

# BURNETT PLAZA

## Leasing Contacts:

Sam Davis  
[sdavis@txreproperties.com](mailto:sdavis@txreproperties.com)  
214-684-7197

Kolby Dickerson  
[kdickerson@txreproperties.com](mailto:kdickerson@txreproperties.com)  
214-534-1599





## Class A

Office Building



## Downtown

Location



## 25,000 RSF

Typical Floorplate  
Size



## 3/1,000

Parking Ratio



2022 Energy Star  
Certified



## 1,024,627

Total SF



## 1983/2021

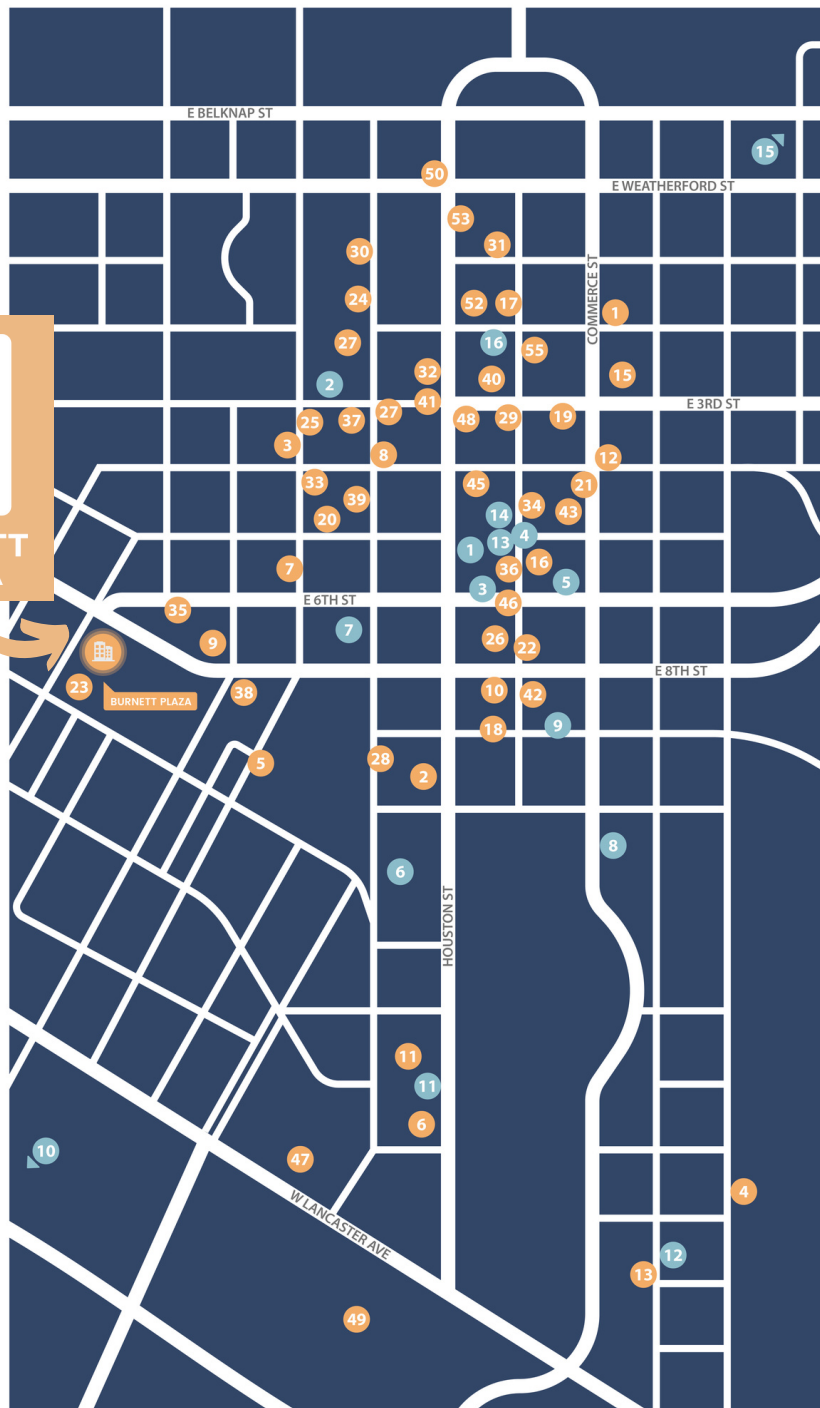
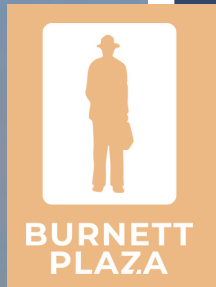
Built/Renovated

2023 Planned Renovations



# Just around the corner

< 1 Mile Radius



## LEGEND

### Hotels

1. AC Hotel by Marriott
2. Aloft Fort
3. The Ashton Hotel
4. Courtyard by Marriott
5. Embassy Suites by Hilton
6. Fairfield Inn & Suites by Marriott
7. The Fort Worth Club
8. Hampton Inn & Suites
9. Hilton Fort Worth
10. Holiday Inn Express & Suites
11. Omni Fort Worth Hotel
12. Sheraton Fort Worth Hotel
13. Kimpton Harper Hotel
14. The Sinclair, Autograph Collection
15. TownePlace Suites by Marriott
16. The Worthington Renaissance

### Restaurants

1. 203 Café
2. Al Dente Italian Trattoria
3. Ashim's Hibachi Grill
4. The Ashton Depot
5. Bailey's BBQ
6. Bob's Steak & Chop House
7. branch & bird
8. Buffalo Bros Sundance Square
9. Buon Giorno Coffee
10. The Capital Grille
11. Cast Iron Restaurant
12. The Cheesecake Factory
13. Sheraton Fort Worth
14. Chop House Burger
15. City Club of Fort Worth
16. Corner Bakery
17. Corrida Coffee
18. Del Frisco's Double Eagle Steakhouse
19. Del Frisco's Grille
20. Freshii
21. FunkyTown Donuts and Drafts
22. GRACE
23. High Tower Cafe
24. Hooters
25. Hoya Korean Kitchen
26. il Modo
27. Istanbul grill Fort worth
28. J's Burgers N' More
29. Jamba
30. Jimmy John's
31. The Legal Café
32. MELT Ice Creams - Sundance
33. Mercury Chophouse
34. Mi Cocina
35. Neighbor's House Grocery
36. Pax & Beneficia Coffee Fort Worth
37. P.F. Chang's
38. Picchi Pacchi Pizzeria
39. Potbelly
40. Razzoo's Cajun Cafe
41. Reata Restaurant
42. Ruth's Chris Steak House
43. Salata
44. Salsa Limón
45. Simply Fondue Sundance Square
46. SIX 10 GRILLE
47. Sons of Liberty Coffee
48. Starbucks
49. T&P Tavern
50. Texas de Brazil - Fort Worth
51. Strarbucks
52. Toro Toro Fort Worth
53. Vaquero Coffee Co.
54. Wicked Butcher
55. Yolk - Sundance Square

# Luxury Amenities

- Newly Renovated Conference Facility (150 Seats)
- Newly Renovated Board Room (20 Seats)
- Fitness Facility (2023 Planned Renovation)
- One of a Kind Park Views
- Beautiful Downtown Fort Worth Views
- On-Site Cafe
- On-Site Convenience Store
- Covered Parking with Covered Walkway
- Multiple Surface Parking Lots
- Shuttle bus runs to/from Sundance Square during lunch hours



100 Person Training Room



Tenant Lounge



Coffee Bar



Board Room

# Luxury Services

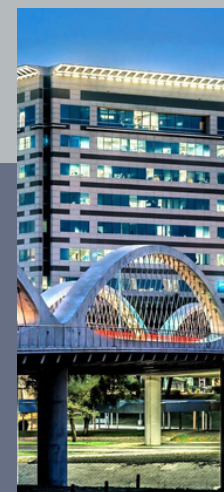
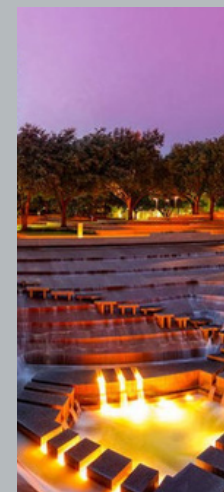
- **Fully Staffed Building with**
  - **4-Person Property Management Team**
  - **7-Person Engineering Team**
  - **10-Person Security Team**
  - **12-Person Janitorial Team**
  - **2 Parking Garage Attendants**
- **On-Site Salon**
- **On-Site Shoe Shiner**
- **Access Control System (24/7 Card-Key Access)**
- **Multiple Parking Garages and Surface Lots**
- **Market Leading Connectivity**
- **IT Concierge Services**
- **Eight Different Fiber Providers**
- **Multiple Hosted VoIP & Cyber Security Providers**



Planned Fitness Facility



**Far from ordinary.  
Close to everything.**



**Where work and lifestyle merge.**

# Accessible Parking

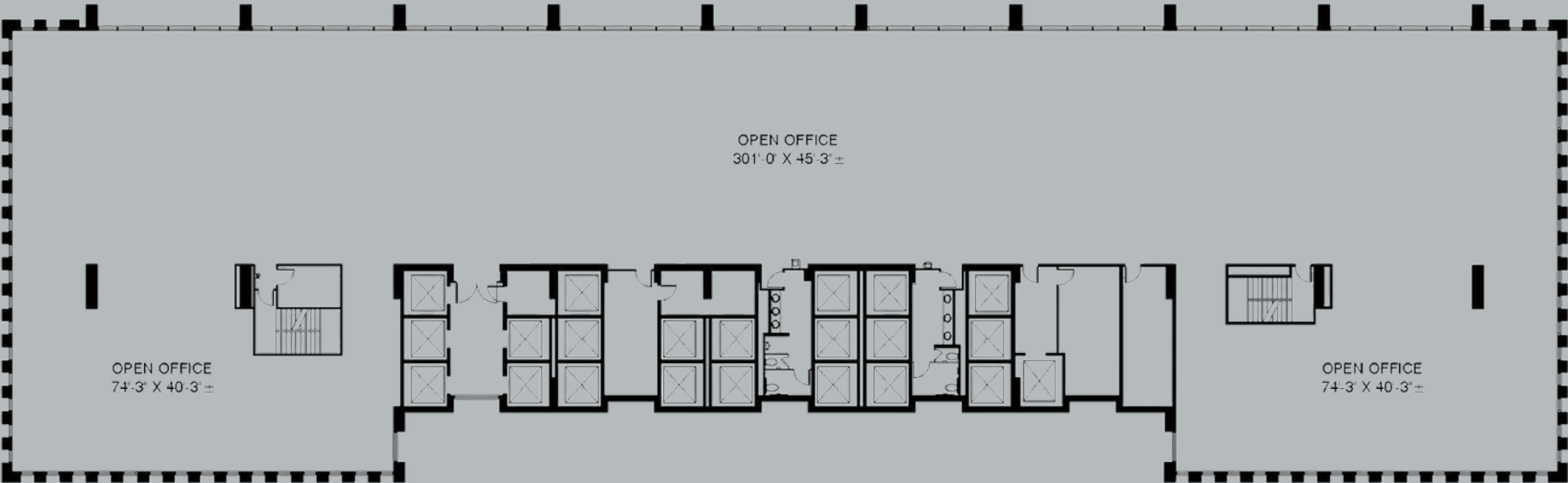
**Burnett Plaza makes parking easily accessible with two designated parking garages and five surface lots surrounding the building.**





# Typical Floorplate

22,291 RSF



# Office space that inspires creativity and innovation.



Hypothetical Space Plan

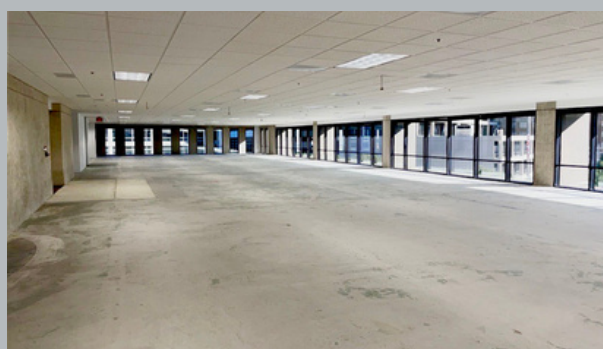




## Move-in Ready Spec Suites

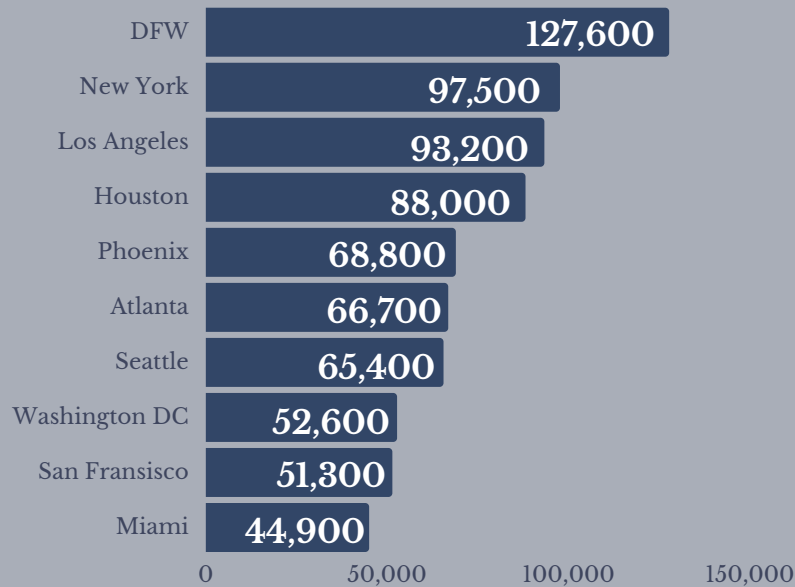


## Whiteboxed & Ready



# Fort Worth - Facts Worth Celebrating

## #1 Metro for Employment Growth



## TOP 20

"BEST LARGE CITIES TO START A BUSINESS"  
WALLETHUB, 2018

MOST AFFORDABLE CITY TO LIVE & WORK  
BUSINESS STUDENT, 2018

#1 DOWNTOWN IN THE UNITED STATES  
(LIVABILITY.COM, 2014 RANKING)

THE COST OF DOING BUSINESS IN FORT WORTH IS 12% LOWER THAN THE NATIONAL AVERAGE

#1 FIRST-TIME HOMEBUYERS in 2018  
SMARTASSET.COM

#2 FASTEST GROWING CITY of Creative Workers  
CITYLAB, 2019

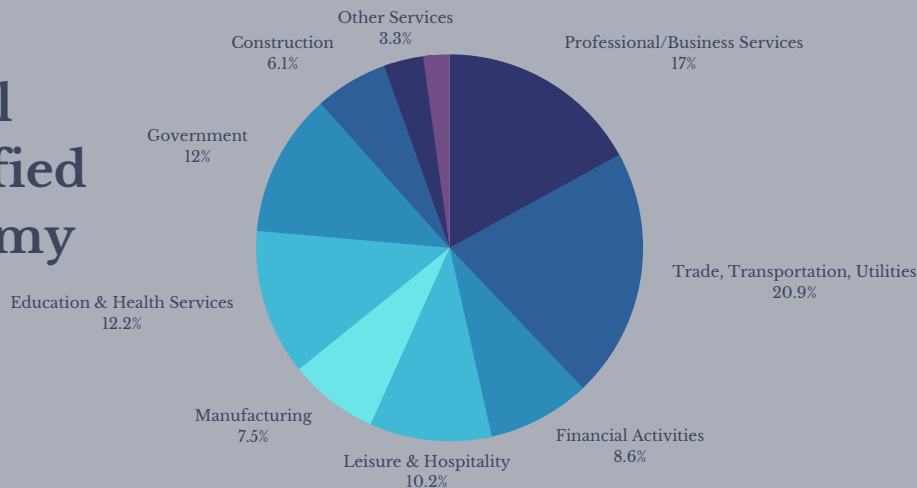
#3 BEST LARGE REAL-ESTATE MARKET  
WALLETHUB, 2018

Population Growth **20.2%**  
since 4/1/10

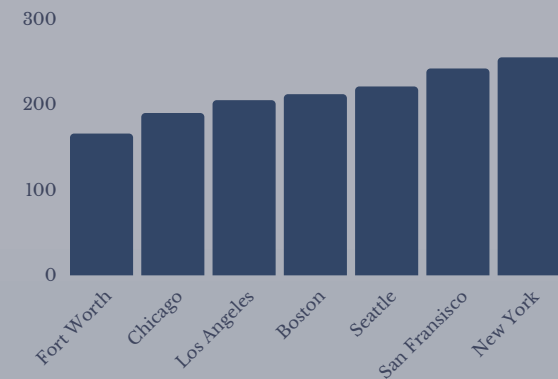
North Texas gains **360** new residents a day

DFW IS THE 4TH LARGEST METROPOLITAN STATISTICAL AREA IN THE U.S

## Well Diversified Economy



## Cost of Living Index





**BURNETT  
PLAZA**

801 Cherry St,  
Ft Worth, TX 76102  
[burnettplazaftworth.com](http://burnettplazaftworth.com)

For leasing, contact:

**Sam Davis**

[sdavis@txreproperties.com](mailto:sdavis@txreproperties.com)  
214-684-7197

**Kolby Dickerson**

[kdickerson@txreproperties.com](mailto:kdickerson@txreproperties.com)  
214-534-1599





## 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.

**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.

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

TXRE Properties, LLC	581997	info@txreproperties.com	214-630-2653
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Justin M. Smith	530881	Jsmith@txreproperties.com	214-630-2653
Designated Broker of Firm	License No.	Email	Phone
N/A			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date