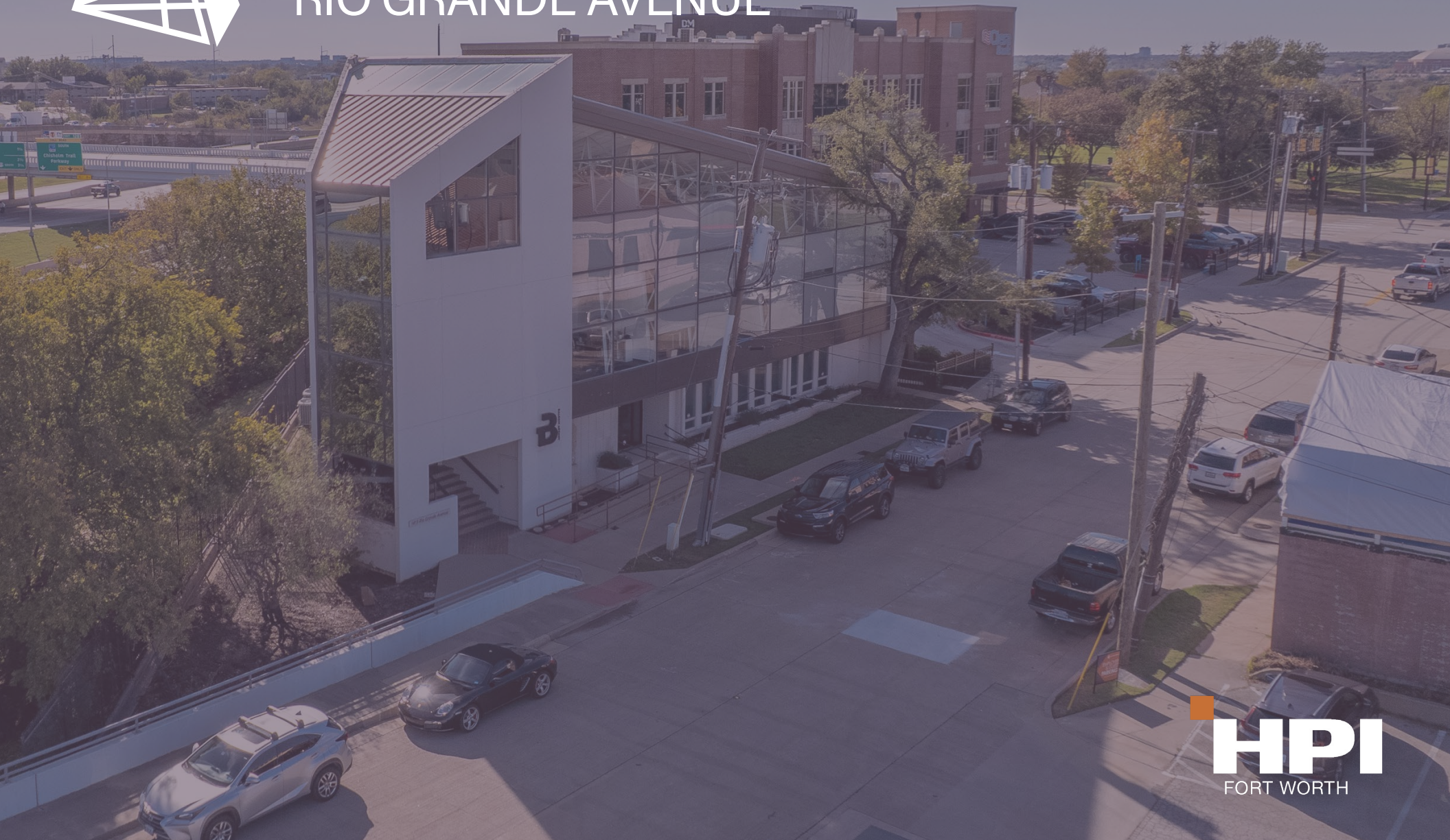




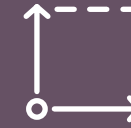
1413

RIO GRANDE AVENUE





THE OPPORTUNITY



**13,698 SQUARE
FEET** (1,755 SF Mezz)
3 Floors



**39 SURFACE
PARKING SPACES**
3/1,000 SF parking ratio



RARE BRANDING OPPORTUNITY

Signage potential fronting one of
the most heavily trafficked
freeways in Fort Worth



INCREDIBLE ACCESS

to I-30, West 7th corridor and Fort
Worth CBD, Zoning ("H") Downtown



MODERN DESIGN

- Floor-to-ceiling glass
- Dramatic architectural presence
- Built in 1953
- Recent elevator replacement



THE LOCATION



EXACTLY WHERE YOU NEED TO BE

Situated in the heart of one of Fort Worth's most central corridor, 1413 Rio Grande Avenue offers the rare combination of immediate highway access and proximity to some of Fort Worth's most premier districts. The property sits just west of downtown Fort Worth, with direct frontage on the freeway and seamless connectivity to I-30 and I-35W — placing it less than 2 minutes from major thoroughfares that serve the entire Dallas-Fort Worth Metroplex.

