

UP TO 28,000 SF AVAILABLE

CLASS A OFFICE SPACE

EST. 1943

THE ARMOUR

STOCKYARDS

601 E EXCHANGE AVENUE

FORT WORTH, TX 76164



REINTRODUCING THE ARMOUR

Located in the historic Fort Worth Stockyards, the last remaining building from The Armour meat packing plants will be converted into the Stockyards' only modern office space. Featuring Class A amenities and a prime location near numerous restaurants, shops and entertainment, this boutique office will provide tenants with a luxury workday experience





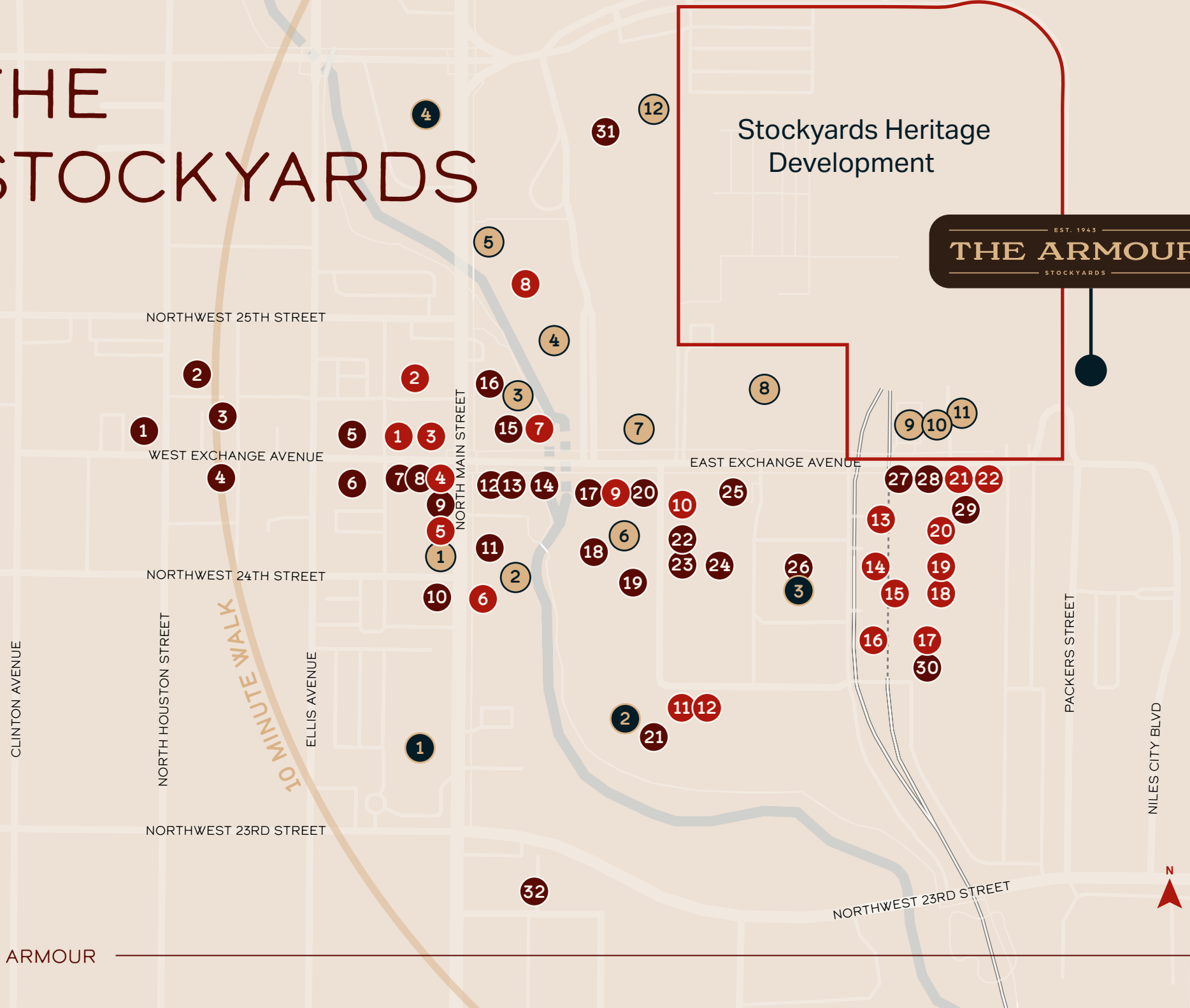
A CLASS A EXPERIENCE

Exclusive patio | Rooftop deck | Fitness center | Covered and surface parking (153 total stalls)



