



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



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

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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.

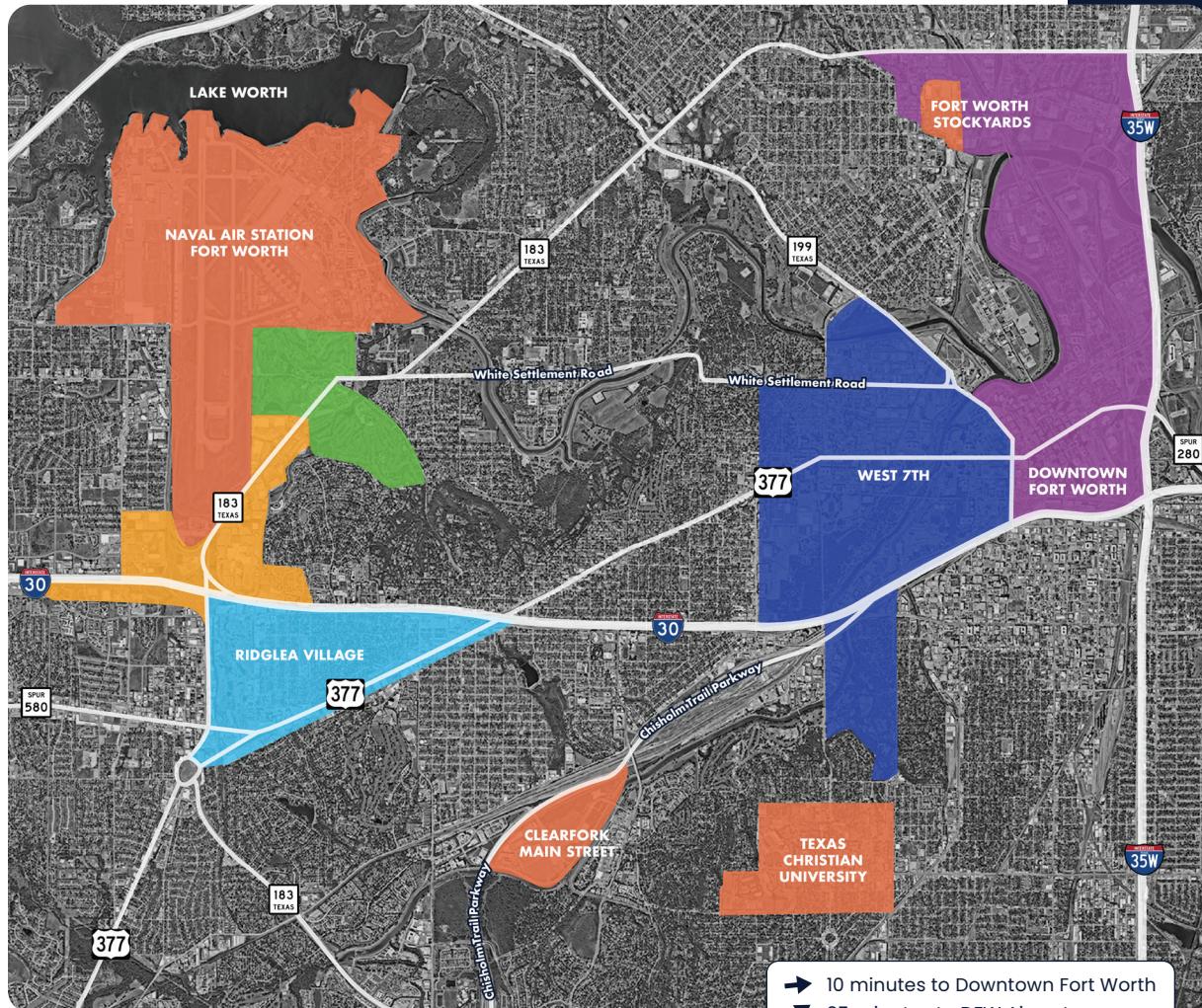
Typical Floorplate – 18,000 RSF
On-Site management and security
Structured/covered parking: 3.62/1,000

