



FORT WORTH, TEXAS 76102

1000 WEST WEATHERFORD

PROPERTY OVERVIEW

- Class A Office Campus on Edge of Downtown Fort Worth
- Impressive Opportunity for an Owner/User
- High End Finish Out
- Includes 2,950 SF of Basement Space
- Covered Executive Parking Spaces within Private Gate
- Class A Office Building

SALE DETAILS

- **Sale Price:** Negotiable
- **Land Size:** .91 Acres
- **Building Size:** 15,584 SF
- **Additional 1.3 Acres For Sale Across Lexington Street**

LEASE DETAILS

- **Lease Rate:** \$28.00 PSF + E
- **Lease Size:** 4,000 - 15,584 SF

 **Theron Bryant**
817.436.1011
theron.bryant@cbcadvisors.com

 **Casey Tounget**
817.436.1071
casey.tounget@cbcadvisors.com

www.cbcadvisors.com



CBC ADVISORS
1300 SOUTH UNIVERSITY DRIVE, SUITE 318
FORT WORTH, TEXAS
(P) 817.226.0000



MAIN ENTRY



EMPLOYEE HALLWAY



CONFERENCE ROOM



EXEC. OFFICE - AUTO BLINDS



COVERED PARKING



EXEC. OFFICE FLOOR

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EXTERIOR



AERIAL



SOUTH WING



SOUTH WING



YARD



YARD

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AMENITIES

- Video security system
- Gated employee parking
- Covered executive parking
- Balcony patios
- Remote-controlled blinds in Executive Offices
- Executive bathroom with shower
- Full bar and breakroom in Executive Conference Room



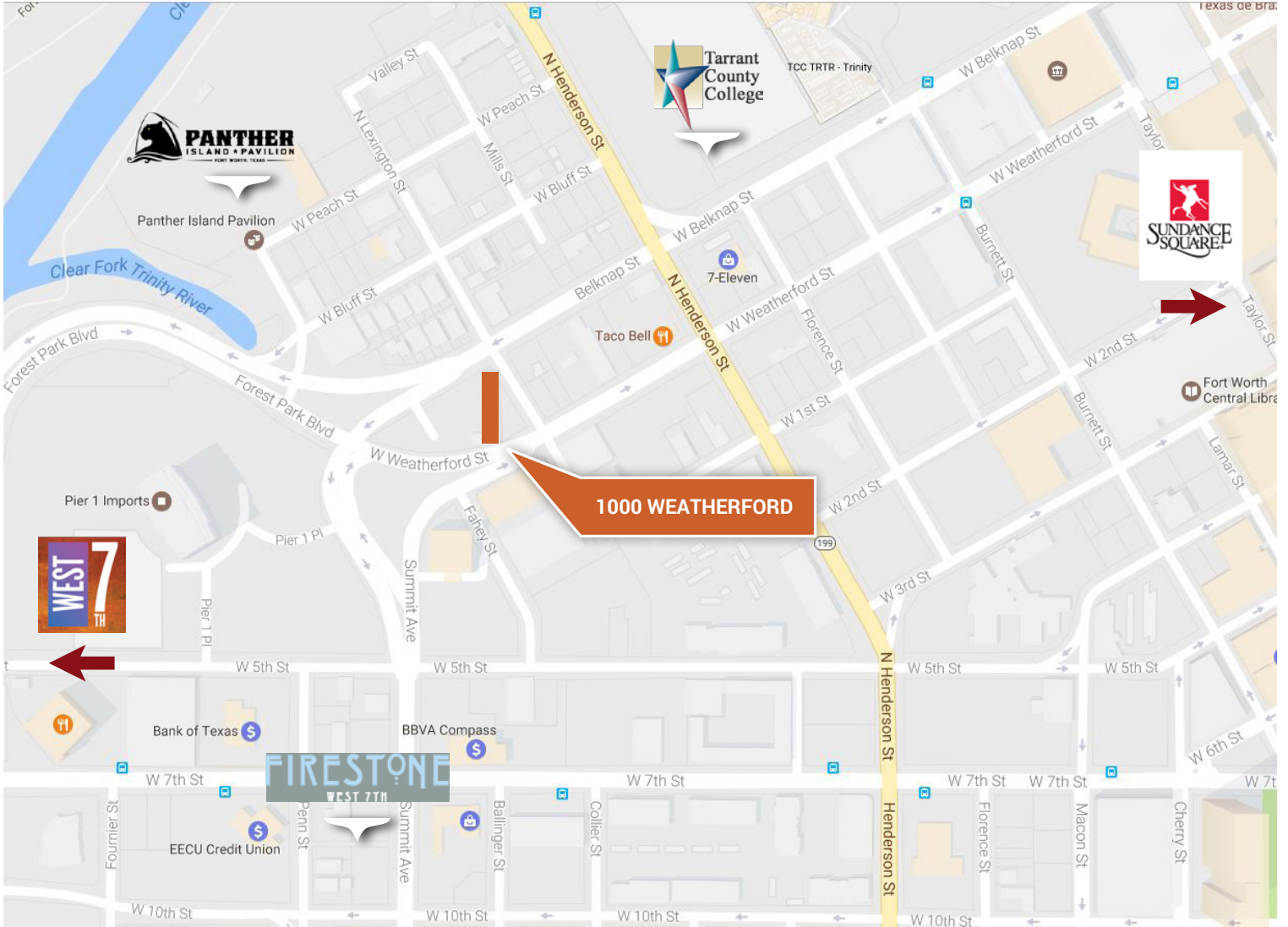
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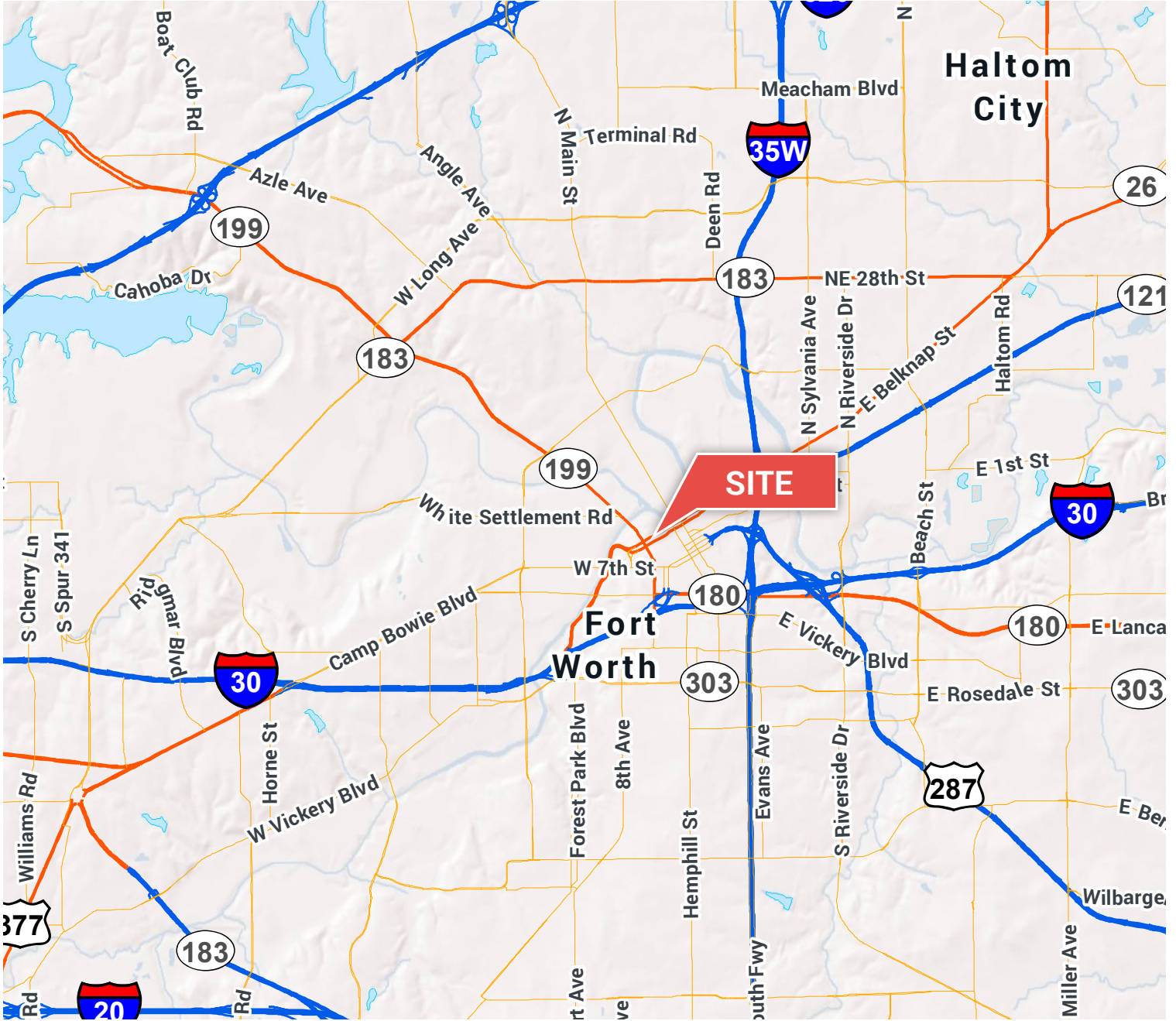
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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give you 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 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.

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.

Coldwell Banker Commercial Advisors	9002948	carol.seabee@cbcadvisors.com	817.226.0000
Licensed Broker/Broker Firm Name	License No.	Email	Phone
Gary Walker	370459	gary.walker@cbcadvisors.com	817.226.0000
Designated Broker of Firm	License No.	Email	Phone
Theron Bryant	447341	theron.bryant@cbcadvisors.com	817.226.0000
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

www.cbcadvisors.com



DISCLAIMER

CBC ADVISORS
255 NORTH CENTER STREET, SUITE 200
ARLINGTON, TEXAS
(P) 817.226.0000