THE TRINITY RIVER

This 252-acre green space offers a scenic riverfront setting, and paved trails for running or biking.

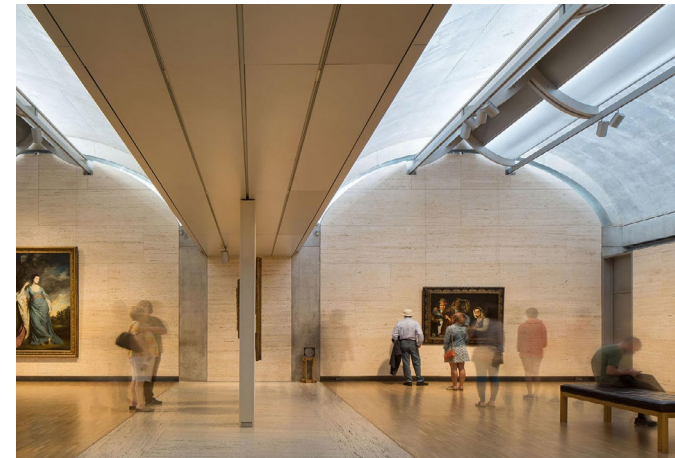


WEST 7TH

West Seventh offers an energetic dining and entertainment scene to complement your professional setting.

CULTURAL DISTRICT

The Cultural District brings world-class art and architecture to your doorstep.



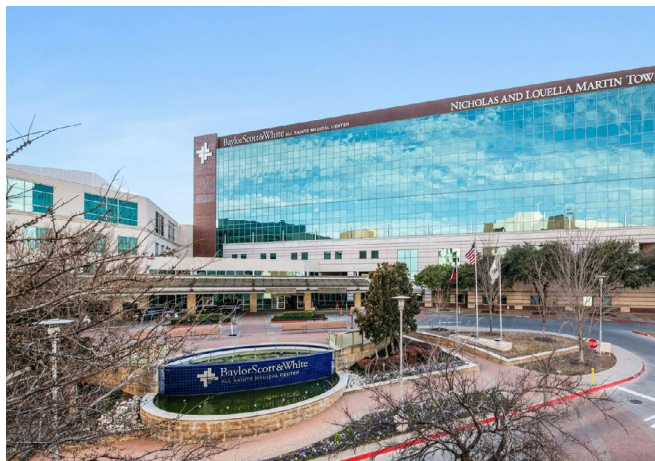
SUNDANCE SQUARE

Sundance Square is the heart of downtown Fort Worth — a lively, walkable district filled with restaurants, retail shops, entertainment venues, and public art. The beautifully designed plaza hosts concerts, festivals, and outdoor events year-round, offering a perfect spot for client meetups or after-work gatherings. Its mix of modern convenience and historic charm makes it one of the most desirable destinations for professionals and visitors alike.



NEAR SOUTHSIDE

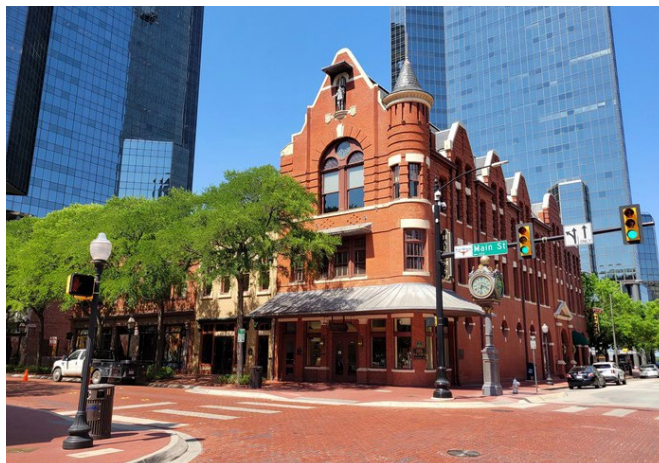
The Near Southside, also known as the Medical District, is a thriving mixed-use neighborhood home to Fort Worth's largest concentration of hospitals, medical offices, and innovative healthcare businesses. At its center is Magnolia Avenue, a vibrant corridor filled with popular restaurants, breweries, and local shops that give the district its energetic, community-driven character. Its blend of professional momentum and cultural appeal makes it one of the city's most dynamic and rapidly evolving destinations.





TRAFFIC COUNTS

Situated on Rio Grande Avenue, this centrally located building offers easy access to I-30 and I-35W, providing seamless connectivity to downtown Fort Worth, surrounding neighborhoods, and major business corridors.

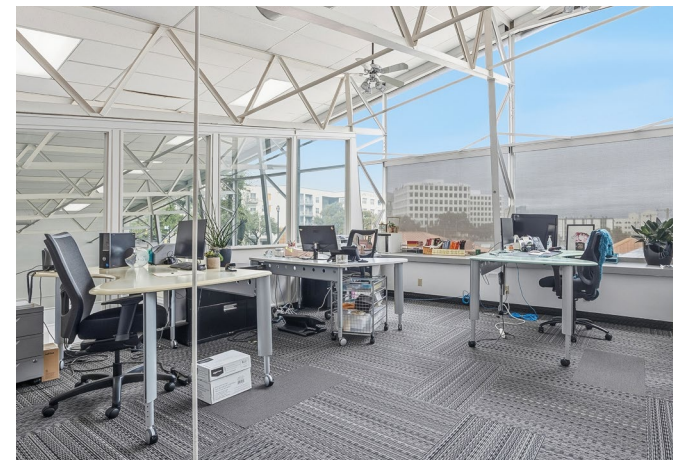
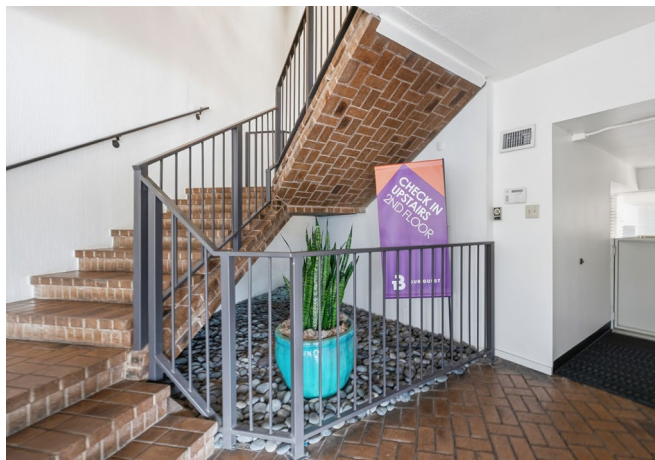




THE PHOTOGRAPHY



THE INTERIOR





THE INTERIOR





CONCEPT RENDERINGS/PLANS



RENDERINGS

T FLOOR

COND FLOOR

Architectural floor plan of the second floor (COND FLOOR). The plan shows a large 'PRESENTATION SPACE' (651 SF) on the left, a 'CONFERENCE ROOM' (181 SF) in the center, and a 'SERVICES' area (233 SF) on the right. A diagonal corridor runs through the center, flanked by 'STAFF (BLUE HIVE)' offices (96 SF each). A 'PHONE BOOTH' (66 SF) is located near the center. A 'TERACE on new structure' is at the bottom. The plan also shows 'ARCHIVE STORAGE' (262 SF), 'STAFF (GROWTH)' (96 SF), and 'INTER' (21 SF) areas. A 'new structure' is indicated on the left, and an 'existing precast wall' is on the right. A 'down' staircase is at the top right.

RD FLOOR

Architectural floor plan of the 1st floor. The plan shows a triangular building footprint with a sloped roofline. Rooms include:

- CONFERENCE ROOM: 238 SF
- COFFEE: 34 SF
- RR: 70 SF
- OFFICE (STUART): 180 SF
- STORAGE: 61 SF
- OFFICE (STEVE): 96 SF
- OFFICE (KIM): 96 SF

Structural and circulation elements include:

- existing stair (top right)
- existing precast wall (right)
- open to below (central area)
- terrace below (bottom right)
- new structure (left and bottom center)
- existing (top center and bottom center)
- up/down stairs (central core)

Jake Neal | jneal@hpitx.com | 817.606.7820



1413

RIO GRANDE AVENUE

Matt Montague | mmontague@hpitx.com | 817.999.8703

Jake Neal | jneal@hpitx.com | 817.606.7820

