St.:	95,987 SF - 95,987 SF occupied. Estimated building population: 349 people	
38. 100 E. Weatherford St.:	118,000 SF - 118,000 SF occupied. Estimated building population: 429 people	
39. 200 E. Weatherford St.:	248,292 SF - 248,292 SF occupied. Estimated building population: 903 people	
40. 201 Main St.:	716,533 SF - 676,161 SF occupied. Estimated building population: 2,459 people	
41. 515 Houston St.:	96,418 SF - 64,578 SF occupied. Estimated building population: 75 people	
42. 512 Main St.:	102,272 SF - 67,577 SF occupied. Estimated building population: 246 people	
43. 110 W. 7th St.:	98,342 SF - 98,342 SF occupied. Estimated building population: 358 people	
44. 777 Main St.:	954,895 SF - 661,583 SF occupied. Estimated building population: 2,406 people	
45. 115 W. 7th St.:	398,056 SF - 375,920 SF occupied. Estimated building population: 1,367 people	
46. 810 Houston St.:	122,129 SF - 122,129 SF occupied. Estimated building population: 444 people	
47. 1016-1116 Houston St.:	606,578 SF - 606,578 SF occupied. Estimated building population: 2,206 people	
TOTAL OFFICE SPACE DOWNTOWN: 10,180,293 SF - 8,688,753 SF occupied with 46,892 downtown employees		

# DOWNTOWN RETAIL

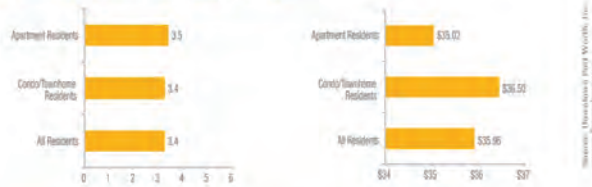
**Average Monthly Visits to Downtown Restaurants by Downtown Residents and Spending Per Visit**



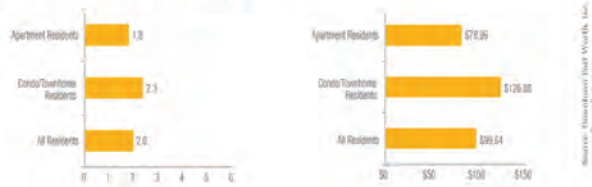
**Average Monthly Visits to Downtown Bars by Downtown Residents and Spending Per Visit**



**Average Monthly Visits to Downtown Convenience/Drug Stores by Downtown Residents and Spending Per Visit**



**Average Monthly Visits to Downtown Clothing Stores by Downtown Residents and Spending Per Visit**



**Spending by Downtown residents**



- \$45+ MILLION** annual spending by residents in Downtown
- 5.4+ monthly visits** to Downtown retailers
- \$60 average spent per retail visit**
- 13.7 average monthly visits** to Downtown restaurants and bars
- \$65 average spending per restaurant visit**

**\$93 MILLION** annual sales for full-service Downtown restaurants

**\$53 MILLION** in mixed beverage sales for 2014

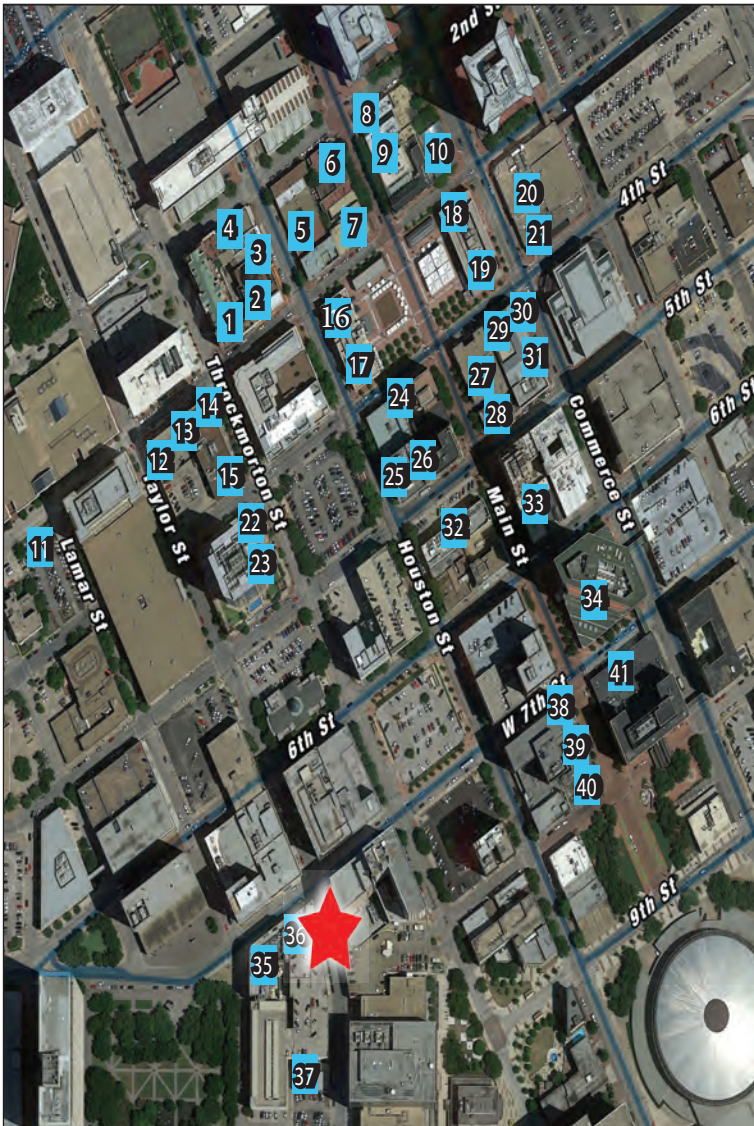


Source: Downtown Fort Worth, Inc.

**Retail Occupancy Rate**



## AREA DINING



- |                                     |   |
|-------------------------------------|---|
| 1. Daddy Jack's                     | 21. Hyena's                               |
| 2. Reata                            | 22. Cantina Laredo                        |
| 3. Pacuigo                          | 23. Potbelly Sandwich Works               |
| 4. Uno Chicago Bar & Grill          | 24. Simply Fondu                          |
| 5. Five Guys                        | 25. Ojos Locos                            |
| 6. Risky's Barbeque                 | 26. Subway                                |
| 7. Razzoo's                         | 27. Mi Cocina                             |
| 8. Chop House                       | 28. Jake's                                |
| 9. Yolk                             | 29. Nestle Toll House Cafe/Red Mango      |
| 10. Flying Saucer                   | 30. The Cupcakery                         |
| 11. Frankie's Sports Bar            | 31. Salata                                |
| 12. Hoya Korean Kitchen             | 32. Six 10 Grille                         |
| 13. Piranha Killer Sushi            | 33. The Corner Bakery                     |
| 14. P.F. Chang's China Bistro       | 34. Grace                                 |
| 15. Taverna Pizzeria and Risotteria | 35. Planet Sub                            |
| 16. Starbucks                       | 36. Picchi Pacchi                         |
| 17. Taco Diner                      | 37. Bailey's Barbeque                     |
| 18. Del Frisco's Grille             | 38. The Capital Grille                    |
| 19. Bird Cafe                       | 39. Little Red Wasp                       |
| 20. Jamba Juice                     | 40. Del Frisco's Double Eagle Steak House |
|                                     | 41. Ruth's Chris Steak House              |

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