

# UNIVERSITY EXECUTIVE OFFICES

3001 5TH STREET / 601 UNIVERSITY DRIVE

FORT WORTH, TEXAS 76107



## CONTACT

**Reilly Clark**  
817.632.6157  
rclark@holtlunsford.com

**Ross Moncrief**  
817.632.6154  
rmoncrief@holtlunsford.com



# OFFICESPACE FOR LEASE

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

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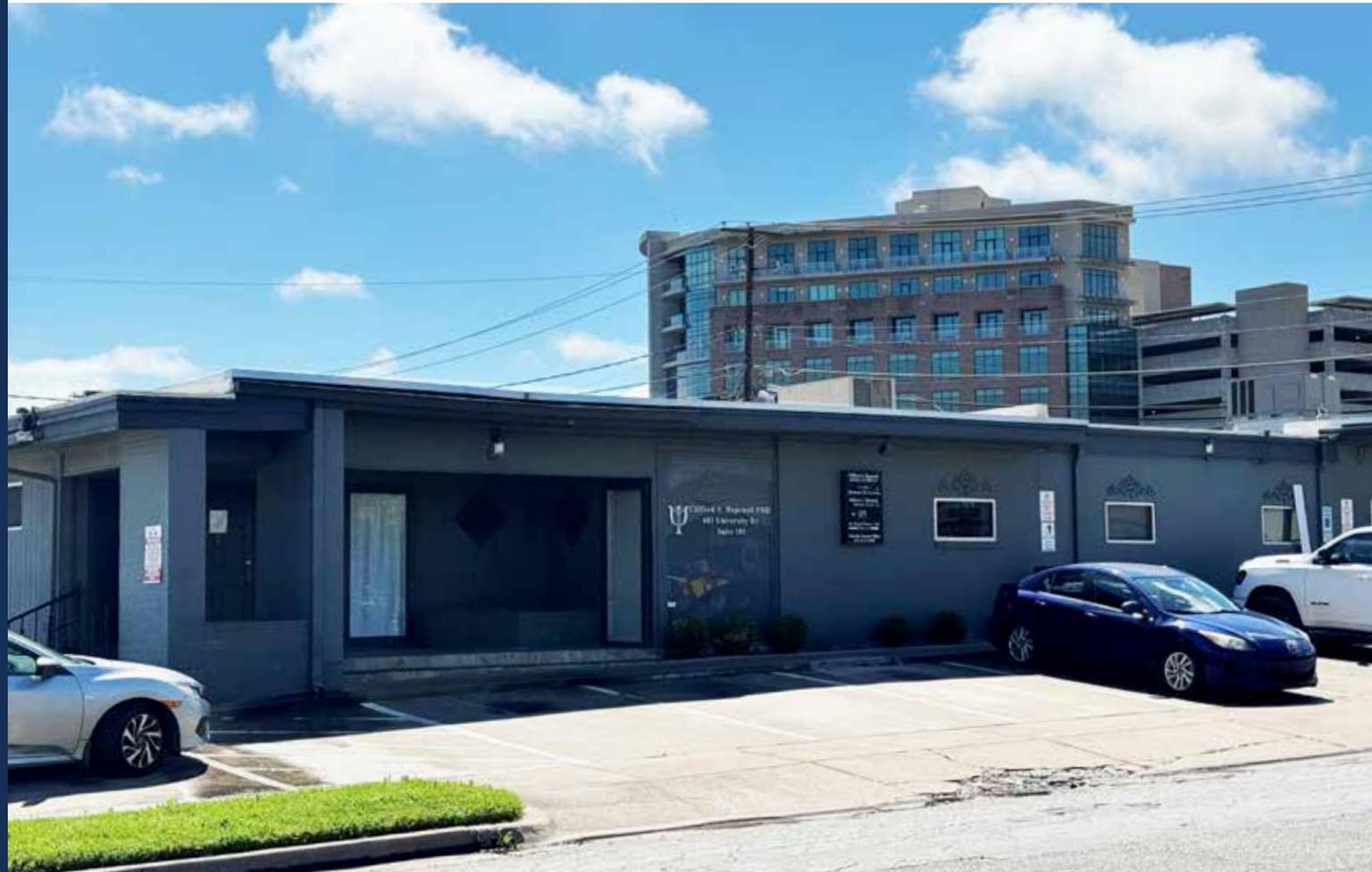
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## BUILDING HIGHLIGHTS

- Premier location at University & 5th with irreplaceable access to Fort Worth CBD and Cultural District.
- Walkability to countless bars, restaurants, shops and local attractions.
- Excellent branding opportunity with University corridor frontage.