THE STOCKYARDS

Stockyards Heritage Development



RESTAURANTS

- | | | | |
|------------------------------|-----------------------------|----------------------------|-------------------------------|
| 1 Pearl's Saloon | 9 Stockyard Saloon | 17 Provender Hall | 25 Avoca Coffee Roasters |
| 2 Hell's Half Acre Saloon | 10 Taco Heads | 18 Paloma Suerte | 26 The Placery at Hyatt Place |
| 3 The Brand Room | 11 Lonesome Dove Fort Worth | 19 Second Rodeo Brewing | 27 Trailboss Burgers |
| 4 Hookers Grill | 12 White Elephant Saloon | 20 Shake Shack Stockyards | 28 Risky's BBQ |
| 5 Thirsty Armadillo | 13 Love Shack | 21 97 West Kitchen and Bar | 29 Fat Tuesday at Stockyards |
| 6 Lil' Red's Longhorn Saloon | 14 Risky's Steakhouse | 22 Caterina's | 30 Stockman's Club |
| 7 The Star Cafe | 15 H3 Ranch | 23 MELT Ice Creams | 31 Honky Tonk Kitchen |
| 8 The Basement Bar | 16 Cattlemen's Steak House | 24 The Biscuit Bar | 32 Joe T. Garcia's |

RETAIL

- | | | | |
|--------------------------|-------------------------|-----------------------------|---------------------------------|
| 1 Schaefer Outfitter | 7 Fincher's White Front | 13 Stockyard Sports | 19 Chief Records |
| 2 Rios Interiors | 8 The Front Porch | 14 The Spice & Tea Exchange | 20 Texas Gold Minors |
| 3 M.L. Leddy's | 9 Wrangler | 15 Longhorn General Store | 21 Texas Jake's Trading Company |
| 4 The General Store | 10 Ariat Brand Shop | 16 Stockyards Back Forty | 22 Old Gringo Boot Store |
| 5 Shop Lazy J Ranch Wear | 11 Lucchese Bootmaker | 17 KO Trading | |
| 6 Ponder Boot Co. | 12 Wide Brim | 18 Koko Pelli Jewlery | |

ENTERTAINMENT

- | | | |
|--|-------------------------------------|---|
| 1 Downtown Cowtown at the Isis Theatre | 5 Texas Cowboy Hall of Fame | 9 Cowtown Cattlepen Maze |
| 2 Saunders Park | 6 Tannahill's Tavern and Music Hall | 10 Fort Worth Stockyards Stables and Horseback Riding |
| 3 Fort Worth Stockyards River Walk | 7 Stockyards Championship Rodeo | 11 Fort Worth Petting Zoo |
| 4 John Wayne: An American Experience | 8 Stockyards Museum | 12 Billy Bob's Texas |

HOTELS

- | | | | |
|---------------------------------|--------------------------------------|---------------|-------------------------|
| 1 SpringHill Suites by Marriott | 2 Hotel Drover, Autograph Collection | 3 Hyatt Place | 4 Courtyard by Marriott |
|---------------------------------|--------------------------------------|---------------|-------------------------|

STOCKYARDS HERITAGE

The Fort Worth City Council recently approved a \$630 million plan that will nearly double the size of the historic Stockyards by 2032. Leading the expansion is Stockyards Heritage Development, the firm behind the wildly successful Mule Alley development. The Armour is situated just steps away from this upcoming development and is poised to benefit from the area's growth.

300,000 SF of new commercial development

500 Hotel rooms

295 Multifamily units

1,300 Parking spaces in underground garages

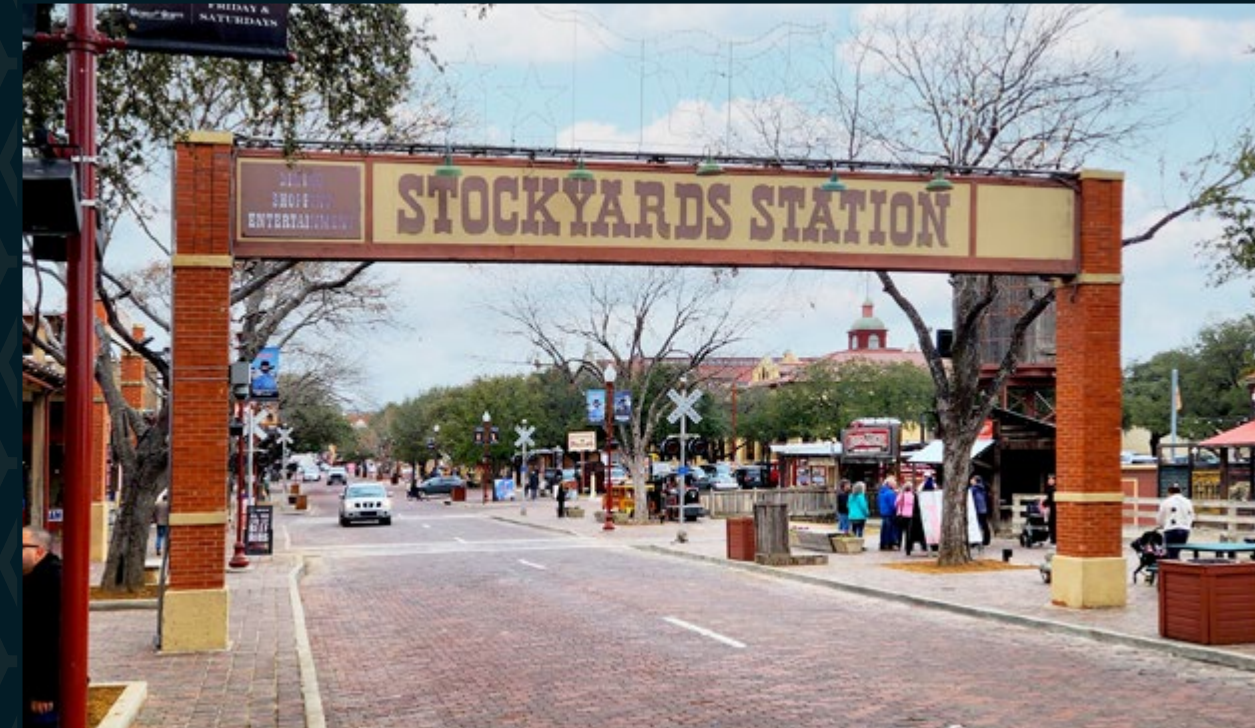
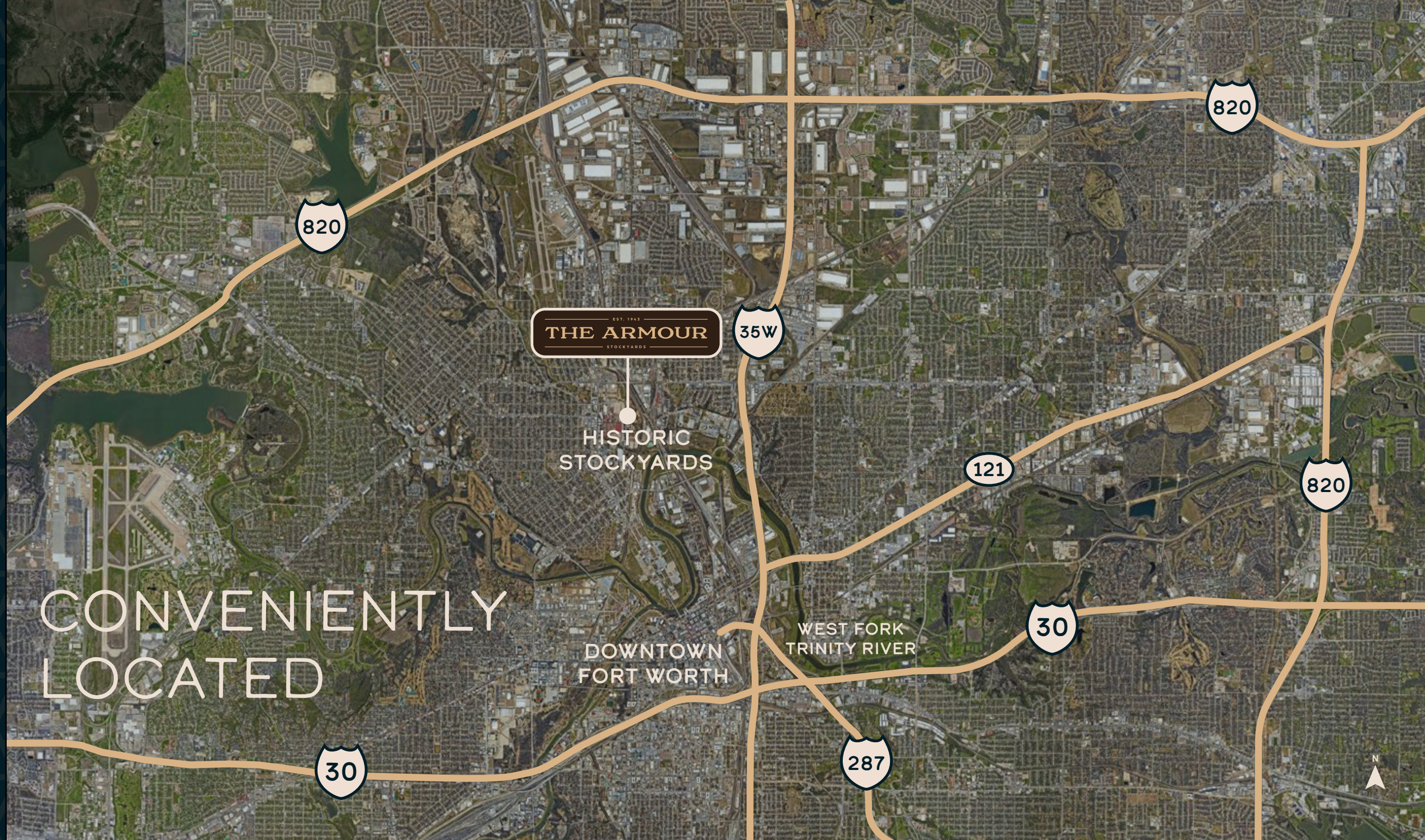
Expanded livestock buildings

