

TENANT CONTROLLED UTILITIES



TINDALL SQUARE

505-509 PECAN STREET, 500 & 604 E 4TH STREET
FORT WORTH, TEXAS

- 2,124 RSF Up To 5,153 RSF Available
- Four Office Buildings, Each Two Stories and Easily Accessible
- Historic Class A Office Finishes
- Located in Downtown Fort Worth, Two Blocks East of Sundance Square
- Immediate Access to Airport Freeway, I-30 & I-35
- Local Stabilized Ownership
- Document Storage Facility On-Site
- 1:1,000 Dedicated On-Site Parking Ratio; Expandable by up to 2:1,000 Across 4th Street
 - Come and Go Without Having to Deal With a Parking Garage and Elevator
 - Parking is Conveniently Located Next to Building or Across the Street
- Access to Office Space Without Having to Enter An Elevator
- No Social Distancing Issues to Access Office Buildings and Work Space if Tenant Employees Have Concerns/Issues



This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



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TINDALL SQUARE



1. Tindall Square
 - a. 509 Pecan Street
 - b. 505 Pecan Street
 - c. 604 E 4th Street
 - d. 500 E 4th Street
 - e. Overflow Parking
2. Tarrant County Courthouse
3. Sundance Square
4. Bass Performance Hall
5. Fort Worth Club
6. City Club
7. Petroleum Club
8. Burnett Plaza
9. Frost Tower
10. The Tower
11. Fort Worth Convention Center

TINDALL SQUARE

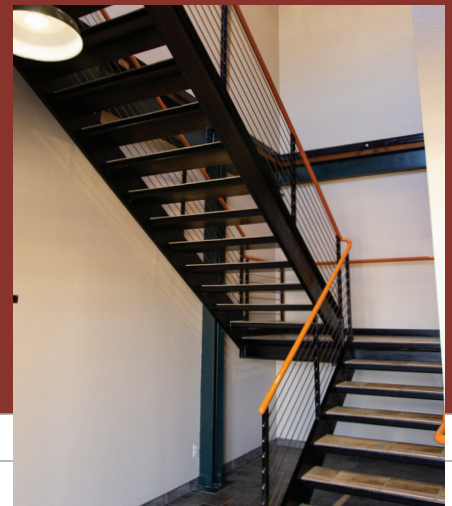
500 E 4th Street, Suite 100 and 125

- Combined 5,153 SF or Broken in Two Suites
- Fourth Street Address
- Spec Suite(s) Under Construction

Suite 125 | 1,560 RSF



Suite 100 | 3,593 RSF



TINDALL SQUARE

604 E 4th Street, Suite 101 | 4,413 RSF

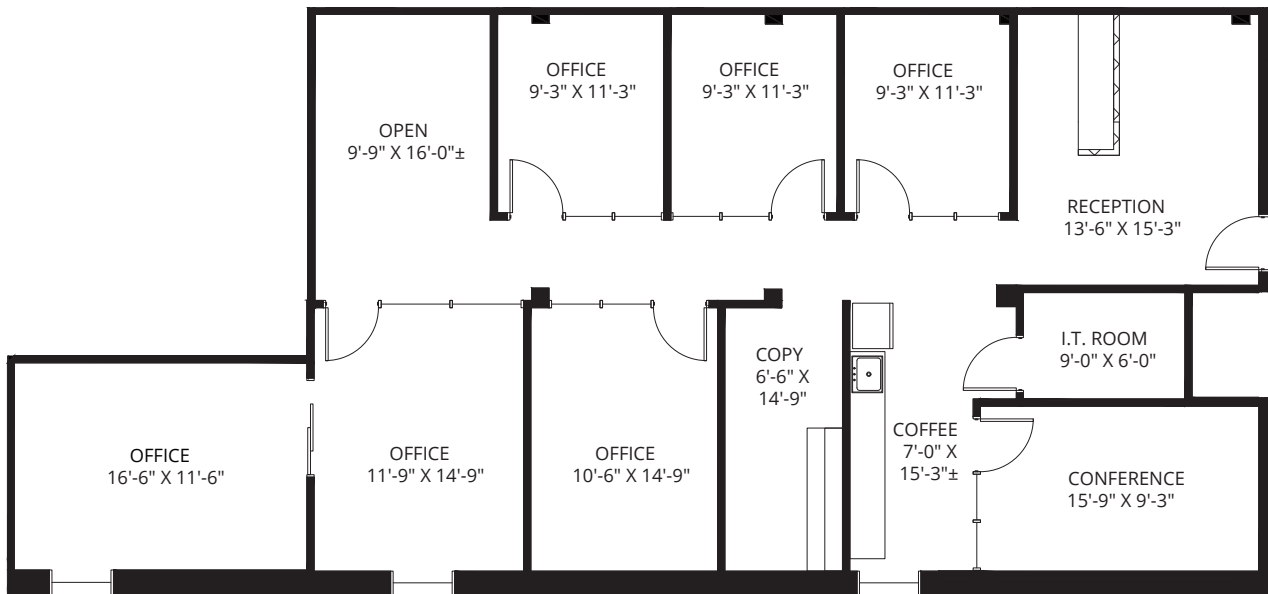
- 10 Executive Suites at 345 SF to 500 SF
- Move-In Ready (new carpet and paint)
- All-In Rate – \$750 to \$1,250 Per Month – Including One Parking Space
- Lobby and Bathrooms Completely Redone



TINDALL SQUARE

505 Pecan Street, Suite 102 | 2,124 RSF

- Move-In Ready (new paint and stained concrete floors)



TINDALL SQUARE

509 Pecan Street, Suite 101 | 3,646 RSF

- Move-In Ready (new carpet and paint)





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.

11-2-2015



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date