

12
28

SOUTH ADAMS

FORT WORTH, TX 76104



For Leasing Information:

KYLE POULSON


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GIBSON DUWE

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 **TRANSWESTERN**



1228 South Adams

WHERE HISTORIC MEETS MODERN

1228 South Adams Street is located in the center of Fort Worth's Southside Medical District Submarket, right off Magnolia Avenue, a chic neighborhood containing a mix of eclectic shops, restaurants, and bars. This one-of-a-kind office space presents a rare opportunity for any company looking to plant their flag in the epicenter of this vibrant community. From its iconic curb appeal, to the historic brick facade, 1228 South Adams offers an unmatched branding opportunity. The building was fully renovated in 2010 for office user Schaefer Advertising which has called the building home for over 13 years. This historic Fort Worth building earned the esteemed Restoration & Adaptive Reuse award in 2011, a testament to its exemplary restoration efforts and innovative repurposing.

ON-SITE AMENITIES

- Full-building opportunity
- Combination of open and private offices
- Open and closed collaboration space
- High-end finishes
- Upgraded elevator cab
- Kitchen and breakroom on 1st floor
- Terrace space on all three floors
- Private Green Space
- Building signage available

 TAKE THE 360° VIRTUAL TOUR



8,670 SF

Full Building Availability

HISTORIC BUILDING

Built in 1914

CREATIVE LAYOUT

Completely Renovated in 2010

MOVE-IN READY

Available Immediately

SECURE

State-of-the-art Security System

New in 2023

UNIQUE BRANDING

Culture Defining Space

PRIVATE COURTYARD

Fully Fenced

LEASE RATE

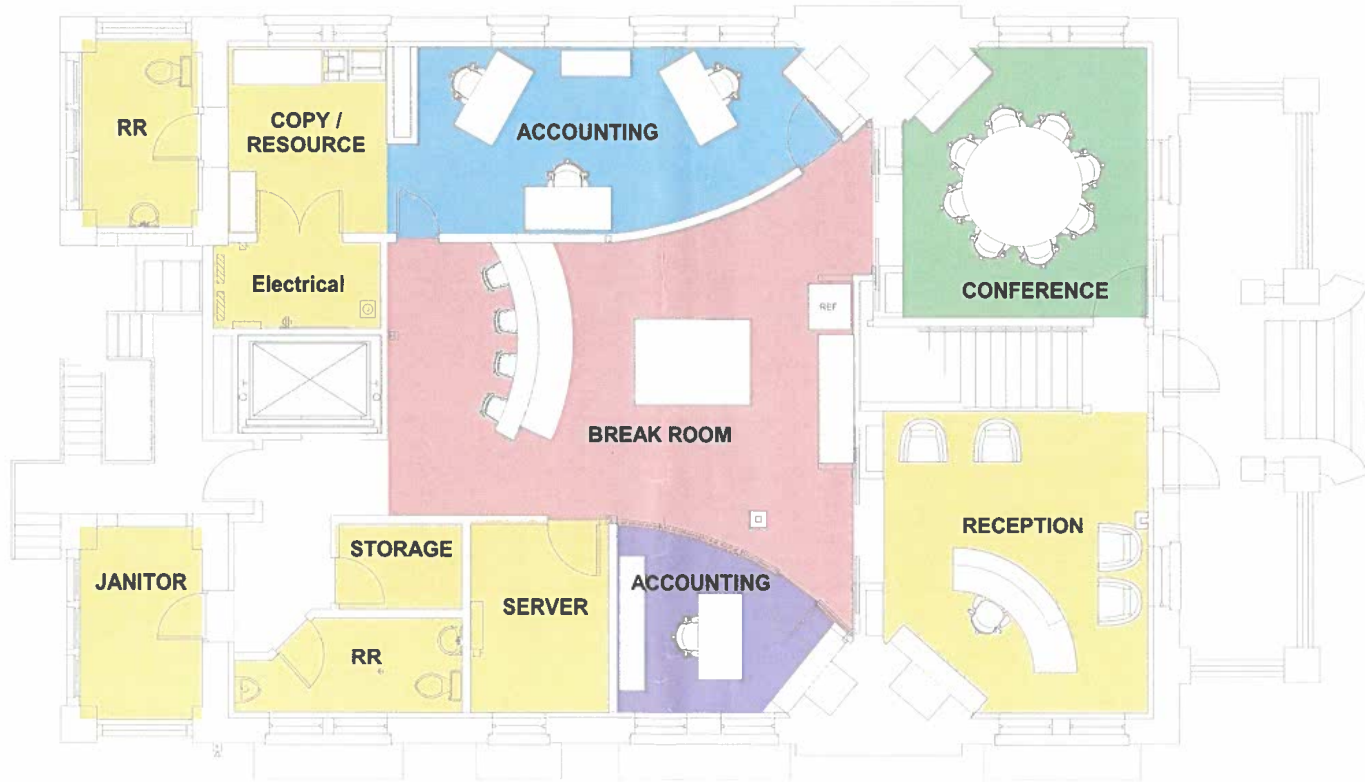
\$30.00/SF + NNN (Est. \$6.55/SF)



Available Space

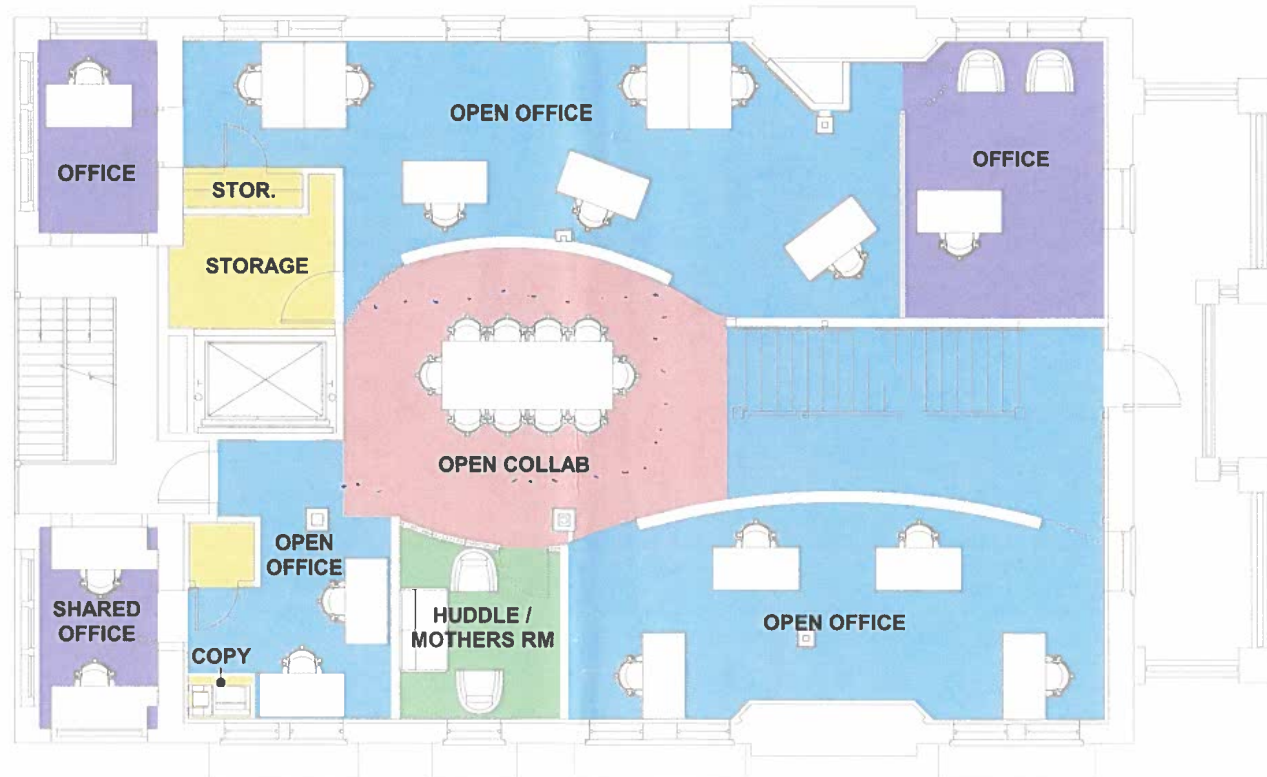
FIRST FLOOR

Approximately 2,890 SF



SECOND FLOOR

Approximately 2,890 SF

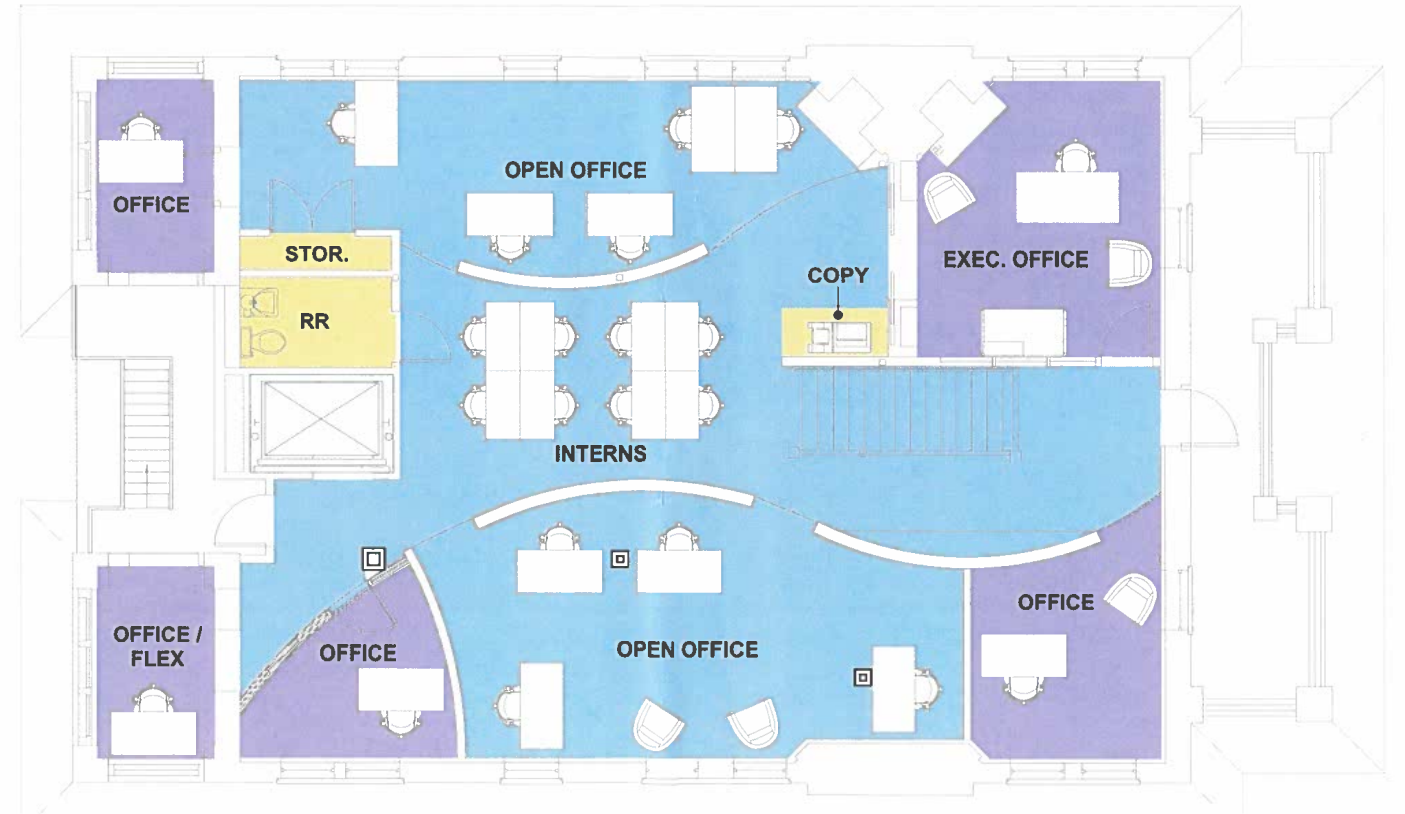




Available Space

THIRD FLOOR

Approximately 2,890 SF





In The Neighborhood

RESTAURANTS

Heim Barbecue
Game Theory Restaurant + Bar
BREWED
Shaw's Patio Bar & Grill
Yucatan Taco Stand
Wabi House Fort Worth
Spiral Diner & Bakery
Walloon's Restaurant
Ellerbe Fine Foods
Nonna Tata
Brix Barbecue
Lili's Bistro on Magnolia
Coco Shrimp Restaurant
Maggie's RnR
Torchy's Tacos
Wishbone and Flynt
Spice
Cane Rosso
Gus's World Famous Fried Chicken
Salsa Limon
Esperanza's Restaurant & Bakery
Panther City BBQ
Paris Coffee Shop
Cheba Hut "Toasted" Subs
Hot Box Biscuit Club

BARS

The Radler Biergarten
Lockwood Distilling Company
Finn MacCool's Pub
Upper 90
Pouring Glory

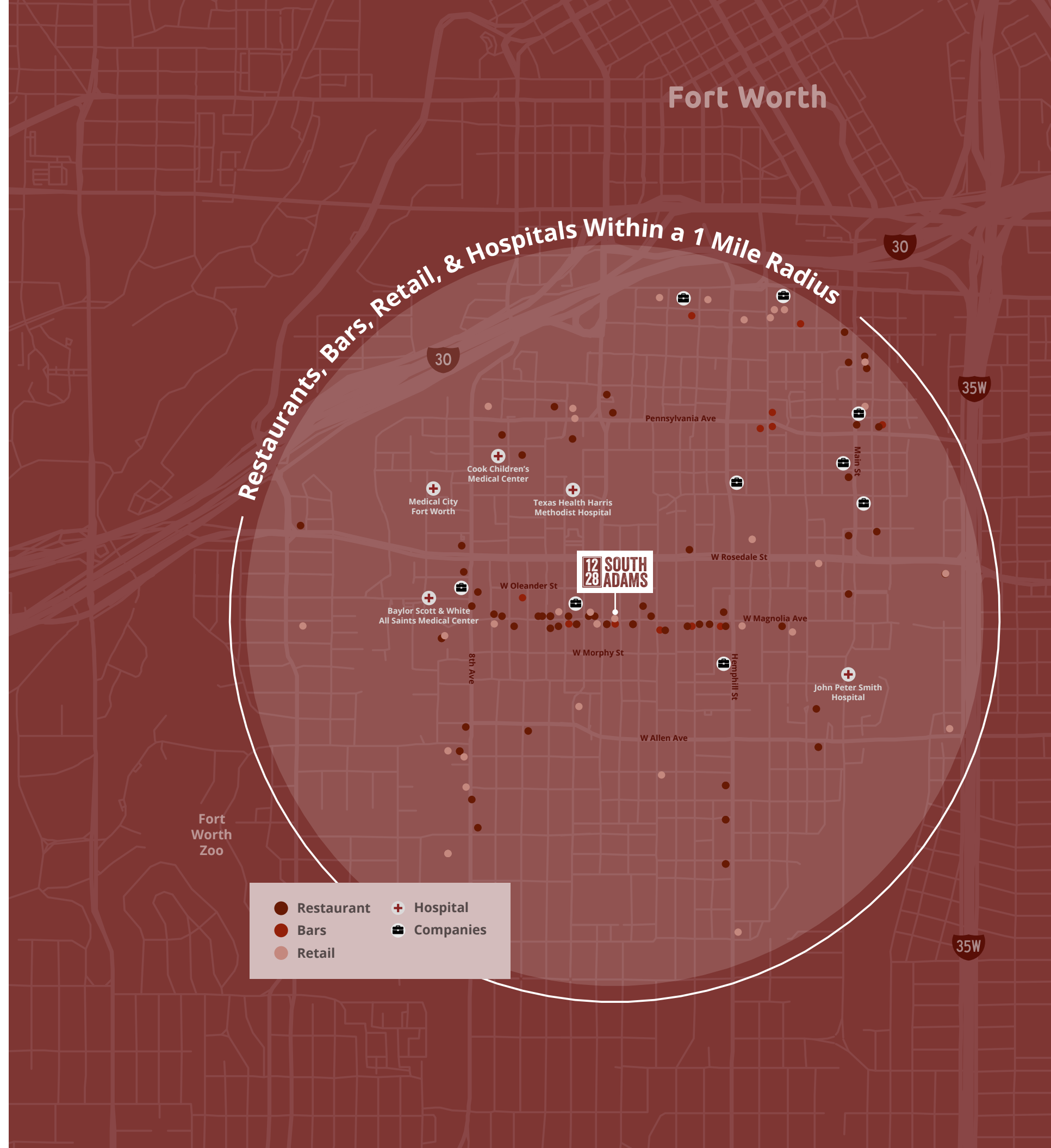
The Magnolia Wine Bar
Chat Room
The Boiled Owl Tavern
Proper
The Lazy Moose
The Usual
Grand Cru Wine Bar

RETAIL

Fort Worth Locals
817 Vintage Hype
MMV Boutique
Centre
Emerald Bridal Lounge
Cartan's Shoes
Panther City Vinyl
The Watch Preserve
The Worthy Co.

COMPANIES

Shaefer Advertising Co.
97w
360 West
Northern Crain Realty
M2G Ventures
VLK Architects
Philip Newburn
Architecture
Quorum Architects
Red Productions





STOP

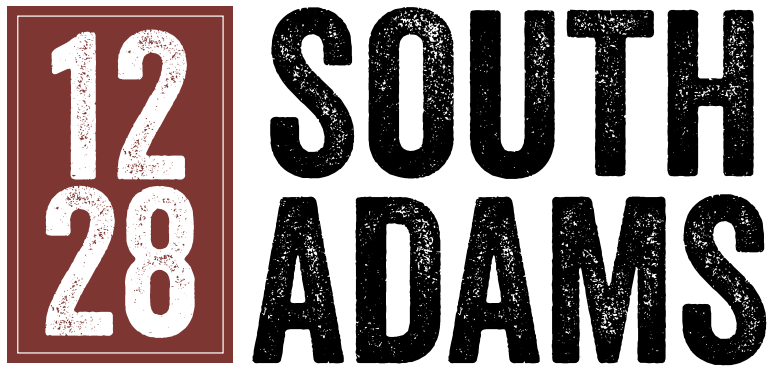
STOP at
W Magnolia

1228 SOUTH ADAMS

14

1228 SOUTH ADAMS

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