Cowtown Coliseum improvements

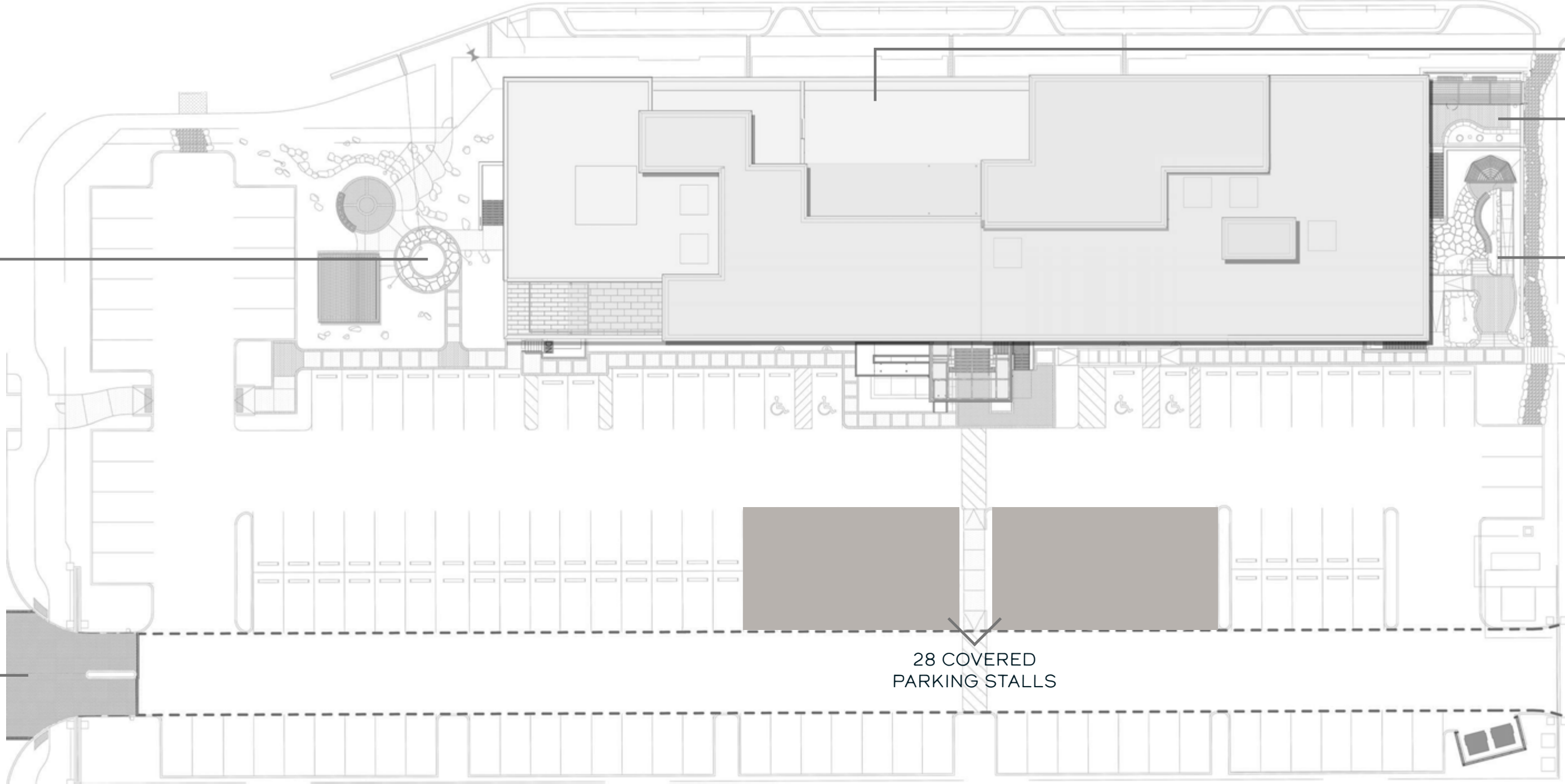
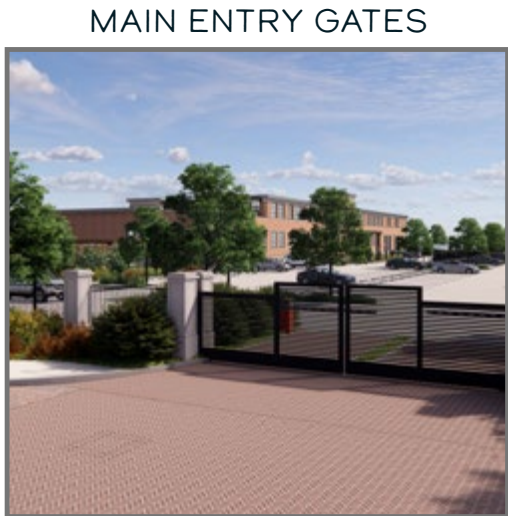


Learn more about Stockyards Heritage





SITEPLAN



ROOFTOP SHARED PATIO



NORTH LOWER PATIO

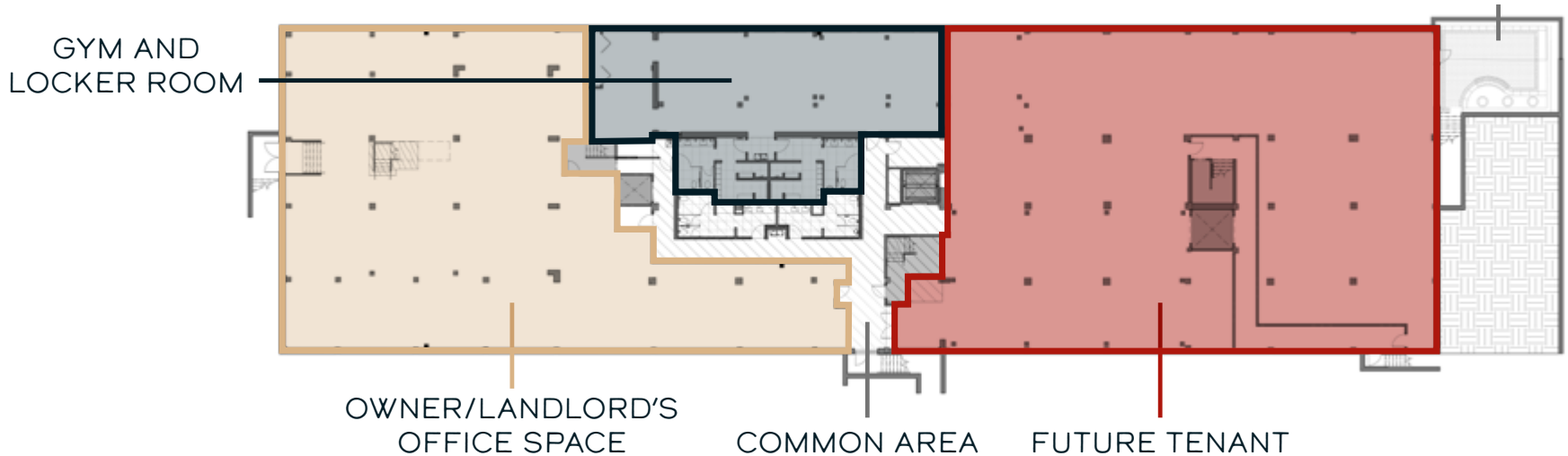


NORTH UPPER PATIO

28 COVERED
PARKING STALLS

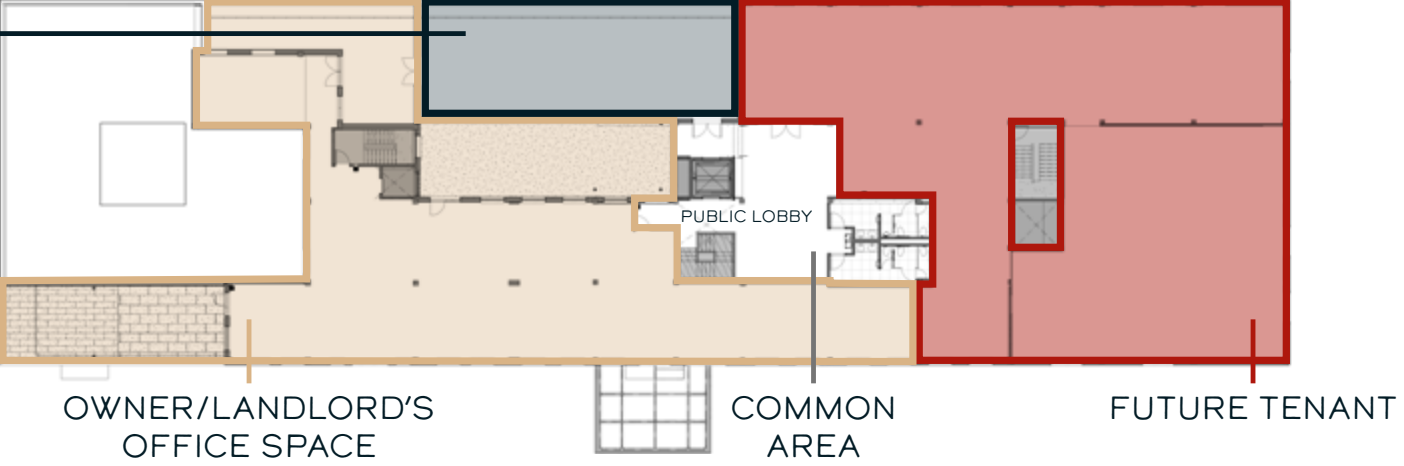
LOWER LEVEL PROPOSED PLAN

NORTH LOWER PATIO

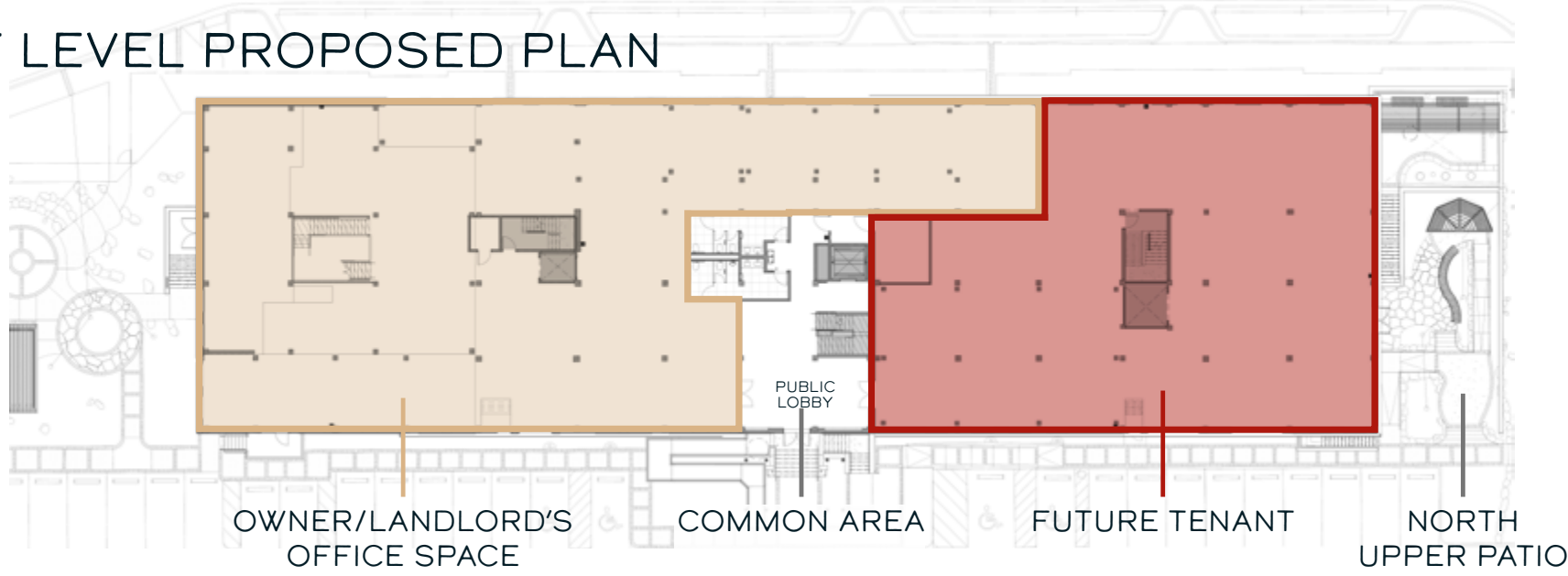


2ND LEVEL PROPOSED PLAN

ROOFTOP SHARED PATIO



1ST LEVEL PROPOSED PLAN



OPPORTUNITY ZONE

The Armour is located in a recognized Opportunity Zone (OZ FW-2) which provides a federal tax benefit on qualified capital investments made in businesses located in a federally recognized (OZ).

NATIONAL REGISTER OF HISTORIC PLACES (SALES TAX / LABOR)

The Armour is on the National Register of Historic Places and exempt from state sales tax on labor under the Texas Administrative Code; labor costs on capital improvements within the building will be eligible for a state sales tax exemption.

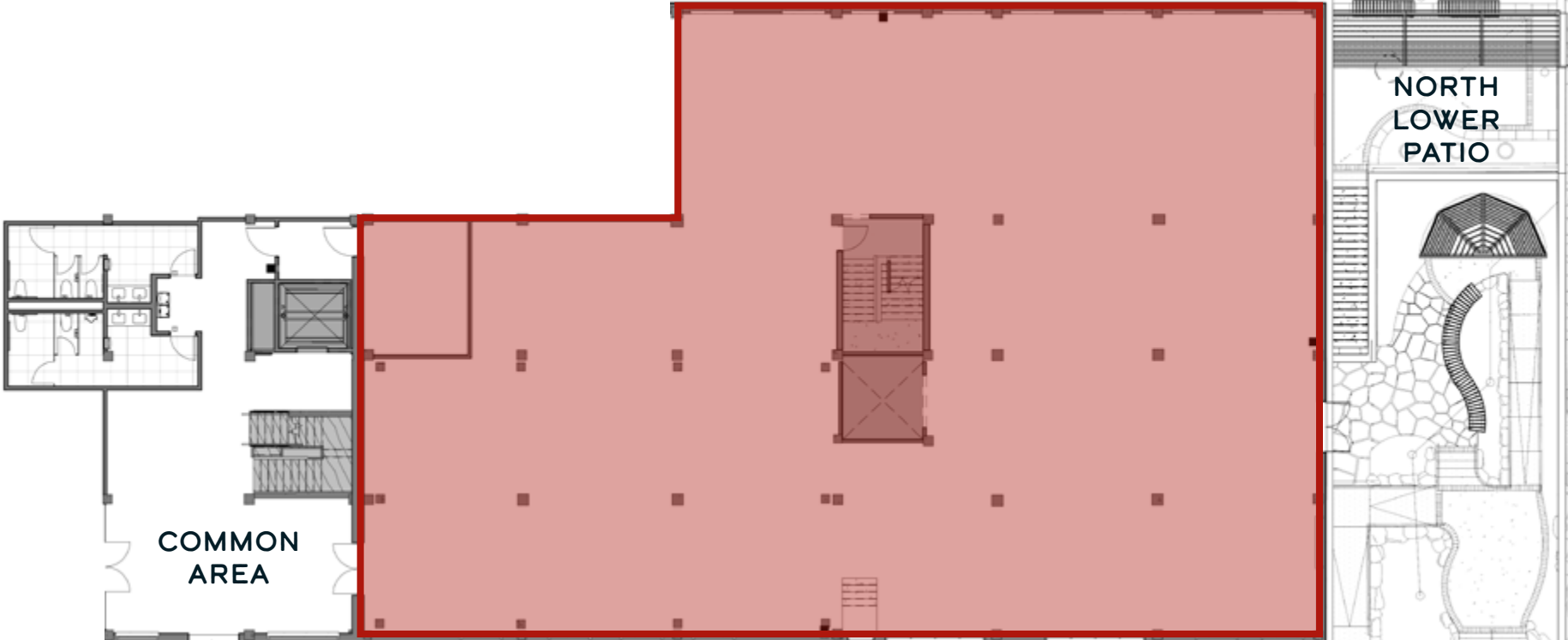
HISTORIC TAX EXEMPTION (REAL PROPERTY TAX / CITY)

The Armour has been approved for the City Historic Tax Exemption which freezes the assessed valuation of the land and improvements prior to the renovation project for the purpose of assessing city taxes; the lower property tax assessment provides OPEX savings for tenants in the building.

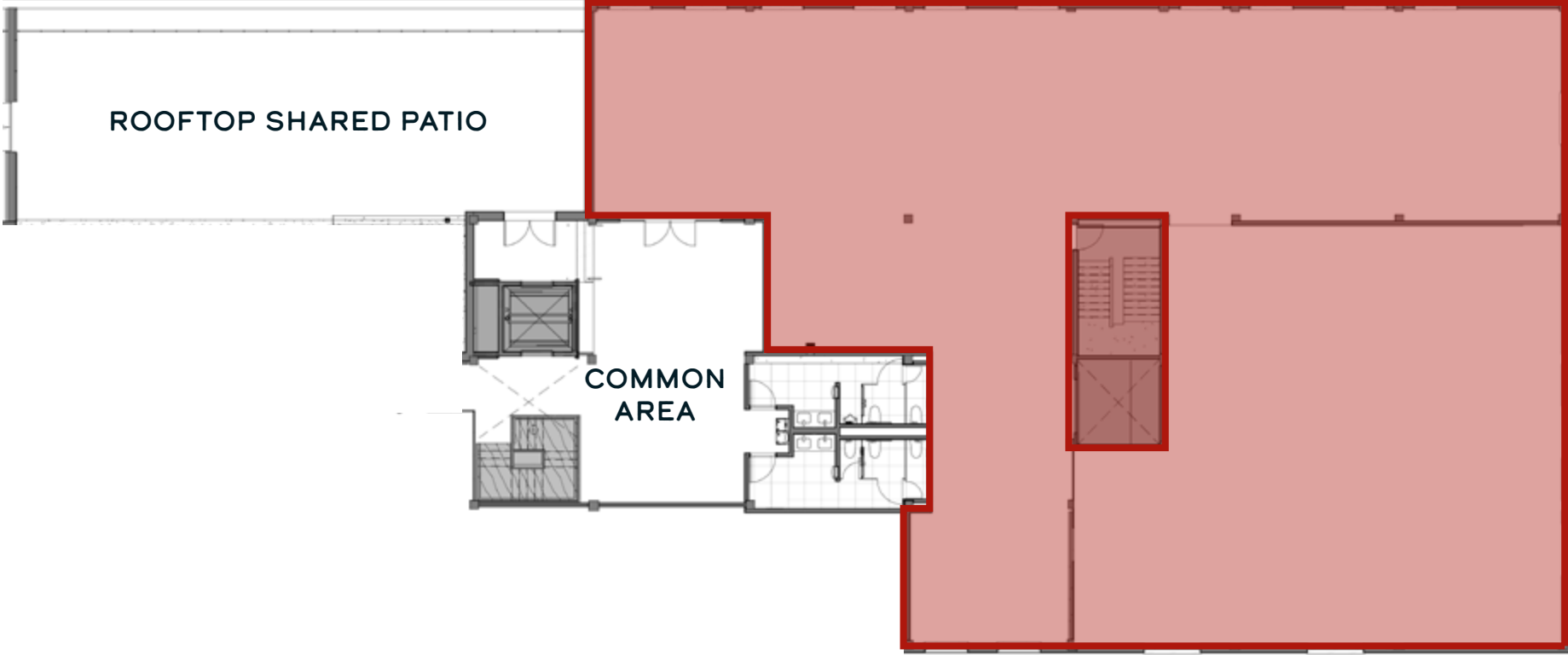
LOWER LEVEL
SUITE 100 - 9,752 SF



FIRST LEVEL
SUITE 200 - 8,857 SF



SECOND LEVEL
SUITE 300 - 8,230 SF



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EST. 1943

THE ARMOUR

STOCKYARDS

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