Upgrades Complete

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



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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
Ridglea Theater
Ridglea Library
Riscy's Bar-B-Q
Rose Garden Tearoom
Sprouts Farmer's Market
Tarleton State University
Tom Thumb
Walgreens
Yoko's Donuts
Zek'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

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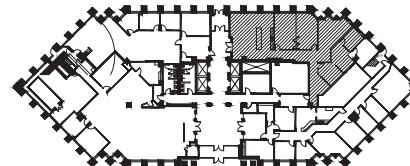
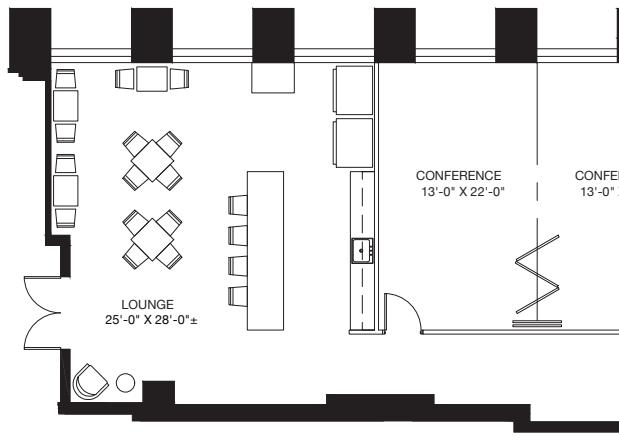