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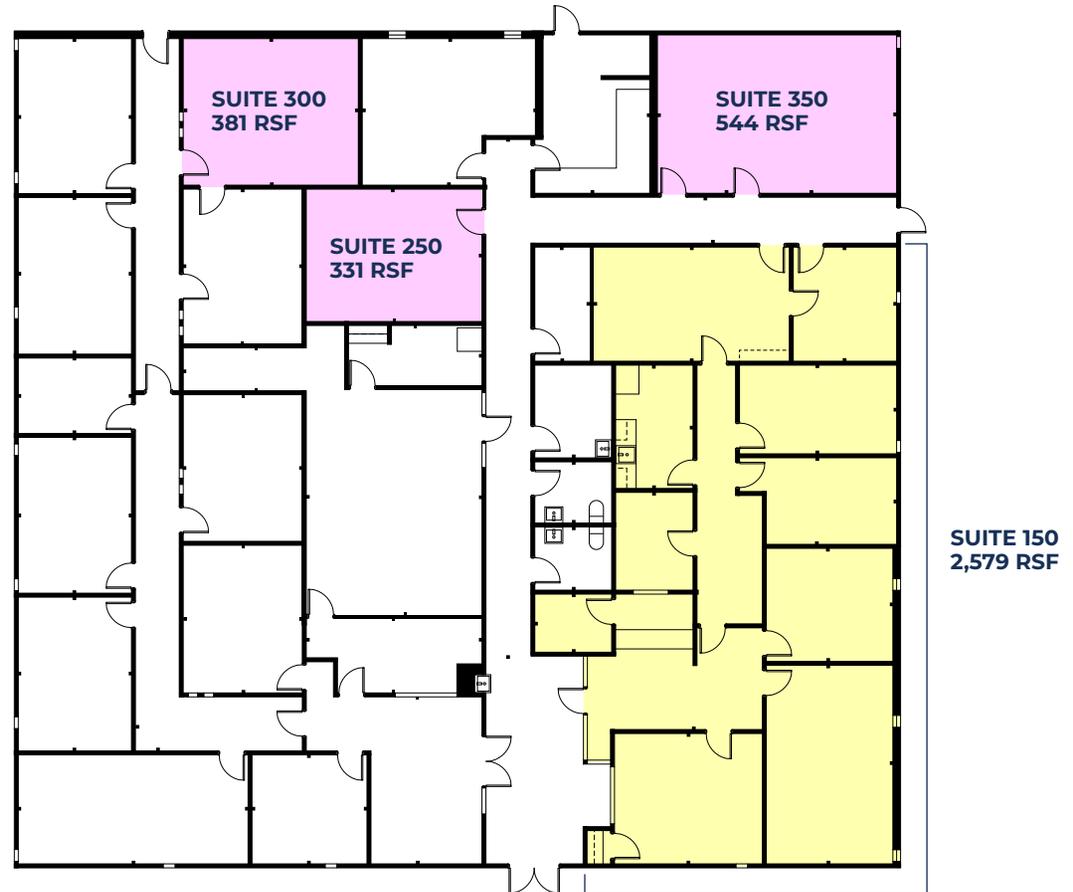
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## FLOOR PLAN

[VIRTUAL TOUR](#)



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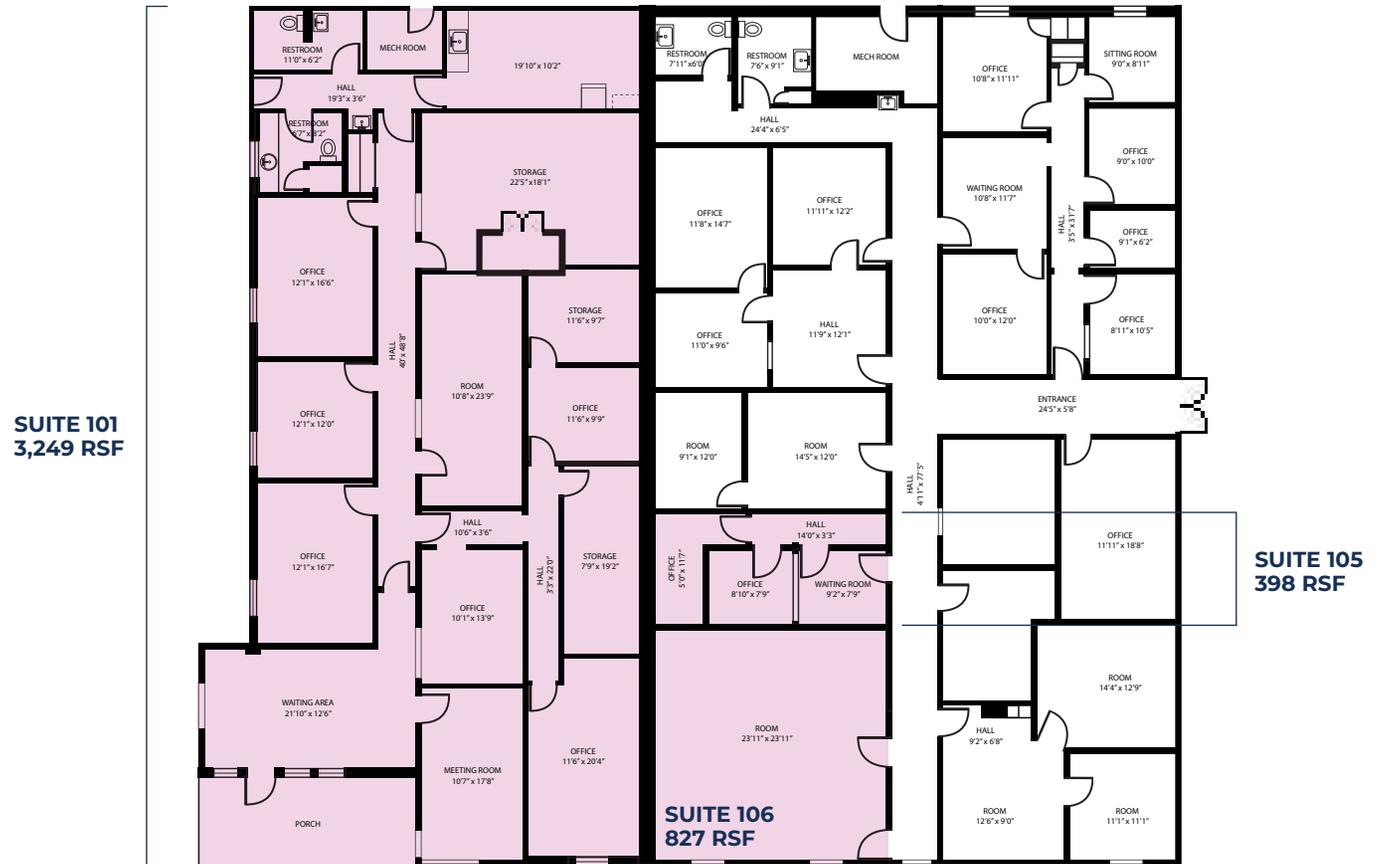
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## FLOOR PLAN



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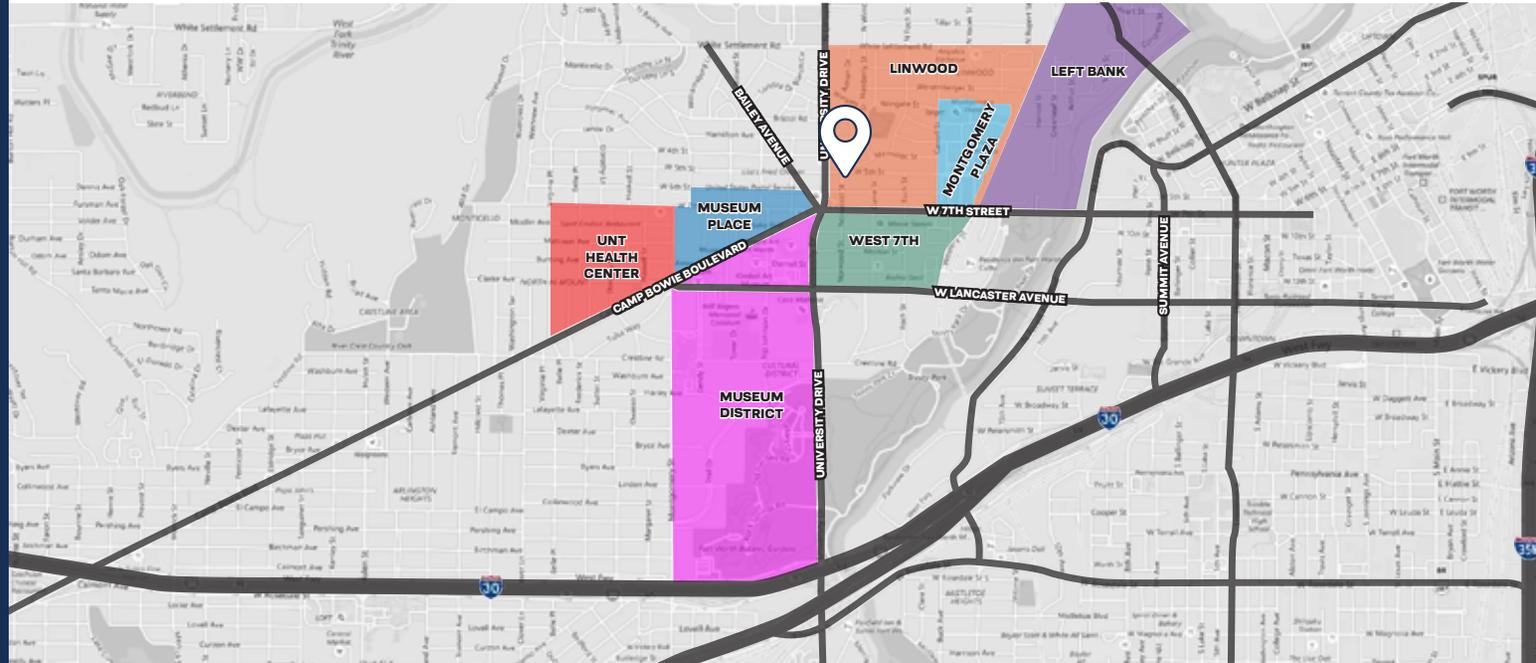
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## AMENITY MAP



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Eddie V's  
Legacy Texas Bank  
World of Beer  
Blue Sushi  
Great Outdoors  
Righteous Foods  
Don Artemio  
Tuk Tuk Thai  
The Crescent Hotel  
Bowie House

Modern Art Museum  
Kimball Art Museum  
Amon Carter Museum of American Art  
WE Scott Theatre  
Will Rogers Memorial Center  
Museum of Science & History  
Botanic Garden  
Botanical Research Institute  
Casa Manana  
Office Depot

Petsmart  
Wells Fargo  
Subway  
Chick-Fil-A  
Sushi Axiom  
Glorias  
Pei Wei  
Starbucks  
Pie Five  
Boomer Jacks  
AT&T  
Lukes Locker  
Floyd's 99 Barbershop  
Bahama Bucks  
Goat and Vine  
Chicken Salad Chick  
Target

Jimmy Johns  
Chipotle  
In-N-Out  
Snap Kitchen  
Velvet Taco  
Blue Mesa  
M&O Station  
CAVA  
F1 Smokehouse  
The Cookshack  
J&J Oyster Bar

Tom Thumb  
HopDoddy  
Snooze

Mash'D  
Oni Ramen  
Social House  
Fidelity  
Pinnacle Bank  
Envy Salon  
Boardroom Men's Salon  
Fireside Pies  
Reservoir Bar & Grill  
Chimmy's  
Texas Republic Bar  
Urban Outfitters  
SteelCity Pops  
Rodeo Goat  
Hatsuyuki Handroll Bar  
F45 Training  
Hiatus Spa + Retreat  
Lucky Duck Bagels



# 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.

## 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.**

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**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 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.

Holt Lunsford Commercial, Inc.	359505	hlunsford@holtlunsford.com	972.241.8300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
Designated Broker of Firm	License No.	Email	Phone
	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone