

**OFFICE  
FOR LEASE**

UP TO  
13,914 SF

10,495 SF - 3RD  
3,419 SF - 4TH

DIVISIBLE



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# 1612 SUMMIT AVENUE

FORT WORTH, TX 76102

**Jim Finley Properties**   
EVOLVING | INNOVATING | EXCELLING



## Leasing Information:

**BILL BEHR**  
Transwestern  
817.259.3519  
Bill.Behr@transwestern.com

**GAVIN BEHR**  
Transwestern  
817.259.3549  
Gavin.Behr@transwestern.com

**STEVE NICHOLS**  
Jim Finley Properties  
817.332.4840  
snichols@jimfinleyproperties.com

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# 1612 SUMMIT AVENUE

FORT WORTH, TX 76102



## Property/ Building Information:

- ◆ Architecturally strikingly designed 52,000 square foot four-story Class A office building
- ◆ Up to a total of 13,914 square feet available for lease on the third and fourth floors
- ◆ Up to 10,495 square feet of available contiguous space on the third floor (divisible)
- ◆ Up to 3,419 square feet of available contiguous space on the fourth floor (divisible)
- ◆ Below ground parking garage and free surface parking lot across the street with up to 3:1,000 parking ratio
- ◆ After hours building and elevator access is controlled by card access system
- ◆ Extensive onsite security cameras record access to the building
- ◆ Nightly patrol security service provides additional layer of security for tenants and their property
- ◆ Onsite USPS mail pick up
- ◆ Amazing views
- ◆ Aggressive economic terms provide tenants a Class A environment at a highly competitive rental rate

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## Location Information:

- ◆ Convenient location adjacent to downtown Fort Worth at the northwest corner of Summit Avenue and Interstate 30
- ◆ Close proximity to the Fort Worth CBD without the downtown parking cost and hassles
- ◆ Exceptional access to Interstate 30 and Chisholm Trail Parkway to reach west and southwest Fort Worth in minutes
- ◆ Quick access to Interstate 35W for a quick drive to Alliance and S.H. 121 to DFW International Airport



## Building Ownership/ Management:

- ◆ First class local, owner-managed property, and established management team focused on tenant service
- ◆ Stable and financially strong local ownership assuring tenants of a well-funded and maintained property



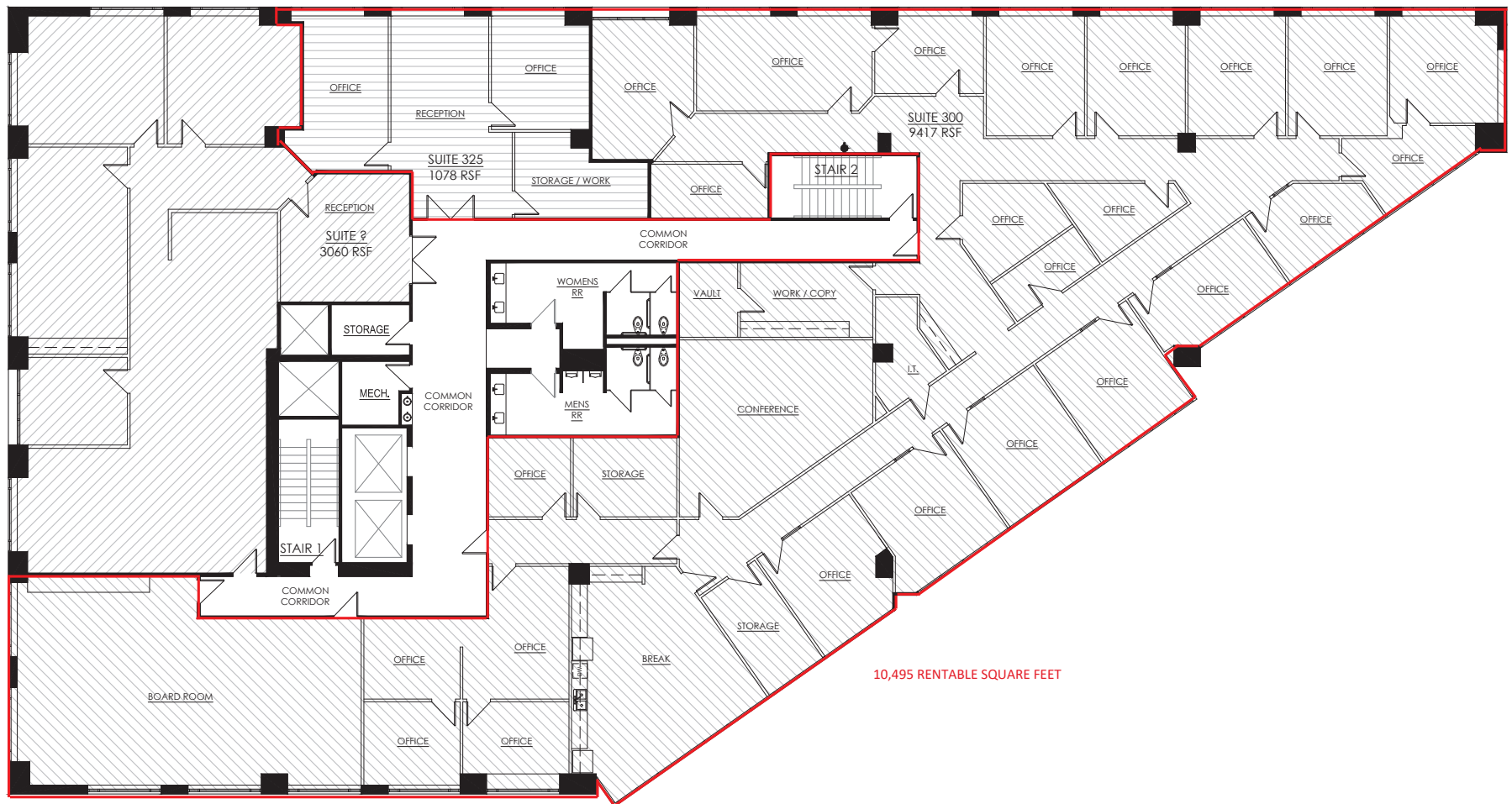
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## Third Floor



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## Fourth Floor

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3,419 RENTABLE  
SQUARE FEET



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## The Management Team:

The 300 Burnett building is managed in-house by Jim Finley Properties, headed by Steve Nichols who has more than 40 years of experience. Jim Finley Properties has more than 20 years of commercial property management experience and owns and manages more than 3 million square feet of properties in the greater Fort Worth area.

Managing only properties they own, Jim Finley Properties provides their tenants the best possible customer service experience and most timely responsiveness.

The Jim Finley Properties team are committed to an evolving culture that offers business environments like none other. Constantly innovating by exploring new ways to manage and maintain their properties, they seek to provide greater value for their tenants. They strive to make excelling a hallmark in every





## Information About Brokerage Services

*Texas law requires all real estate licensees 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 coincidental 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.

| <b>Transwestern Commercial Services Fort Worth LLC</b>                | <b>9000246</b>     | <b>License No.</b>                    | <b>(817)877-4433</b> |
|-----------------------------------------------------------------------|--------------------|---------------------------------------|----------------------|
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name |                    | Email                                 | Phone                |
| <b>Paul Wittorf</b>                                                   |                    | <b>paul.wittorf@transwestern.com</b>  |                      |
| Designated Broker of Firm                                             | <b>479373</b>      | Email                                 | <b>(214)446-4512</b> |
| <b>Leland Alvinus Prowse IV</b>                                       | <b>450719</b>      | <b>leland.prowse@transwestern.com</b> | Phone                |
| Licensed Supervisor of Sales Agent/<br>Associate                      | <b>License No.</b> | Email                                 | <b>(817)877-4433</b> |
| <b>William Guy Behr</b>                                               | <b>351049</b>      | <b>bill.behr@transwestern.com</b>     | Phone                |
| Sales Agent/Associate's Name                                          | <b>License No.</b> | Email                                 |                      |

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**  
IABS 1-0