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Tenant Amenity Center

3,004 RSF

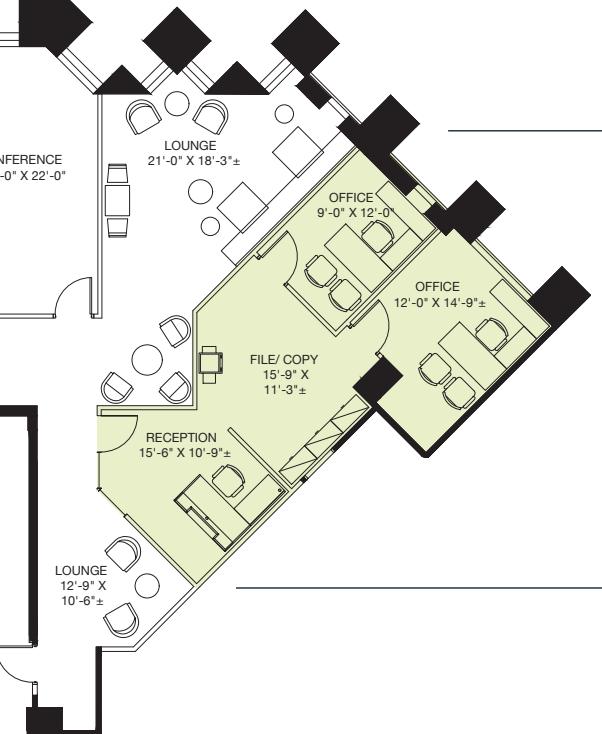


Floor 1

Property
Management

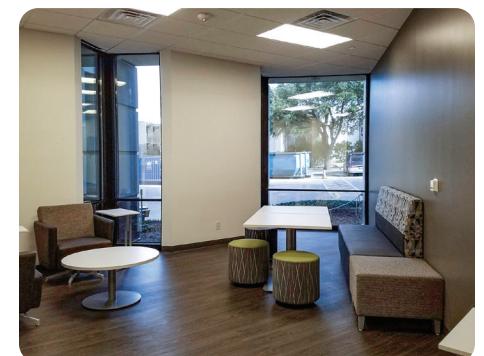
Amenities Included

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



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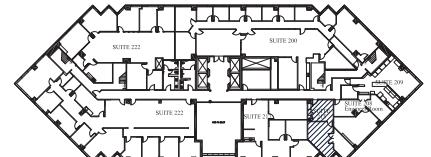
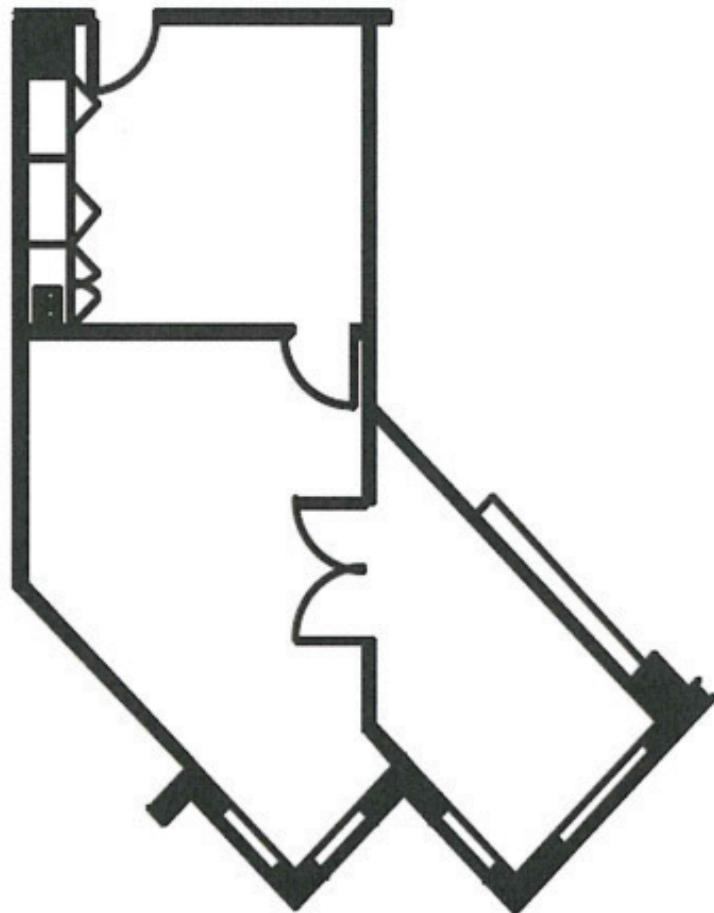
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6500 West Freeway | Fort Worth, Texas 76116

Suite 215
733 RSF



Floor 2

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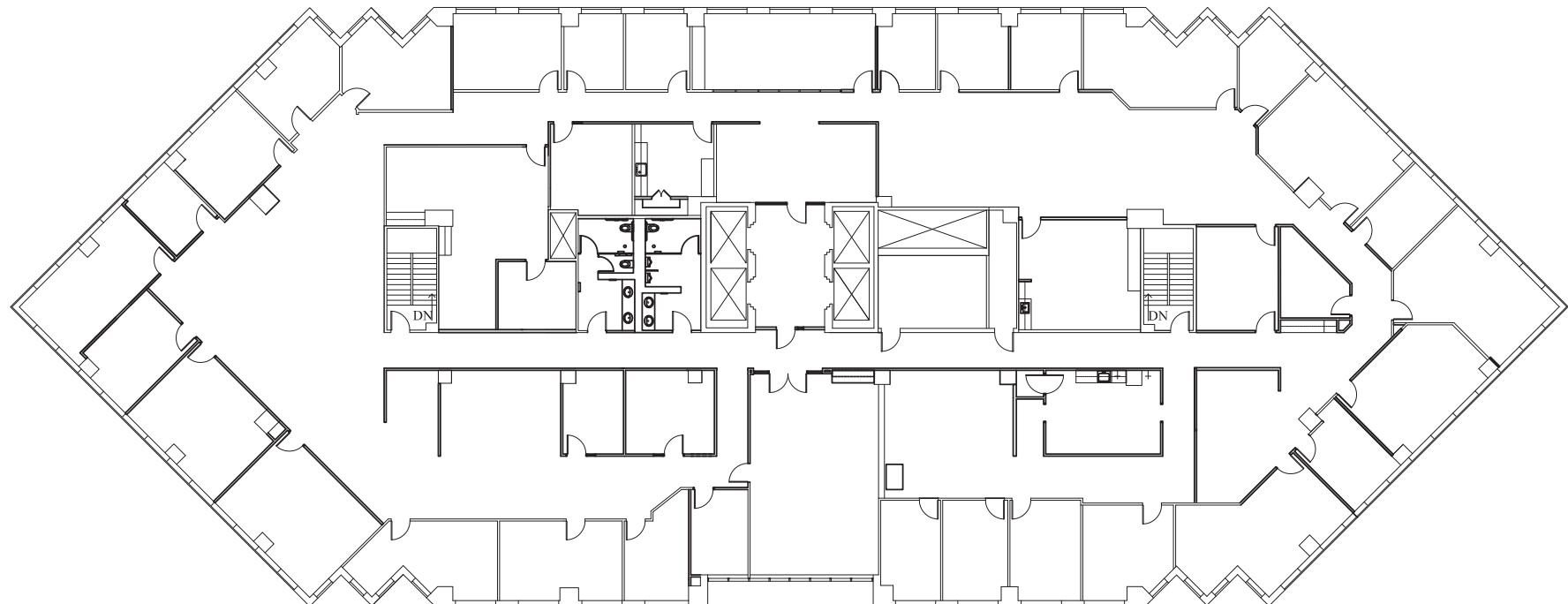


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Suite 800

18,222 RSF



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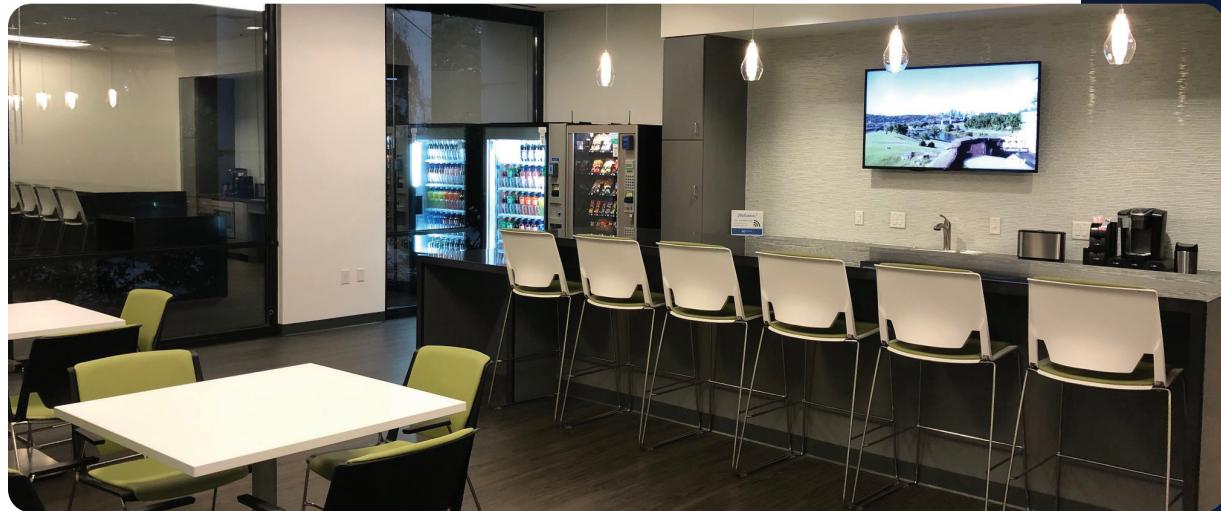
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View from 10th Floor



View from 10th Floor



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rmoncrief@holtlunsford.com

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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. **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.

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

359505

License No.

hlunsford@holtlunsford.com

972.241.8300

Phone

Mario Zandstra

Designated Broker of Firm

312827

License No.

mzandstra@holtlunsford.com

972.241.8300

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone