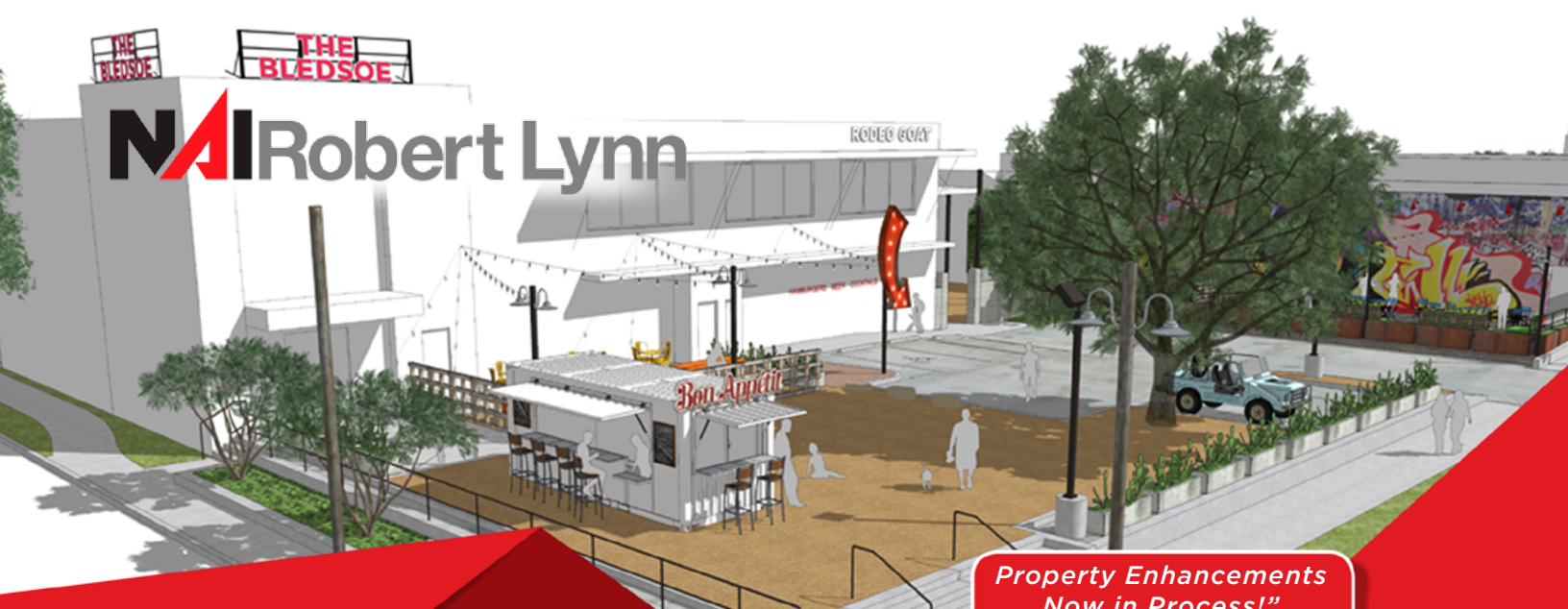


THE BLEDSOE

NAI Robert Lynn

RODEO GOAT



Property Enhancements
Now in Process!"

For Lease
**Approximately
6,000 SF**



The Bledsoe
2836 Bledsoe Street
Fort Worth, Texas 76107

Property Features

- 6,000 SF 2nd Floor Office Space For Lease
- Open Concept with Restrooms, Conference Room, and Several Meeting Rooms
- Abundant Natural Light Creates an Energized Space Feel
- Elevator and Two Stairways In Place
- Reserved Parking for Office Employees
- Located on Top of Rodeo Goat and Overlooks America Gardens Bar & Restaurant
- Ideally Positioned in the Heart of the W 7th St & Cultural Districts
- Asking Rate: Call Broker



Bobby Montgomery
817 872 3908
bmontgomery@nairretail.com

Jon McDaniel
817 872 3902
jmcDaniel@nairretail.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

1200 Summit Avenue Suite 800
Fort Worth TX 76102
817 885 8333
nairretail.com

For Lease
Approximately 6,000 SF

2836 Bledsoe Street
Fort Worth, Texas 76107



Demographics

	1 MILE	3 MILES	5 MILES
Total Population	8,536	93,246	272,555
Total Households	4,683	36,471	95,744
Average Household Size	1.80	2.30	2.70
Average Household Income	\$87,111	\$80,441	\$70,712

Source: CoStar 2018

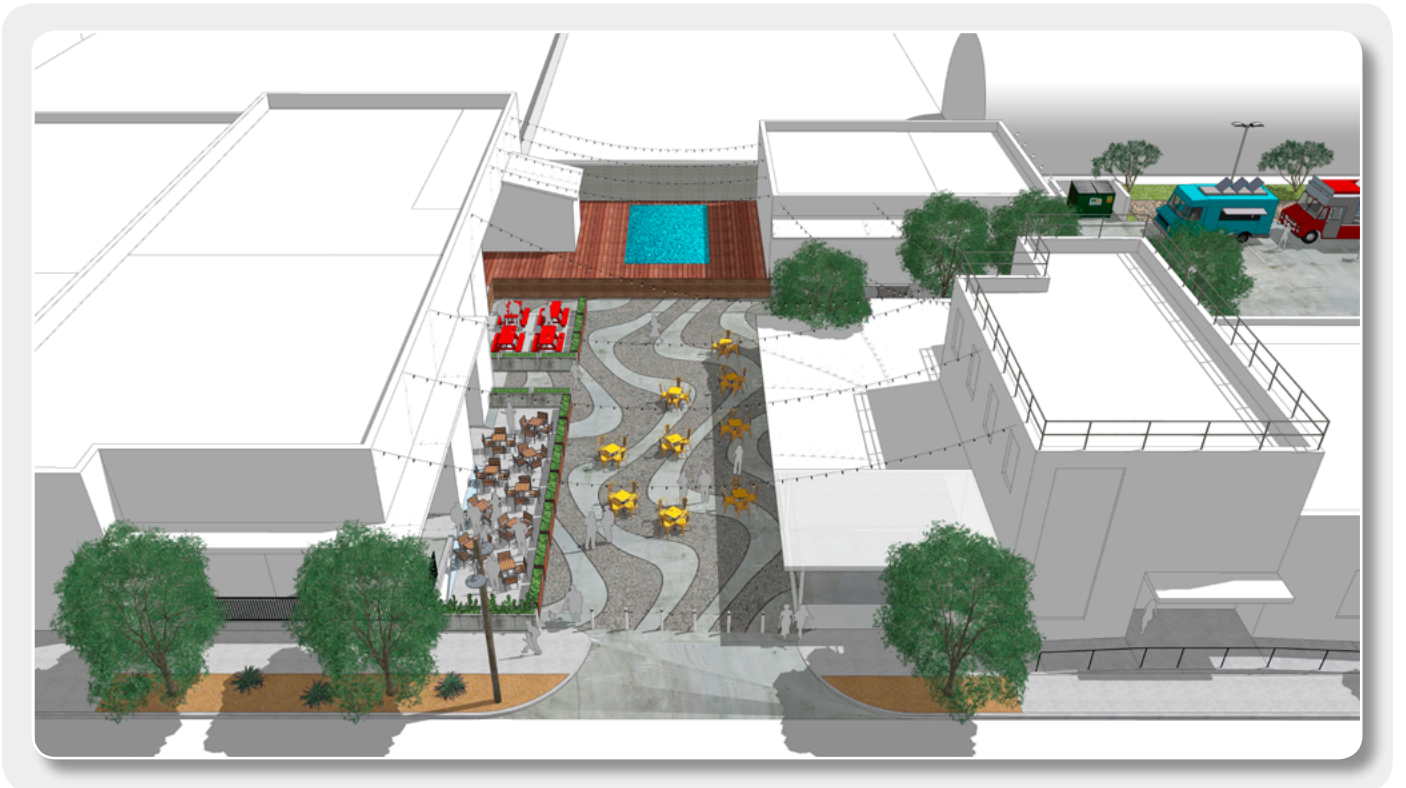
Traffic Counts

- University Dr. 27,080 VPD
- W. 7th Street 16,394 VPD

Source: CoStar2017

Future Conceptual Property Enhancements

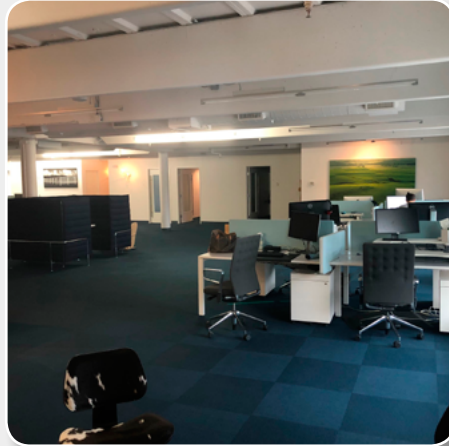
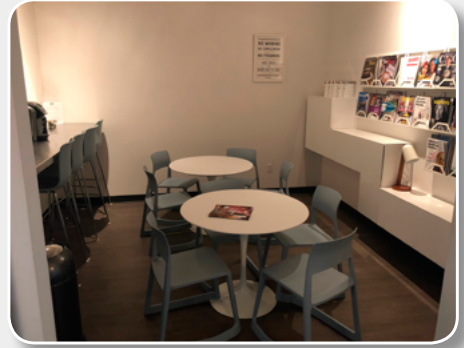
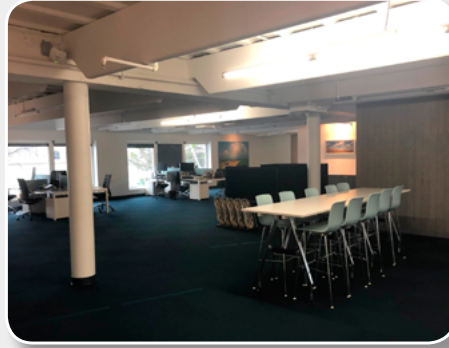
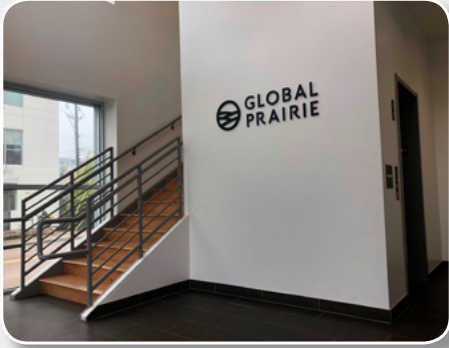
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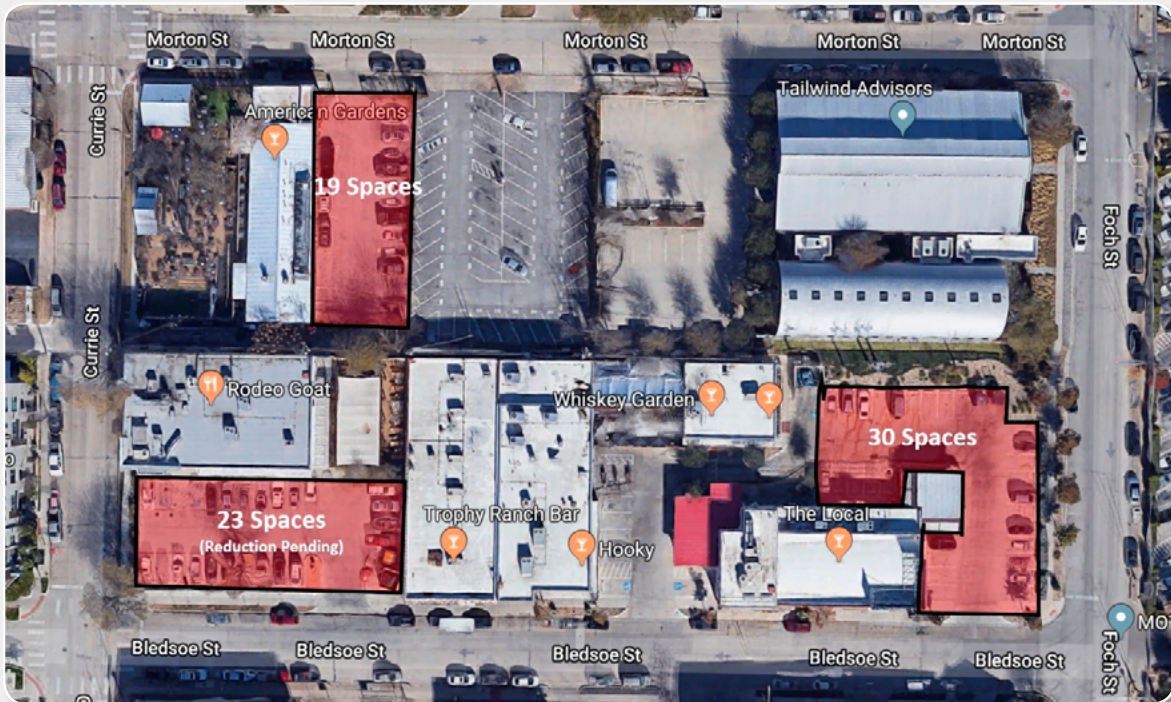
Space Interior Pictures



Space Interior Pictures



Approximate Parking Available to Office Tenants



Bailey Ave

University Dr

Carroll St

W 7th St

W 7th St

Camp Bowie Blvd

Bledsoe St

Lancaster Ave

Foch St



west elm

URBAN OUTFITTERS



STEELCITYPOPS



The Modern



Kimbell Art Museum

LANDMARK

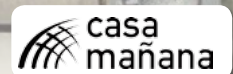
Bledsoe St



SITE

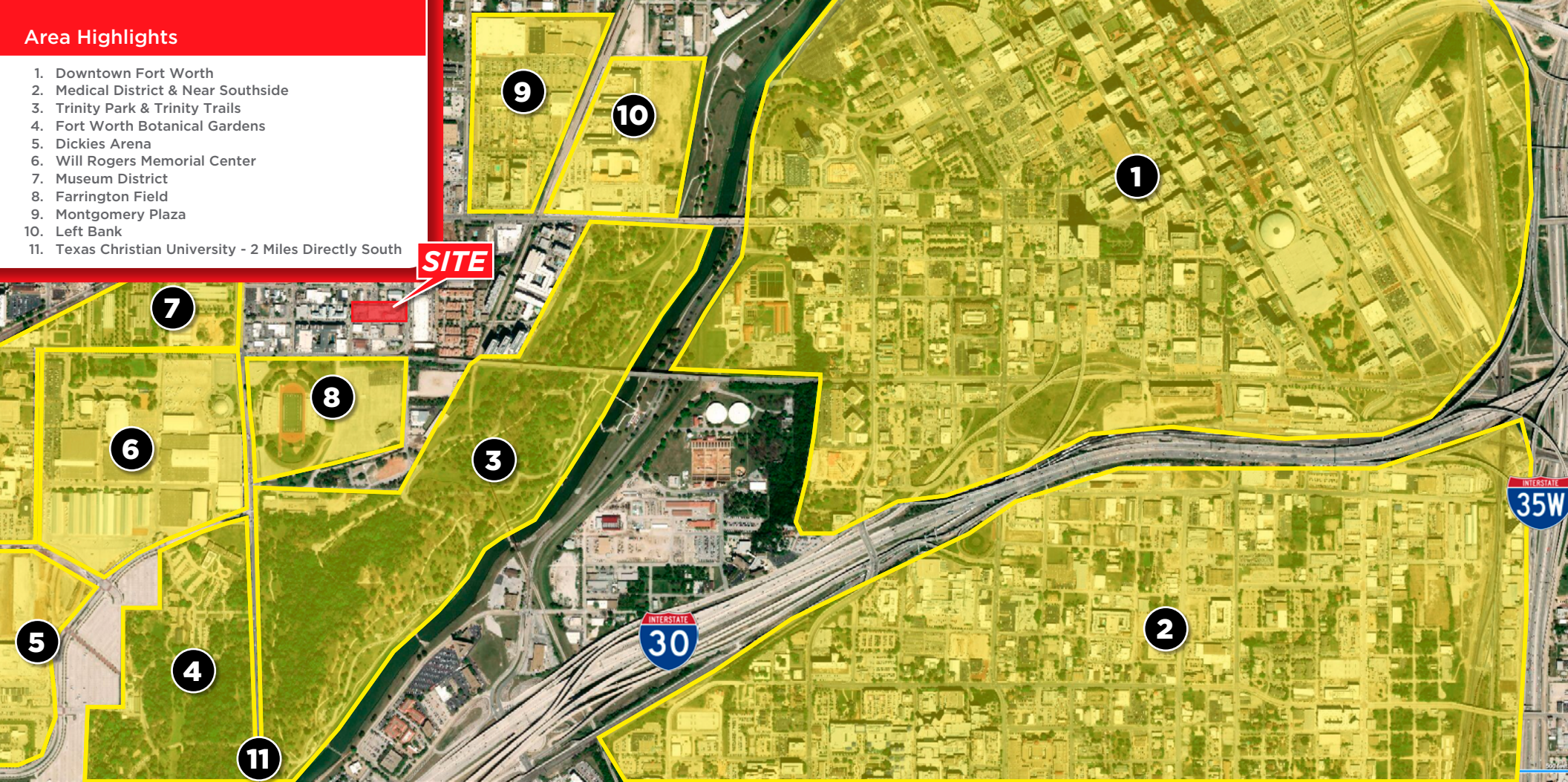
Forth Worth Cultural District

Farrington Field



Area Highlights

1. Downtown Fort Worth
2. Medical District & Near Southside
3. Trinity Park & Trinity Trails
4. Fort Worth Botanical Gardens
5. Dickies Arena
6. Will Rogers Memorial Center
7. Museum District
8. Farrington Field
9. Montgomery Plaza
10. Left Bank
11. Texas Christian University - 2 Miles Directly South



Area Details

- 1. Downtown Fort Worth**
 - 27.9 Million square feet of office space in Fort Worth's Central Business District, with 93.7% occupancy
 - Estimated number of out-of-town visitors to Fort Worth: 8.8 million annually
 - Vibrant, walkable downtown features Sundance Square Plaza, nightlife, Bass Performance Hall, corporate headquarters, green spaces and public art.
 - Tarrant County College – Trinity River Campus in Downtown has 6,869 students enrolled for Spring 2019
- 2. Medical District/Near Southside**
 - Home to Tarrant County's major hospitals, including: Baylor Scott & White All Saints Medical Center, Texas Health Harris Methodist, UT Southwestern's Moncrief Cancer Institute, Cook Children's Health Care System, Medical City Fort Worth, and JPS Health Network
 - These providers have accounted for approximately 39,000 jobs, and have spurred significant residential, retail, and entertainment revitalization in the Near Southside area
- 3. Trinity Park & Trinity Trails**
 - The 252-acre Trinity Park boasts more than 40 miles of hiking and biking paths along the river, a duck pond, large playgrounds, a miniature train that's been running since 1959, and regular annual entertainment events.
- 4. Fort Worth Botanic Gardens**
 - A 109-acre area established in 1934 and now the oldest botanic garden in Texas, with 2,501 species of native and exotic plants in its 21 specialty gardens.

- 5. Dickies Arena**
 - A 14,000-seat multipurpose arena under construction, and future home of the Fort Worth Stock Show and Rodeo. Trail Dr will connect to Currie St and run by The Bledsoe property.
- 6. Will Rogers Memorial Center**
 - An 85-acre public entertainment, sports, and livestock complex located in Fort Worth, Texas. It is named for American humorist and writer Will Rogers. It is the current home of the annual Fort Worth Stock Show and Rodeo.
- 7. Museum District**
 - Home to major museums, including the Modern Art Museum of Fort Worth, the Fort Worth Museum of Science and History, and the Kimbell Art Museum.
- 8. Farrington Field**
 - An 18,500-capacity multi-use stadium that hosts sporting events and allows for extra parking capacity to the West 7th bar district.
- 9. Montgomery Plaza**
 - A shopping mall and luxury condominium project including tenants such as Target, Boomerjacks, Starbucks, and Sushi Axiom.
- 10. Left Bank**
 - A 1.5 million square foot mixed-use development in the heart of the thriving West 7th Street Urban Village of Fort Worth.
- 11. Texas Christian University**
 - Boasts an undergraduate enrollment of approximately 10,500 students.



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.

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.

Robert Lynn Company	405391	mmiller@robertlynn.com	214-256-7100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@robertlynn.com	214-256-7100
Designated Broker of Firm	License No.	Email	Phone
Jon McDaniel	552186	jmcdaniel@nairlretail.com	817-885-8333
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bobby Montgomery	629233	bmontgomery@nairlretail.com	817-885-8333
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date