



1413

RIO GRANDE AVENUE

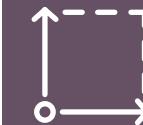


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FORT WORTH

An aerial photograph of a modern urban area. In the foreground, there is a building with a light-colored, textured facade and a glass-enclosed entrance. A parking lot with several cars is visible to the left. To the right, a multi-lane highway with a concrete barrier is shown, with a few cars driving on it. The surrounding area includes green lawns and some trees.

THE OPPORTUNITY

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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

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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

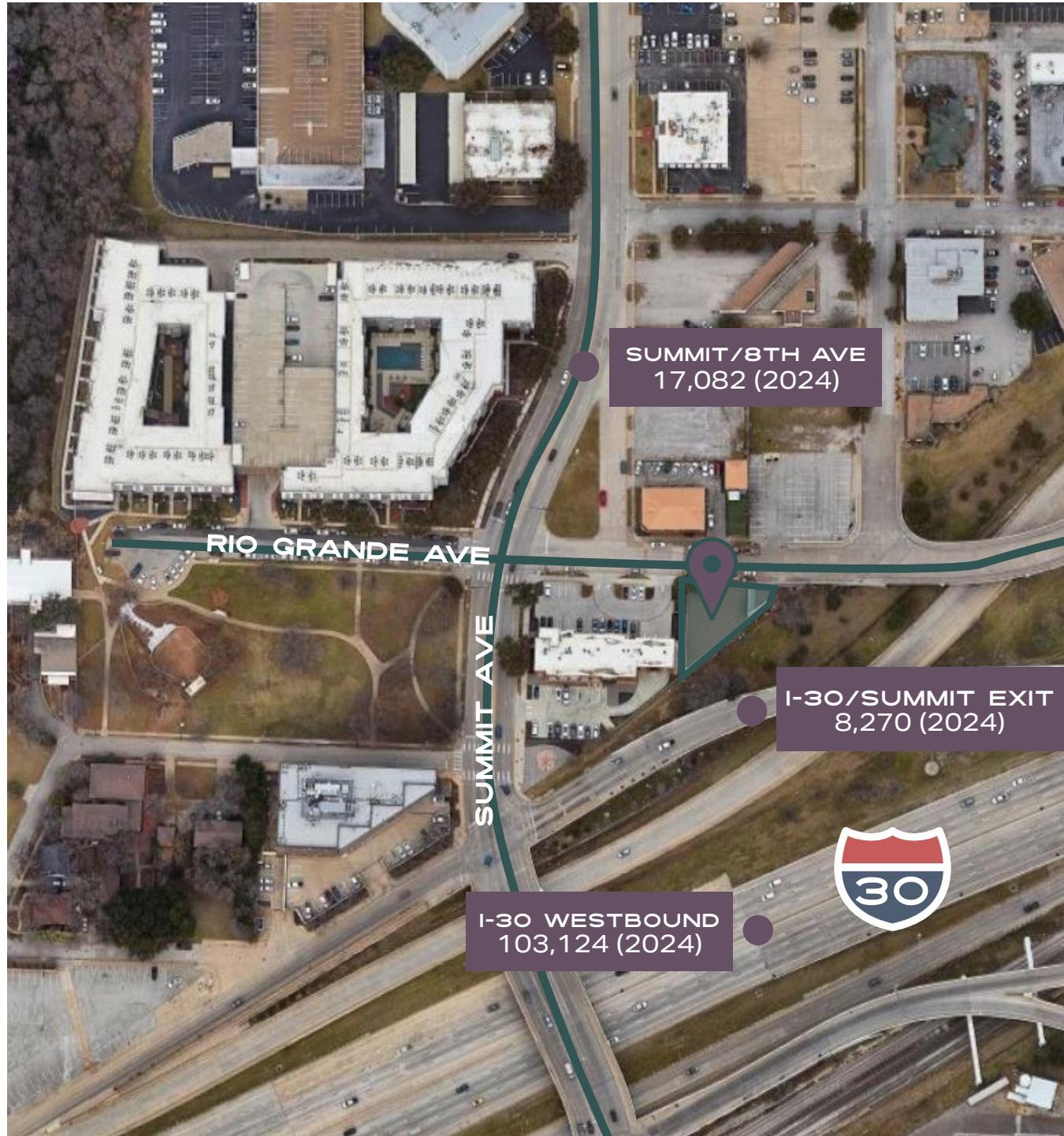
Sundance Square is the heart of downtown Fort Worth — a lively, walkable district filled with restaurants, retail shops, entertainment venues, and public art. The beautifully designed plaza hosts concerts, festivals, and outdoor events year-round, offering a perfect spot for client meetups or after-work 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.



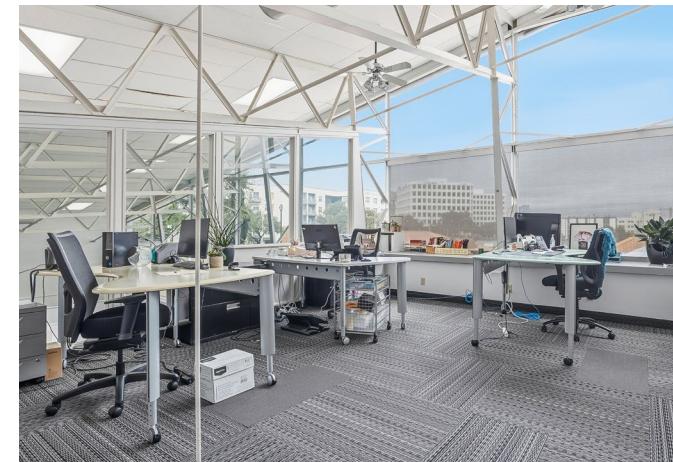
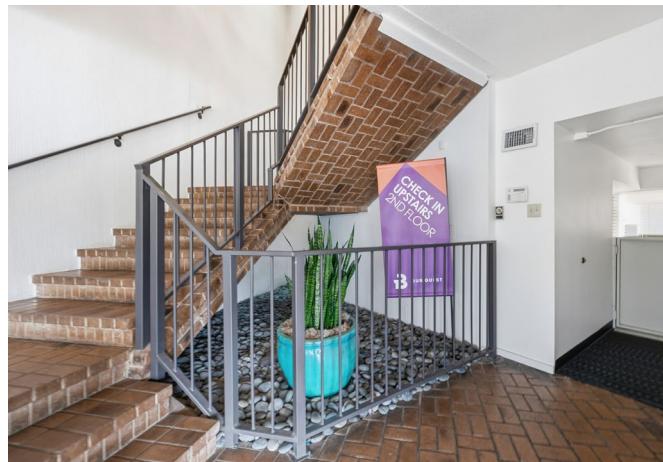


THE PHOTOGRAPHY

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THE INTERIOR





THE INTERIOR





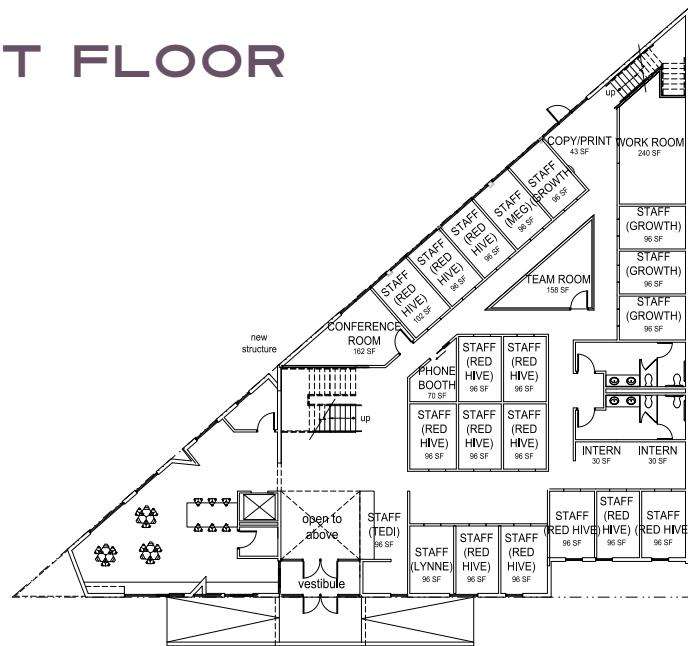
CONCEPT RENDERINGS/PLANS

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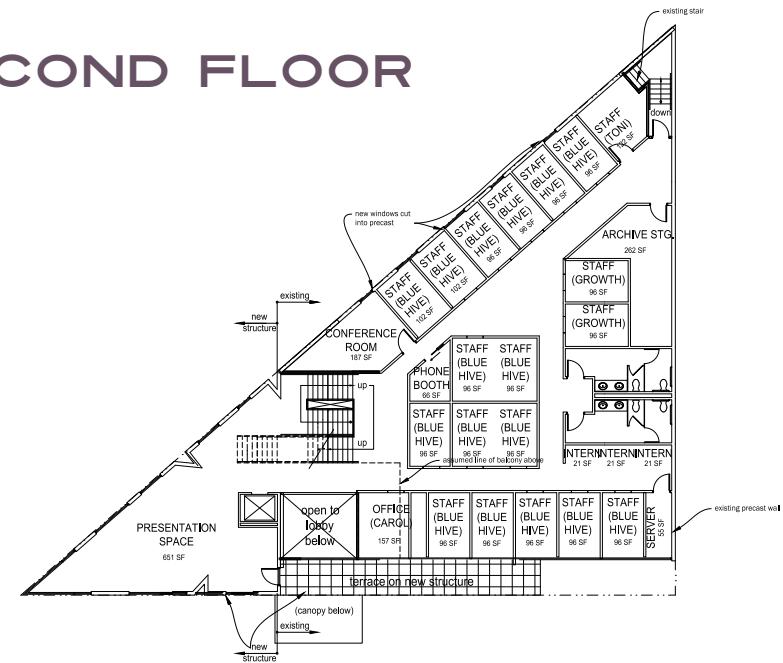


RENDERINGS

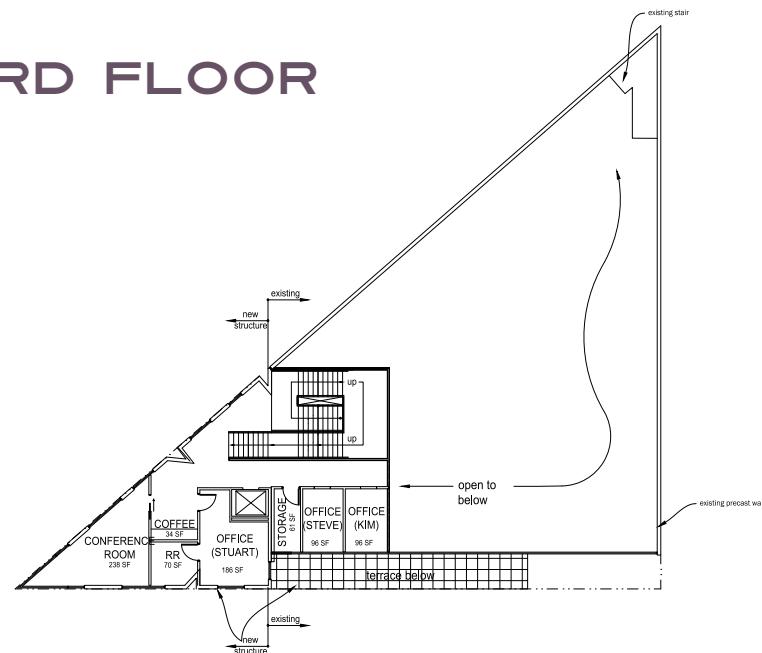
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



CONCEPT SPACE PLANS



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RIO GRANDE AVENUE

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