



ONE RIDGMAR CENTRE

6500 West Freeway | Fort Worth, Texas 76116

# CLASS A OFFICE TOWER

177,199 RBA

Top of building signage  
visible from I-30

Up to 18,955 RSF  
of Vacancy



 **HOLT LUNSFORD**  
COMMERCIAL





ONE RIDGMAR  
CENTRE

6500 West Freeway | Fort Worth, Texas 76116



Positioned within the West Fort Worth submarket, the property is located along the North side of Interstate 30 just West of Bryant Irvin Road. One Ridgmar Centre offers unobstructed views and close proximity to restaurants, hotels, shopping, entertainment, and numerous affluent residential neighborhoods of Fort Worth.



Typical Floorplate - 18,000 RSF  
On-Site management and security  
Structured/covered parking: 3.62/1,000

### Upgrades Complete

- Tenant lounge & conference facility
- New roof
- Building lobby & common corridors
- Elevator & HVAC modernization

### Contacts

Vic Meyer | 817.710.1113 | [vmeyer@holtlunsford.com](mailto:vmeyer@holtlunsford.com)  
Matt Carthey | 817.710.1111 | [mcarthey@holtlunsford.com](mailto:mcarthey@holtlunsford.com)  
Ross Moncrief | 817.632.6154 | [rmoncrief@holtlunsford.com](mailto:rmoncrief@holtlunsford.com)

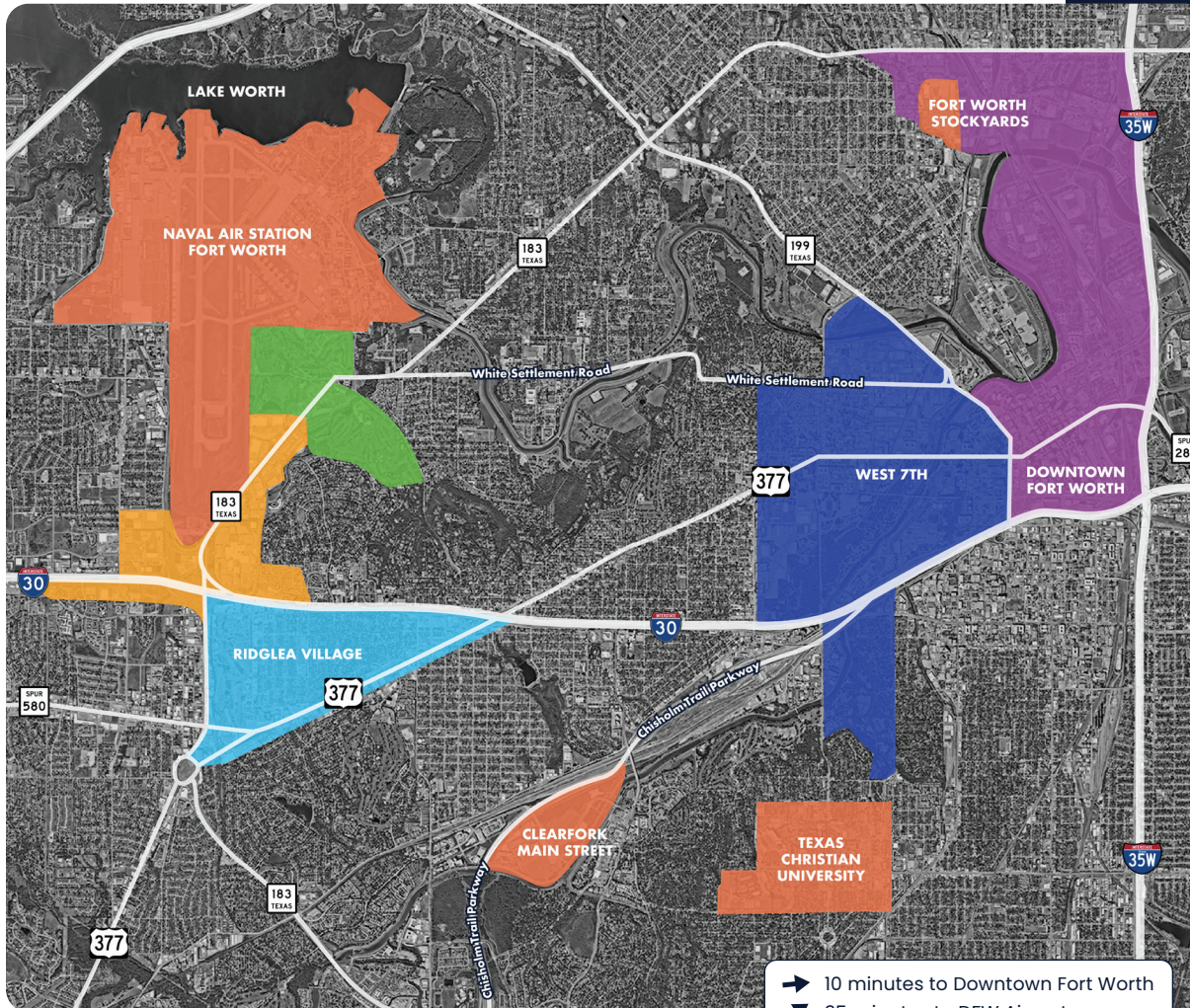






ONE RIDGMAR  
CENTRE

6500 West Freeway | Fort Worth, Texas 76116



➔ 10 minutes to Downtown Fort Worth  
➔ 35 minutes to DFW Airport  
➔ 45 minutes to Downtown Dallas

Albertson's  
ALDI  
Applebee's Grill + Bar  
Best Buy  
Chase Bank  
Chick-Fil-A  
Comfort Inn & Suites  
Fairfield Inn & Suites  
Holiday Inn Express  
Krispy Kreme Doughnuts  
Lowe's Home  
Improvement  
Olive Garden  
Ridgmar Farmer's Market  
Cowtown BBQ  
Ridgmar Mall  
Sam's Club  
Sear's Outlet  
Starbucks  
Target  
Walmart Supercenter  
Wendy's

Hawks Creek Golf Club  
LA Fitness  
Shady Oaks Country Club

AT&T  
Bank of America  
Blu Crab Seafood  
House & Bar  
Buffalo West  
Campisi's Restaurant  
Chipotle Mexican Grill  
Cici's Pizza  
CVS Pharmacy  
Fedex Office Print  
& Ship Center

Fullbars Cell Repair  
Golden Corral  
Jason's Deli  
Joe's Pizza Pasta & Subs  
la Madeleine French  
Bakery & Cafe  
La Playa Maya  
McAlister's Deli  
Oscar's Pub  
R.D. Evans Community  
Center  
Ridgley Theater  
Ridgley Library  
Risky's Bar-B-Q  
Rose Garden Tearoom  
Sprouts Farmer's Market  
Tarleton State University  
Tom Thumb  
Walgreens  
Yoko's Donuts  
Zeke's Fish & Chips

Fort Worth  
Convention Center  
Fort Worth Stockyards  
Fort Worth Water  
Gardens

Amon Carter Museum  
Fort Worth Zoo  
Modern Art Museum  
of Fort Worth  
Museum of Science  
and History

## Contacts

Vic Meyer | 817.710.1113 | vmeyer@holtlunsford.com

Matt Carthey | 817.710.1111 | mcarthey@holtlunsford.com

Ross Moncrief | 817.632.6154 | rmoncrief@holtlunsford.com



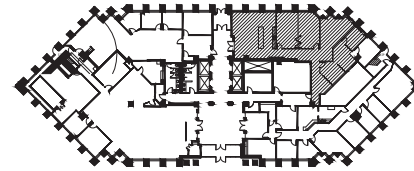




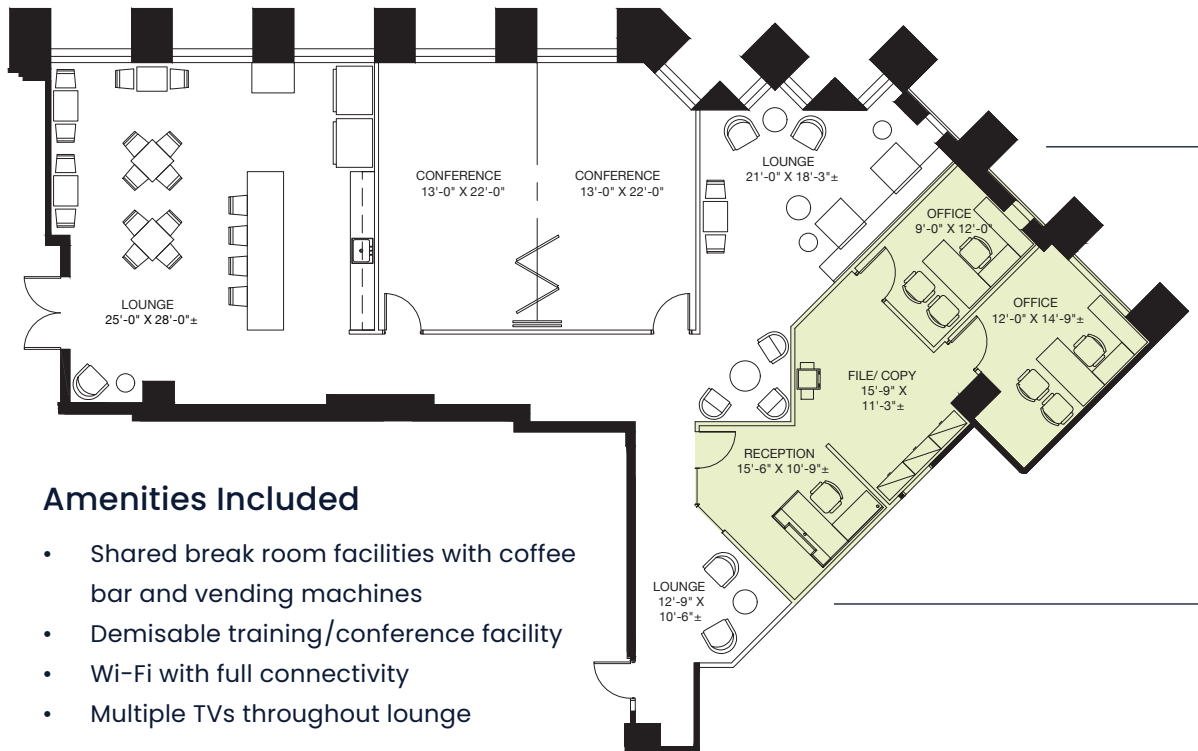
ONE RIDGMAR  
CENTRE

6500 West Freeway | Fort Worth, Texas 76116

## Tenant Amenity Center 3,004 RSF



Floor 1



### Amenities Included

- Shared break room facilities with coffee bar and vending machines
- Demisable training/conference facility
- Wi-Fi with full connectivity
- Multiple TVs throughout lounge

Property  
Management



## Contacts

Vic Meyer | 817.710.1113 | [vmeyer@holtlunsford.com](mailto:vmeyer@holtlunsford.com)

Matt Carthey | 817.710.1111 | [mcarthey@holtlunsford.com](mailto:mcarthey@holtlunsford.com)

Ross Moncrief | 817.632.6154 | [rmoncrief@holtlunsford.com](mailto:rmoncrief@holtlunsford.com)



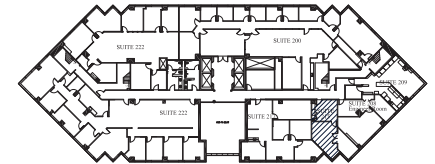
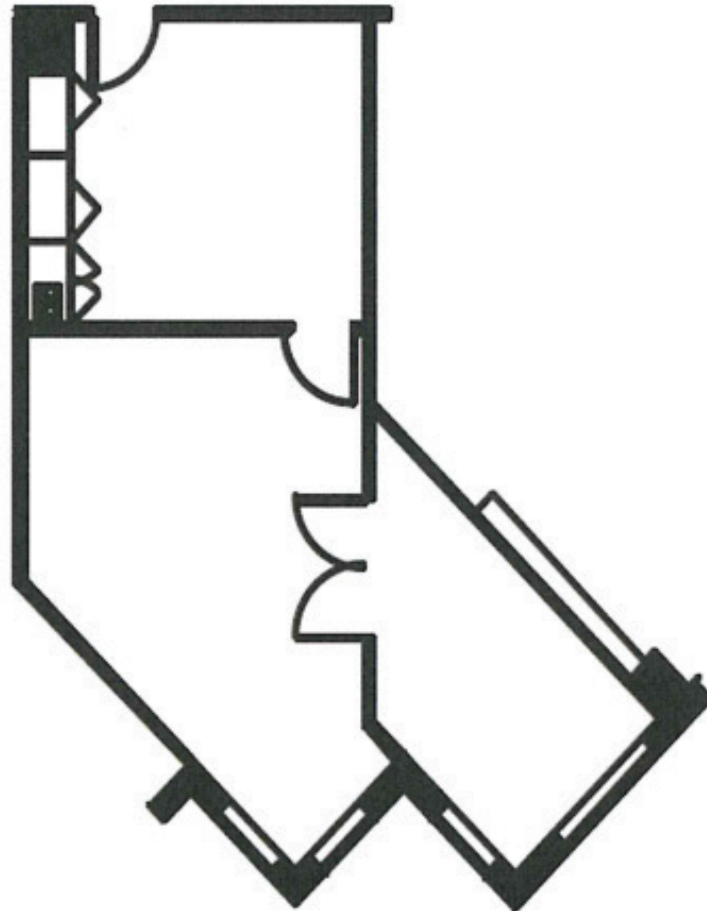




ONE RIDGMAR  
CENTRE

6500 West Freeway | Fort Worth, Texas 76116

Suite 215  
733 RSF



Floor 2

## Contacts

Vic Meyer | 817.710.1113 | [vmeyer@holtlunsford.com](mailto:vmeyer@holtlunsford.com)

Matt Carthey | 817.710.1111 | [mcarthey@holtlunsford.com](mailto:mcarthey@holtlunsford.com)

Ross Moncrief | 817.632.6154 | [rmoncrief@holtlunsford.com](mailto:rmoncrief@holtlunsford.com)



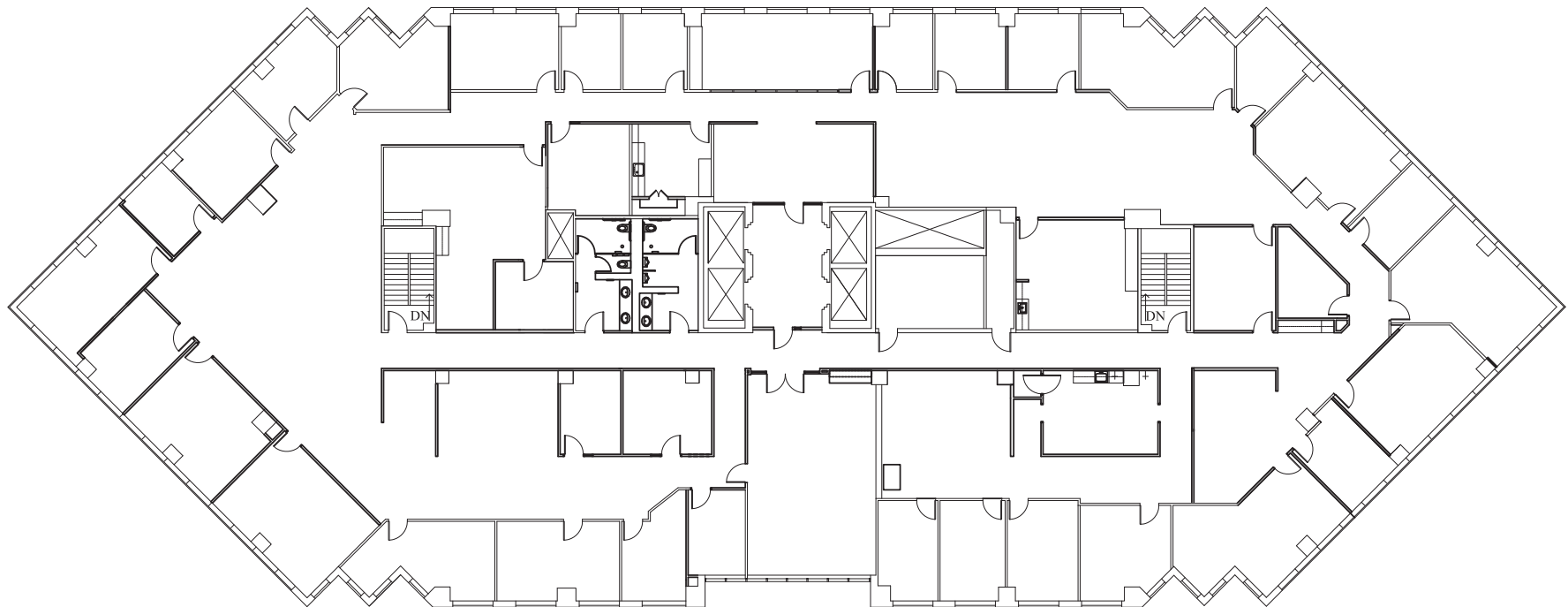




ONE RIDGMAR  
CENTRE

6500 West Freeway | Fort Worth, Texas 76116

**Suite 800**  
18,222 RSF



## Contacts

Vic Meyer | 817.710.1113 | [vmeyer@holtlunsford.com](mailto:vmeyer@holtlunsford.com)  
Matt Carthey | 817.710.1111 | [mcarthey@holtlunsford.com](mailto:mcarthey@holtlunsford.com)  
Ross Moncrief | 817.632.6154 | [rmoncrief@holtlunsford.com](mailto:rmoncrief@holtlunsford.com)







ONE RIDGMAR  
CENTRE

6500 West Freeway | Fort Worth, Texas 76116



View from 10th Floor



View from 10th Floor



## Contacts

Vic Meyer | 817.710.1113 | [vmeyer@holtlunsford.com](mailto:vmeyer@holtlunsford.com)

Matt Carthey | 817.710.1111 | [mcarthey@holtlunsford.com](mailto:mcarthey@holtlunsford.com)

Ross Moncrief | 817.632.6154 | [rmoncrief@holtlunsford.com](mailto:rmoncrief@holtlunsford.com)







# ONE RIDGMAR CENTRE

---

Vic Meyer  
817.710.1113  
[vmeyer@holtlunsford.com](mailto:vmeyer@holtlunsford.com)

Matt Carthey  
817.710.1111  
[mcarthey@holtlunsford.com](mailto:mcarthey@holtlunsford.com)

Ross Moncrief  
817.632.6154  
[rmoncrief@holtlunsford.com](mailto:rmoncrief@holtlunsford.com)

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







# Information About Brokerage Services

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

**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.

**A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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 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.

Holt Lunsford Commercial, Inc.

359505

hlunsford@holtlunsford.com

972.241.8300

Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

License No.

Email

Phone

Mario Zandstra

312827

mzandstra@holtlunsford.com

972.241.8300

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone