

**OFFICE
FOR LEASE**

UP TO
21,523 SF

8,953 SF
Entire 4TH FL

8,953 SF
Entire 8TH FL

3,075 SF - 6th FL
542 SF - 6th FL
(3,617 SF
CONTIGUOUS)


TRANSWESTERN
REAL ESTATE
SERVICES

SANGER BROTHERS BUILDING

515 HOUSTON ST
FORT WORTH, TX 76102

LEASING INFORMATION:

Bill Behr
817.259.3519
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Gavin Behr
817.259.3549
gavin.behr@transwestern.com



SANGER BROTHERS BUILDING

515 HOUSTON ST | FORT WORTH, TX 76102



Property/Building Information:

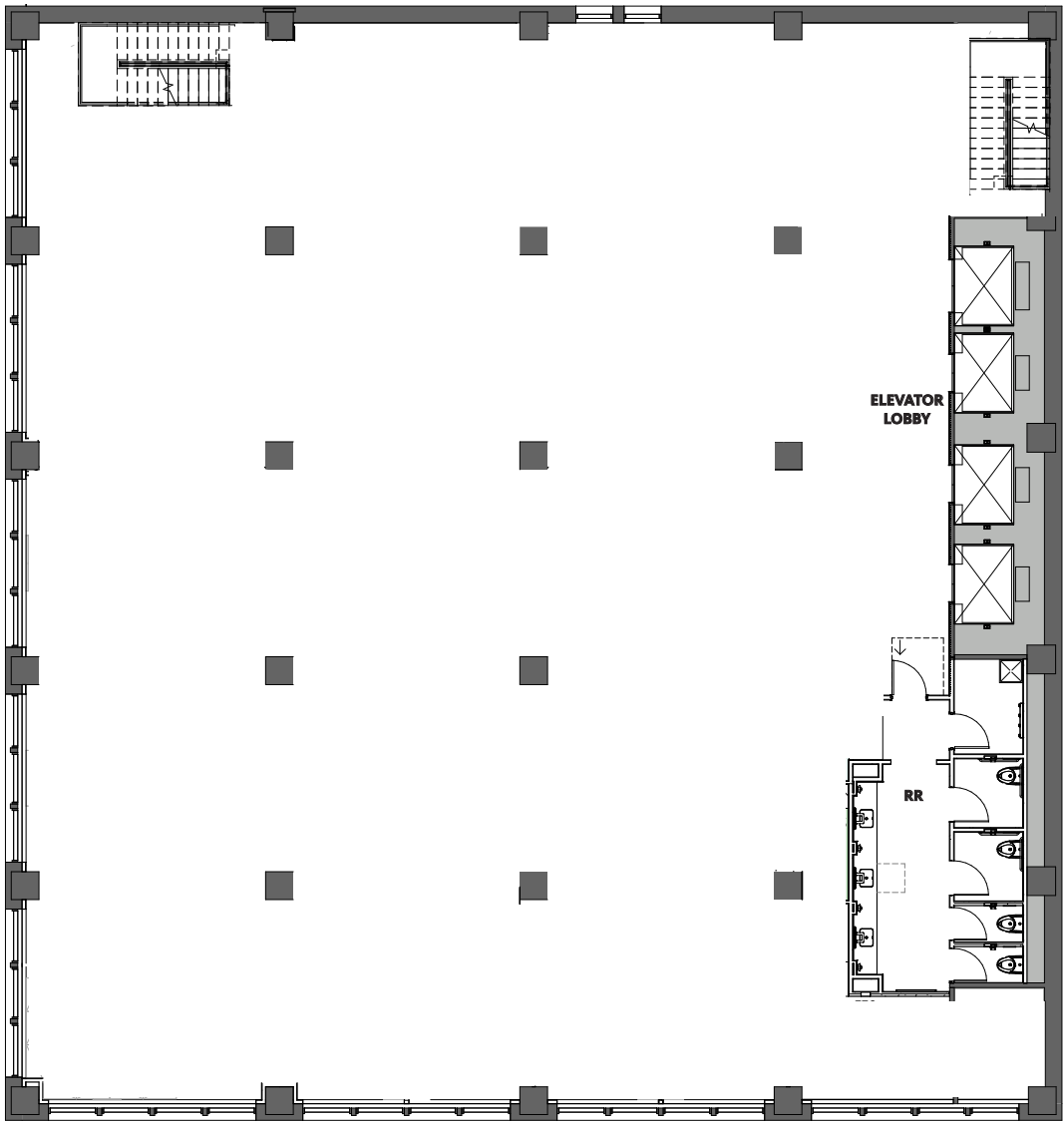
- ◆ Historic 1920s ultra-renovated office building adjacent to Sundance Square and next door to The Sinclair Hotel, Autograph Collection
- ◆ Total available space consists of 21,523 square feet on the 4th, 6th and 8th floors
- ◆ The entire 4th floor is currently in shell condition - can be build-to suit
- ◆ The entire 8th (top) floor, consisting of 8,953 square feet, is nearing completion with finish-out far exceeding typical Class "A" construction standards.
- ◆ Additional 3,617 square feet of second-generation space is available on the 6th floor (3,075 SF and 542 SF suites)
- ◆ Building offers highly redundant power and fiber Internet
- ◆ Parking available in the adjacent 600 Houston Street parking garage at the southwest corner of Houston and W. 5th Streets and at another garage at 702 Houston Street, one block south.
- ◆ Aggressive economic terms provide tenants a Class A environment at a highly competitive rental rate below other downtown Class "A" buildings



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Floor Plan - 4th Floor



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Location Information:

- ◆ Outstanding Sundance Square area location the northeast corner of Houston and W. 5th Streets
- ◆ Two parking garages within one block of the property offer numerous parking options
- ◆ Dozens of restaurants, shops and hotels within walking distance provide a wide array of amenities
- ◆ Award-winning Wicked Butcher restaurant in The Sinclair Hotel located next door to the east.
- ◆ Quick access to Interstate 35W for a quick drive to Alliance and S.H. 121 to DFW International Airport and I-30 to Dallas and west to Weatherford

Building Ownership/Management:

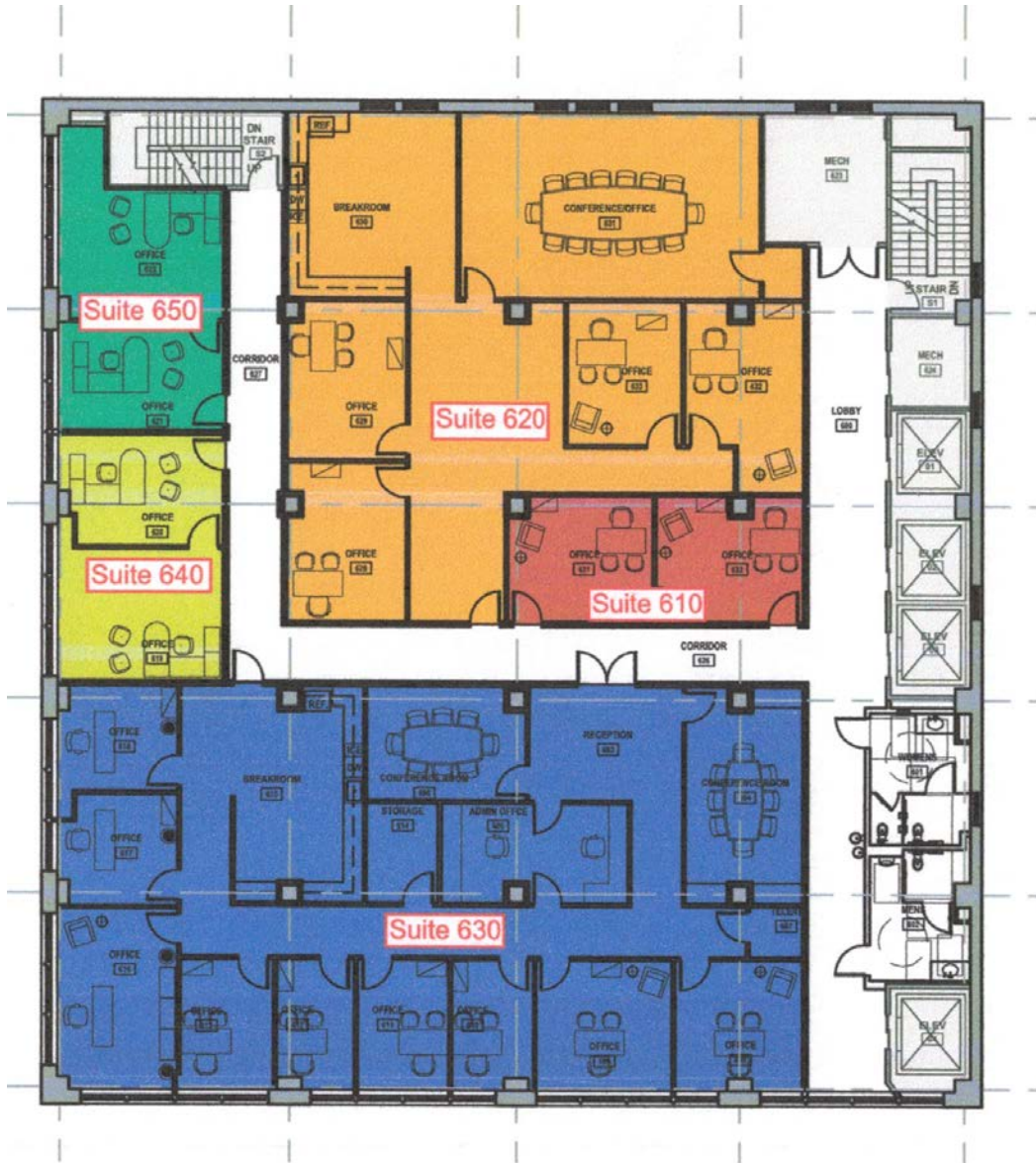
- ◆ Having owned the Property since 1997, the landlord provides a long history of stability and extensive building renovations and upgrades
- ◆ The property is managed by a first-class locally owned and operating property management firm focused on tenant service



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Floor Plan - 6th Floor



Suite 620 - 3,075 rentable square feet

Suite 610 - 542 rentable square feet

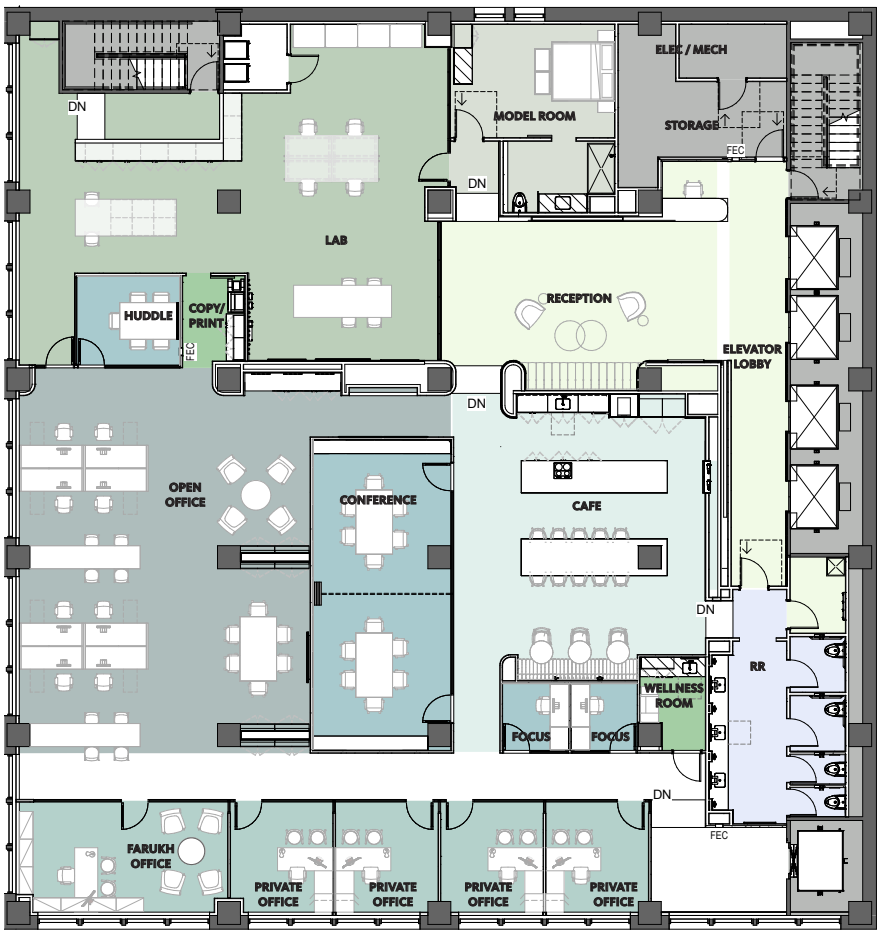
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Floor Plan - 8th Floor

Available Soon!

8,953 Rentable Square Feet



LEGEND

- LOBBY & RECEPTION
- RESTROOMS
- CAFE
- SUPPORT SPACES
- PRIVATE OFFICE
- CONFERENCE
- OPEN OFFICE
- MODEL ROOM
- LAB

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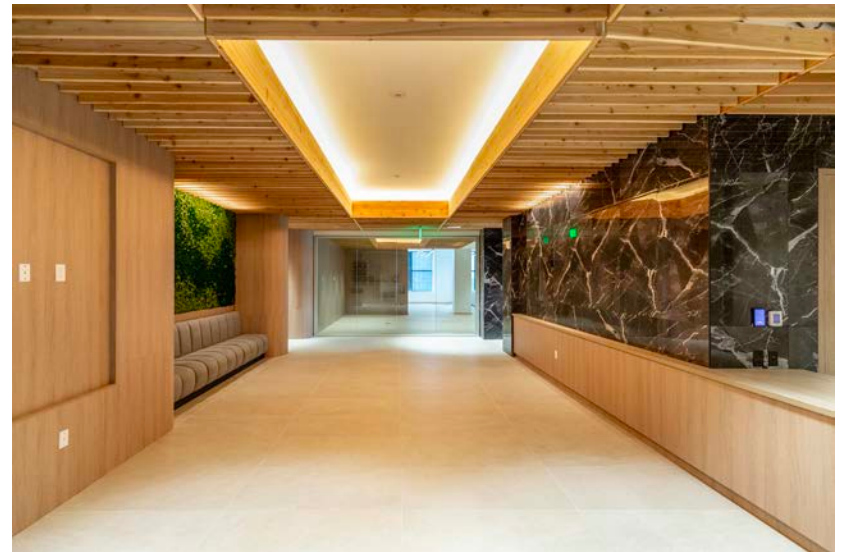
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8th Floor

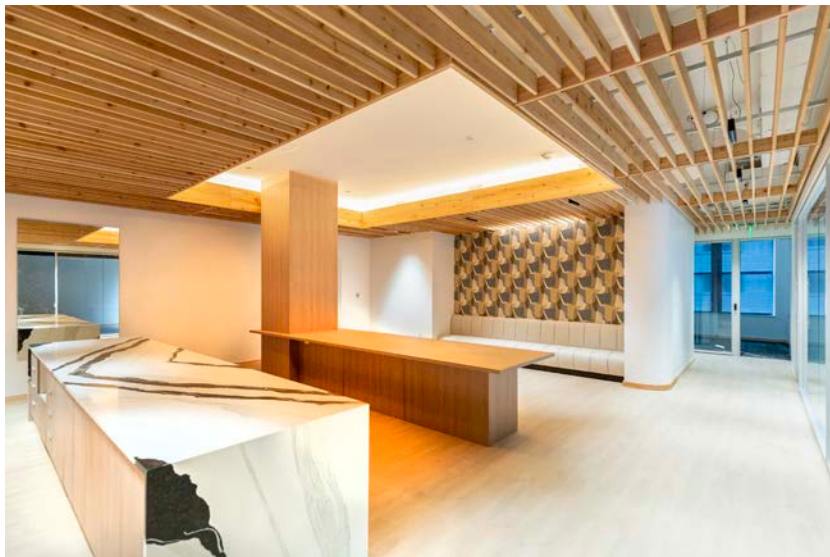
Reception



Reception



Cafe



Cafe



**Final design may vary from renderings shown*

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8th Floor

Open Office



Open Office



Board Room



Restroom



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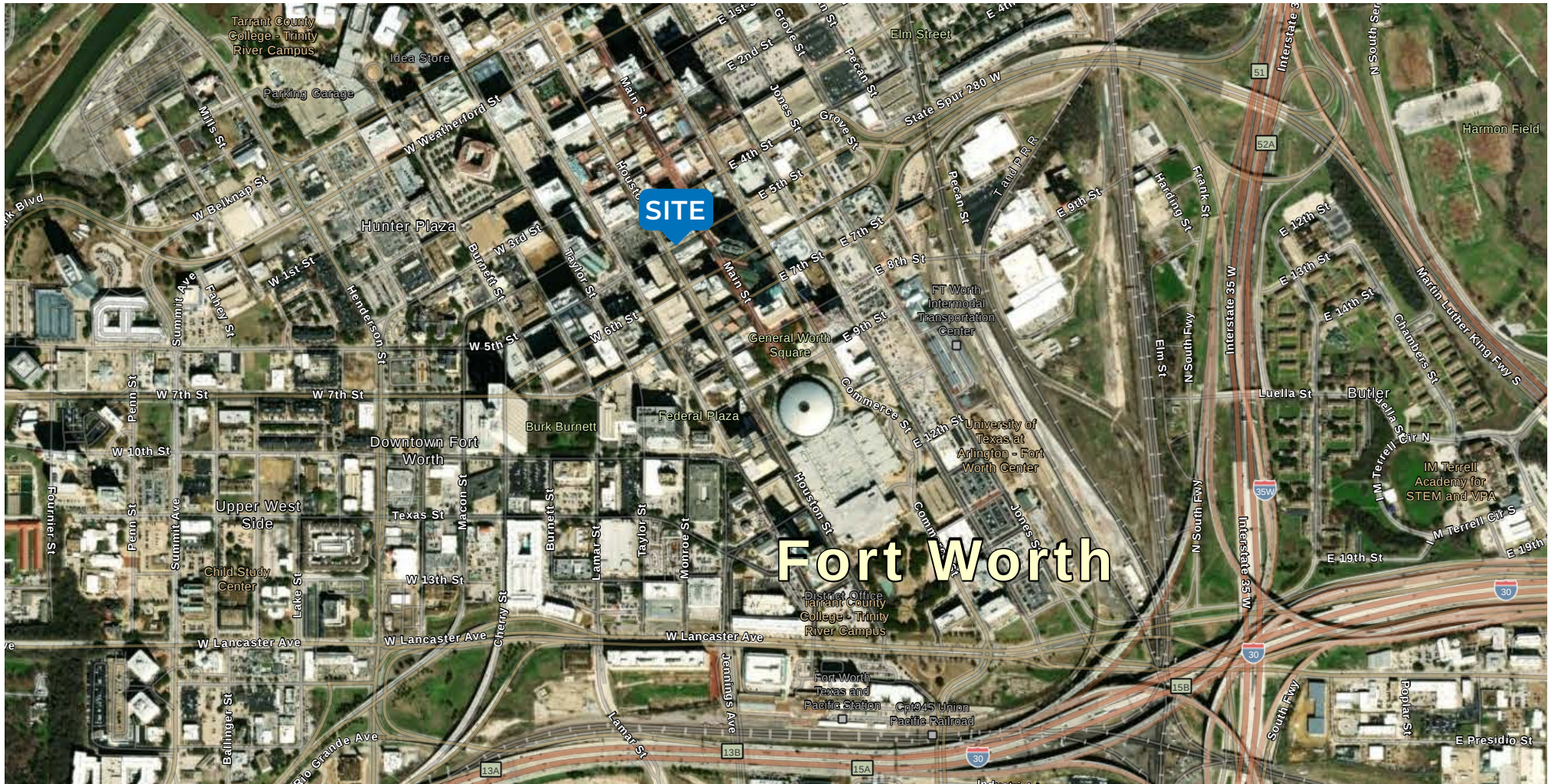
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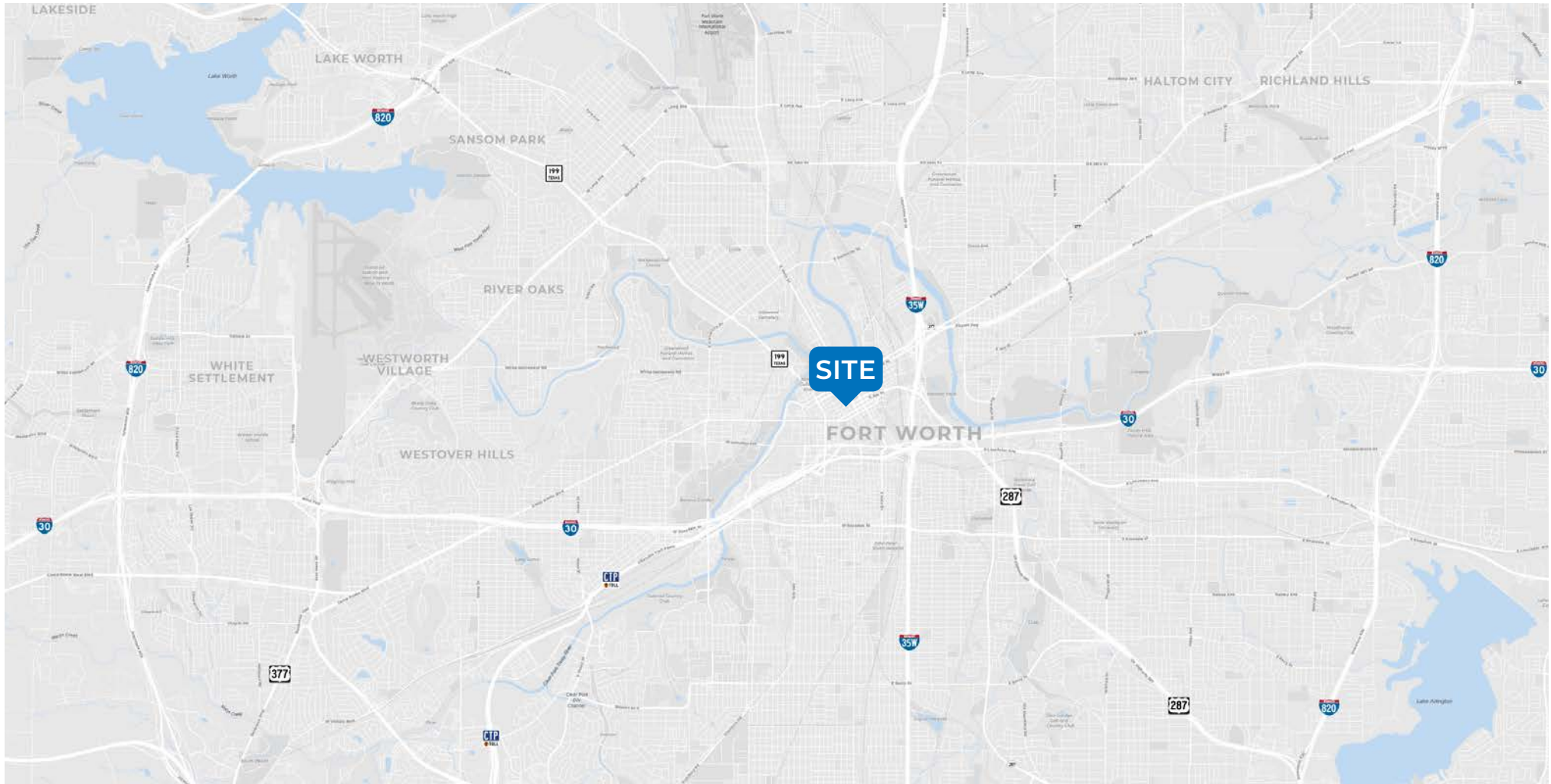
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1