

GROUND FLOOR RETAIL/OFFICE SPACE FOR LEASE

# COWTOWN PLACE

THROCKMORTON & 7TH ST | FORT WORTH, TEXAS 76102

SCHWARZ  
HANSON  
ARCHITECTS



LEASING INFORMATION

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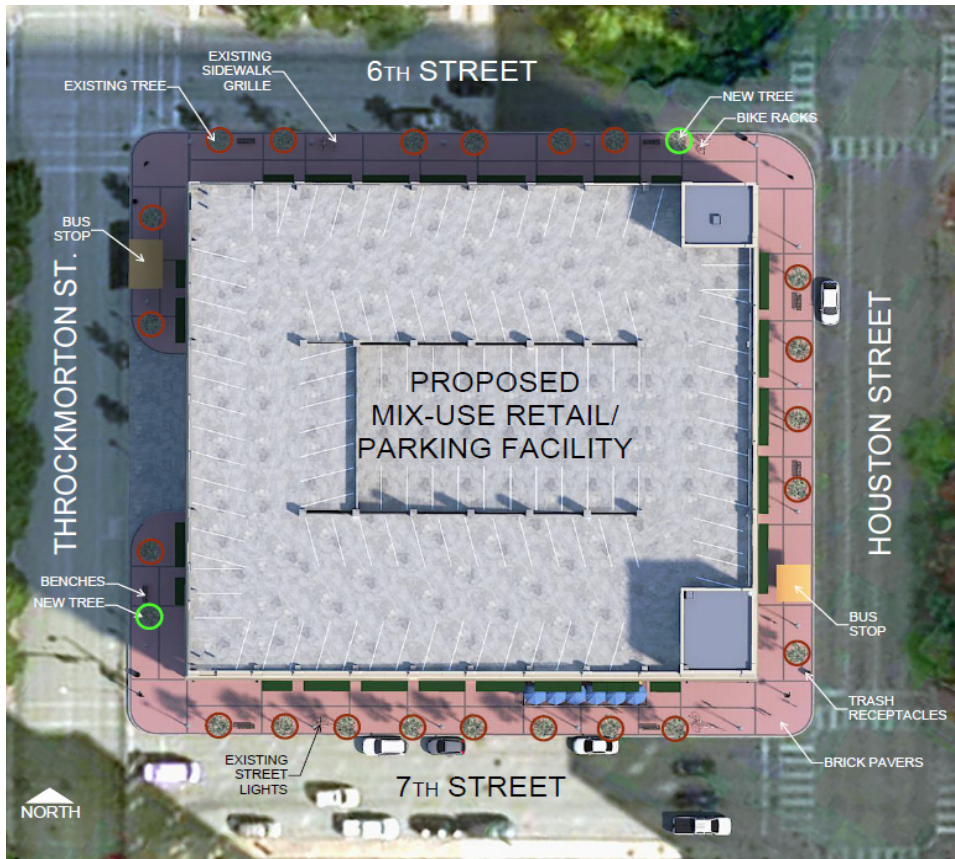
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## PROPERTY INFORMATION

- Outstanding location in the heart of the Fort Worth Central Business District
- The entire city block bounded by 6th Street on the north, Houston Street on the east, 7th Street on the south and Throckmorton Street on the west
- High vehicle daily traffic counts on all four streets offering unequalled visibility and exposure for tenants:
  - 7th Street: 9,984 VPD
  - 6th Street: 7,556 VPD
  - Throckmorton Street: Not available
  - Houston Street: 8,569 VPD
- Prominent development for easily recognized location for customers and visitors
- Up to 27,000 SF (divisible) of contiguous ground floor retail or office space available for lease
- Ideally suited for restaurants or bars, all types of retail users and office users such as stock brokerage companies, title companies, law firms or any other users who would benefit from ground floor convenience and street visibility
- Great signage available
- Shell space allows total customization of tenant's layout requirements

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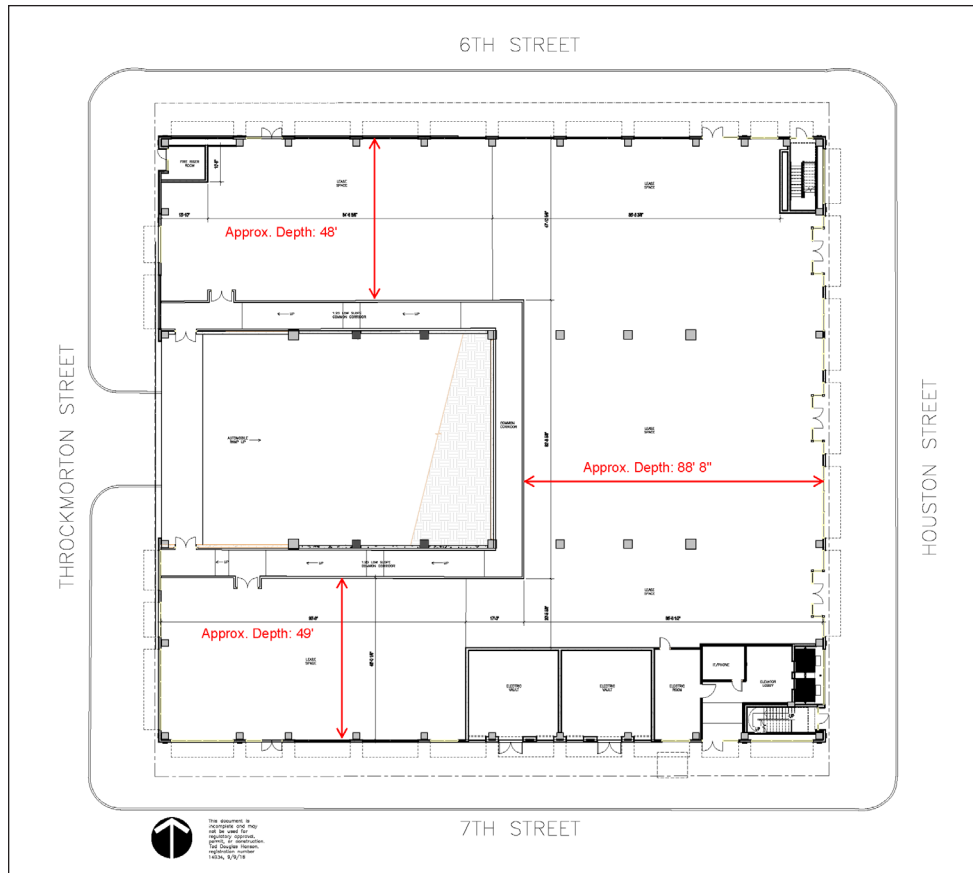
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## LEASE INFORMATION

- Below market rates of \$25.00 per square foot, plus utilities
- Finish-out allowance offered
- Five year lease terms and longer
- POTENTIAL PROJECT NAMING RIGHTS AVAILABLE FOR MAJOR TENANT

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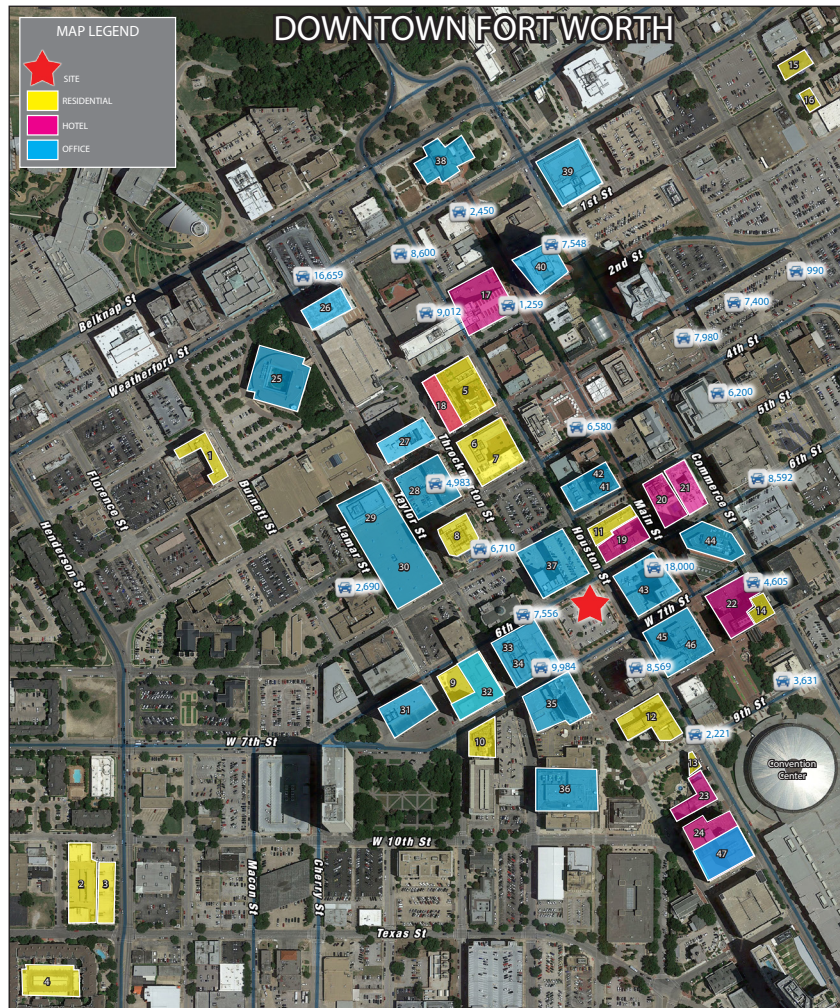


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## RESIDENTIAL

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**

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## DOWNTOWN RETAIL OVER-



**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

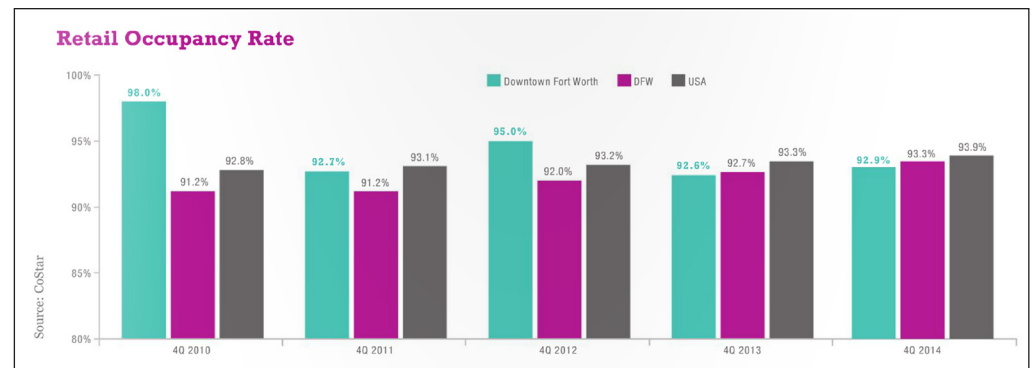
**13.7 average monthly visits** to Downtown restaurants and bars

**\$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.



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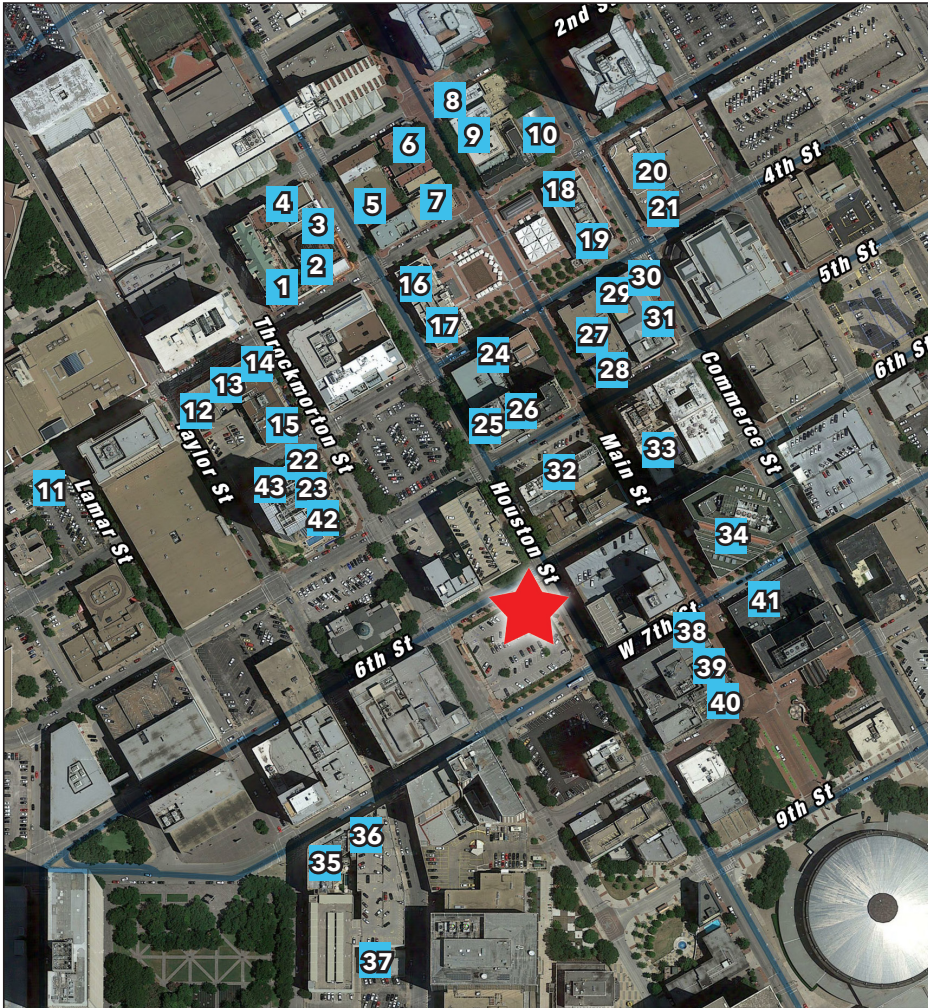
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## DOWNTOWN RESTAURANTS

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

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**CONSTRUCTION PROGRESS** as of **NOVEMBER 18, 2016.**

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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>		<b>(817)877-4433</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Paul Wittorf</b>	<b>479373</b>	<b>paul.wittorf@transwestern.com</b>	<b>(214)446-4512</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Leland Alvinus Prowse IV</b>	<b>450719</b>	<b>leland.prowse@transwestern.com</b>	<b>(817)877-4433</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>William Guy Behr</b>	<b>351049</b>	<b>bill.behr@transwestern.com</b>	<b>(817)877-4433</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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