

Windsor Place

1901-1923 Windsor Place
Fort Worth, Texas 76110

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FOR LEASE

PROPERTY HIGHLIGHTS

- Excellent Former Office Spaces Available
- Located Near Fort Worth's Medical District & TCU
- Mixed-Use Property Consisting of Industrial, Flex, Office and Retail Spaces
- Surrounded by Affluent Neighborhoods (Mistletoe Heights, Berkeley Place, Ryan Place)
- New Improvements Coming Soon! Including: Monument Sign, Re-stripping Parking Lot
- High End & Modern Interior Designs
- Close Proximity to I-30 & Downtown Fort Worth
- Aggressive Tenant Incentives Available



OFFICE SPACES AVAILABLE

1901 | 1,645 SF

(OFFICE & RETAIL)

1901 MEZZANINE | 2,233 SF

(OFFICE & RETAIL)

1907 | 1,600 SF

(OFFICE)

1915-1917 | 9,818 SF

(OFFICE)





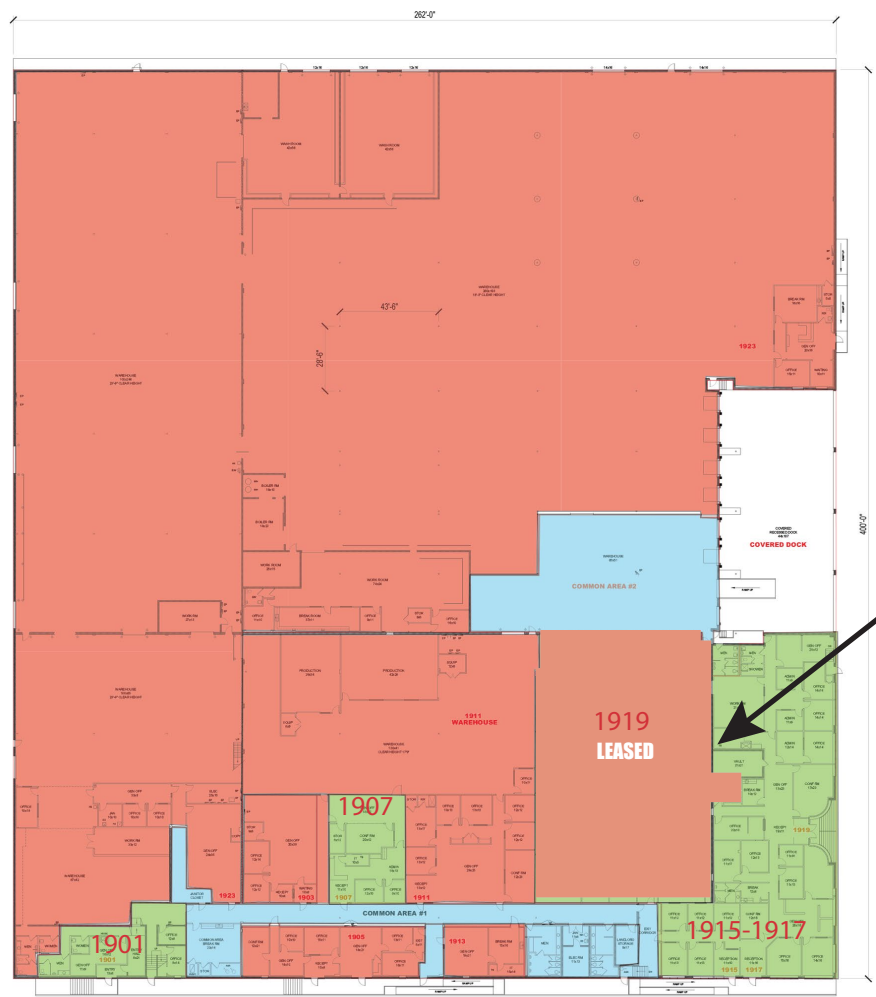
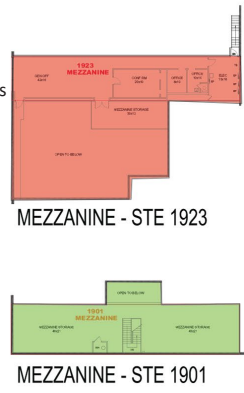
Available Spaces:

1901	1,645 SF (Office & Retail)
1901 MEZZANINE	2,233 SF (Office & Retail)
1907	1,600 SF (Office & Retail)
1915 – 1917	9,818 SF (Office & Retail)

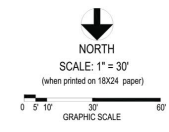
Leased Spaces:

1903	Spine & Body Works
1905	Trinity Works
1911	Warren Watts
1913	Dalton Wellness
1919	Direct Floral Source
1923	Quantix Supply Chain Solutions
1923 MEZZANINE	Quantix Supply Chain Solutions

- Legend:**
- Available
 - Leased
 - Common Areas



FLOOR PLAN
1901-1923 WINDSOR PLACE
FORT WORTH, TEXAS
 Revised: 8/31/21



INGRESS/EGRESS



INGRESS



EGRESS

DRIVE TIMES

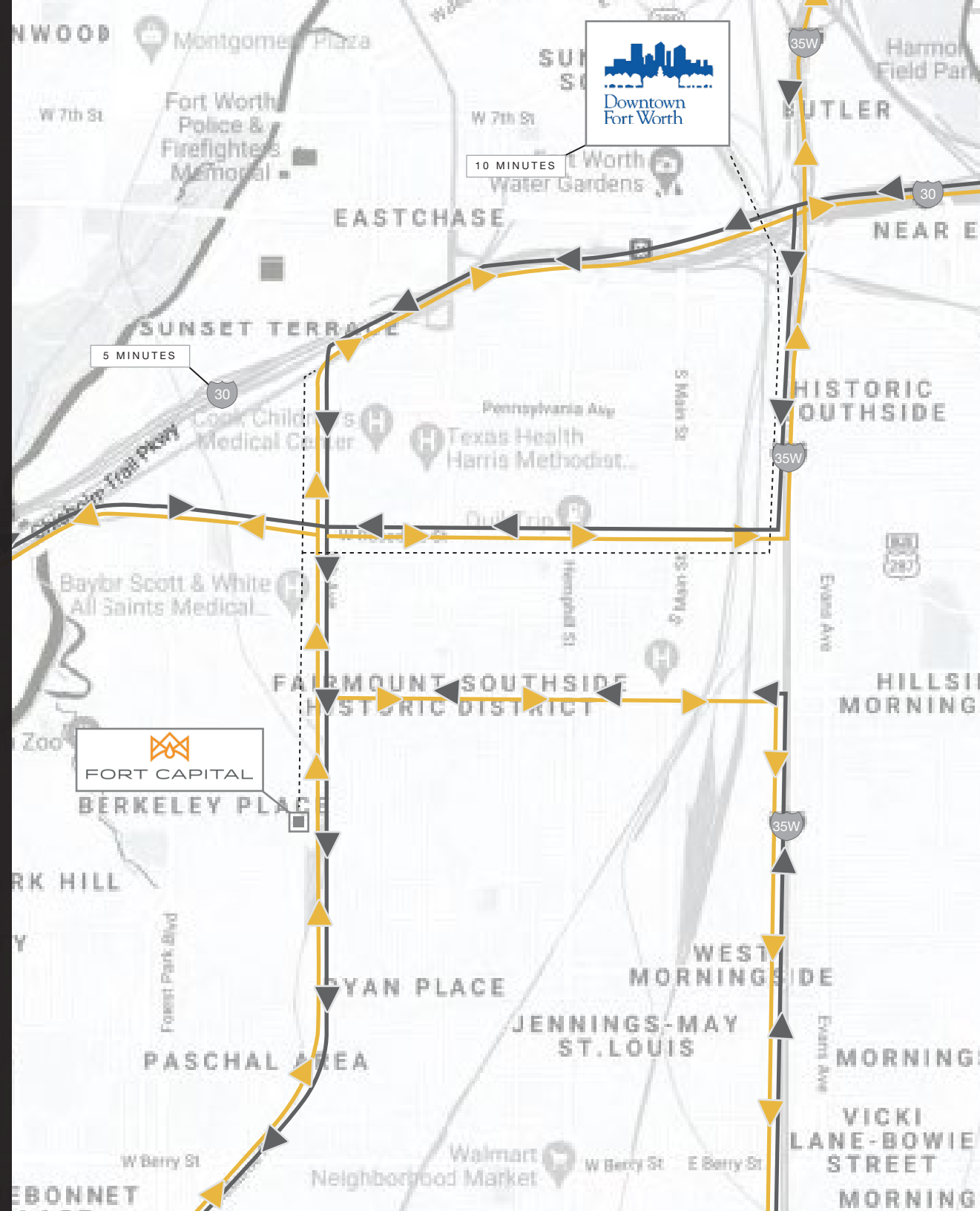
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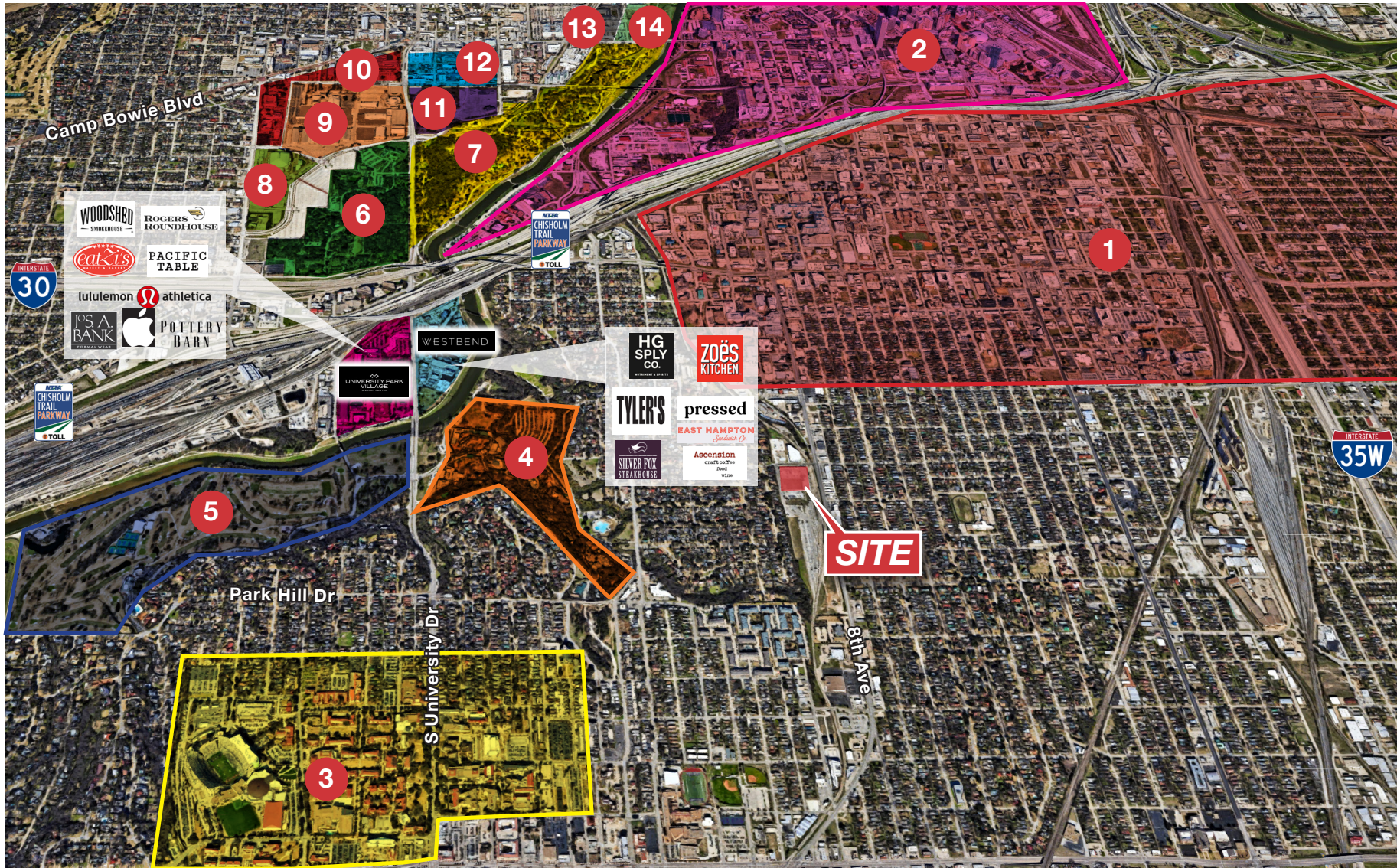
MINUTES
INTERSTATE 30

10

MINUTES
DOWNTOWN
FORT WORTH

WINDSOR PLACE





Area Details

- 1. Near Southside/Medical District**
 - Home to Tarrant County's major hospitals, including: Baylor Scott & White All Saints Medical Center, Texas Health Harris Methodist, UT Southwestern's Moncrief Cancer Institute, Cook Children's Health Care System, Medical City Fort Worth, and JPS Health Network
 - These providers have accounted for approximately 39,000 jobs, and have spurred significant residential, retail, and entertainment revitalization in the Near Southside area
- 2. Downtown Fort Worth**
 - 27.9 Million square feet of office space in Fort Worth's Central Business District, with 93.7% occupancy
 - Estimated number of out-of-town visitors to Fort Worth: 8.8 million annually
 - Vibrant, walkable downtown features Sundance Square Plaza, nightlife, Bass Performance Hall, corporate headquarters, green spaces and public art.
 - Tarrant County College – Trinity River Campus in Downtown has 6,869 students enrolled for Spring 2019
- 3. Texas Christian University**
 - Boasts an undergraduate enrollment of approximately 10,500 students.
- 4. Fort Worth Zoo**
 - Voted the Number 1 Best Zoo in the Nation in 2020 by USA Today!
- 5. Colonial Country Club**
 - Colonial Country Club is a private, member-owned club, with a world-class golf course and host of the annual PGA TOUR Charles Schwab Challenge.
 - Voted 4th Best Golf Course in Texas in 2021 by Golf Digest.
- 6. Fort Worth Botanic Gardens**
 - A 109-acre area established in 1934 and now the oldest botanic garden in Texas, with 2,501 species of native and exotic plants in its 21 specialty gardens.
- 7. Trinity Park & Trinity Trails**
 - The 252-acre Trinity Park boasts more than 40 miles of hiking and biking paths along the river, a duck pond, large playgrounds, a miniature train that's been running since 1959, and regular annual entertainment events.
- 8. Dickie's Arena**
 - A 14,000-seat multipurpose arena under construction, and current home of the Fort Worth Stock Show and Rodeo. Trail Dr will connect to Currie St and run by The Bledsoe property.
- 9. Will Rogers Memorial Center**
 - An 85-acre public entertainment, sports, and livestock complex located in Fort Worth, Texas. It is named for American humorist and writer Will Rogers. It is the former home of the annual Fort Worth Stock Show and Rodeo.
- 10. Museum District**
 - Home to major museums, including the Modern Art Museum of Fort Worth, the Fort Worth Museum of Science and History, and the Kimbell Art Museum.
- 11. Farrington Field**
 - An 18,500-capacity multi-use stadium that hosts sporting events and allows for extra parking capacity to the West 7th bar district.
- 12. West 7th**
 - Bridging downtown and the Fort Worth Cultural District, West 7th has quickly become one of the hottest entertainment scenes in the city. A five-block urban village, this pedestrian-friendly area offers high-concept dining, local specialty fashion retailers and unique entertainment venues.
- 13. Montgomery Plaza**
 - A shopping mall and luxury condominium project including tenants such as Target, Boomerjacks, Starbucks, and Sushi Axiom.
- 14. Left Bank**
 - A 1.5 million square foot mixed-use development in the heart of the thriving West 7th Street Urban Village of Fort Worth.



FORT WORTH

Fort Worth — the most typically Texan of all Texas cities — began as a tiny outpost on a lonely frontier. Today, this metropolitan area of more than 800,000 people blends its cattle and oil heritage seamlessly with an ever-growing, diverse array of new businesses and industries. Fort Worth was established through the efforts, the courage and the sacrifices of countless men and women; and the story, even in barest outline, is an American saga.



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