

200 BAILEY AVENUE



200 BAILEY

FELDFELDER HOFFER STANFORD

MAN & LAWLER, PC

PROCEEDO



HOLT LUNSFORD  
COMMERCIAL



Nestled in the heart of Fort Worth's vibrant business district, 200 Bailey Ave stands as a testament to modernity, functionality, and convenience. This prestigious office building offers a prime location with a host of amenities, making it the perfect choice for businesses seeking a prominent and professional presence.

## Excellent Parking

245 Spaces  
5.54/1,000 SF

## Accessible

From Highway 199, I-30, and  
Chisholm Trail Parkway  
via University Drive

## Walking Distance

to Cultural District and  
Restaurants

## Specs

43,730 RSF  
Renovated in 2022



The interior of 200 Bailey Ave is thoughtfully designed to accommodate a variety of businesses. From open-concept workspaces to private offices and meeting rooms, the layout offers flexibility to meet the diverse needs of tenants.

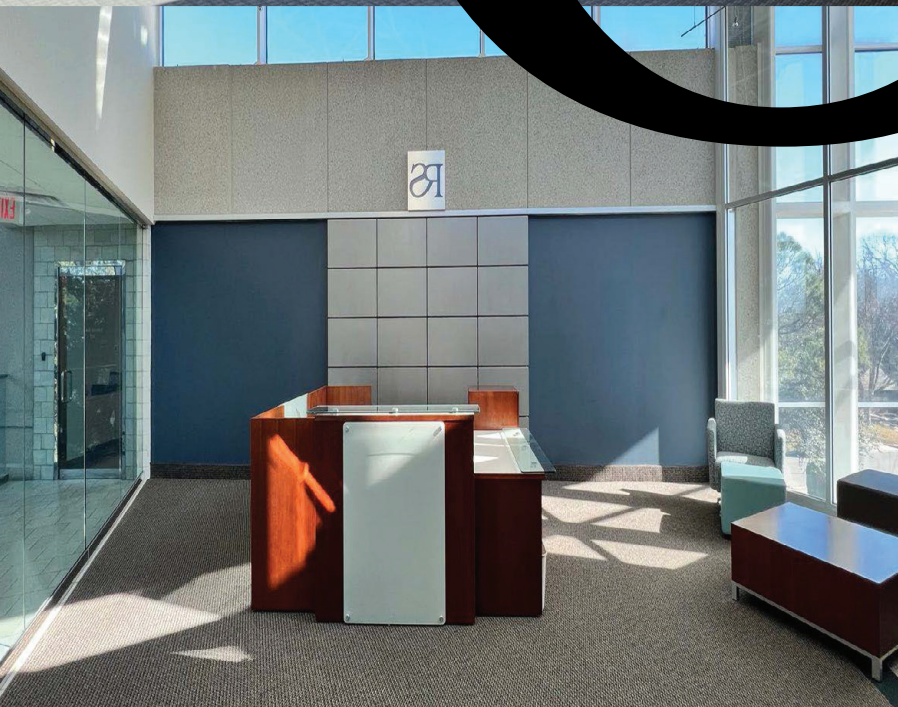


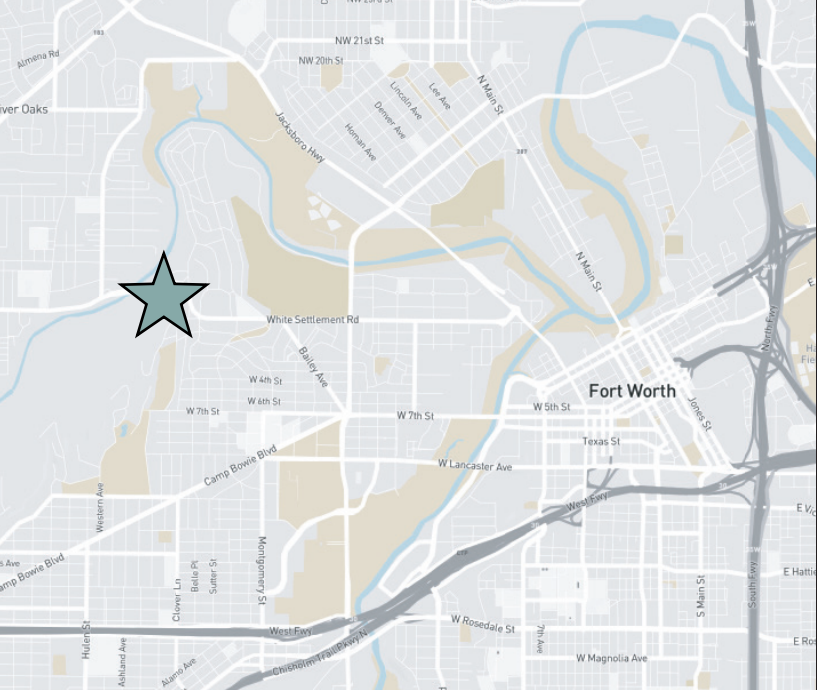
Tenants benefit from a range of amenities, including high-speed internet connectivity, secure access control, dedicated parking, and 24/7 security. The building is equipped to meet the demands of modern businesses.





The building's sleek and modern design is an architectural masterpiece. Its striking facade, punctuated by large windows, not only enhances its aesthetic appeal but also floods the interior with natural light, creating an inviting and productive workspace.





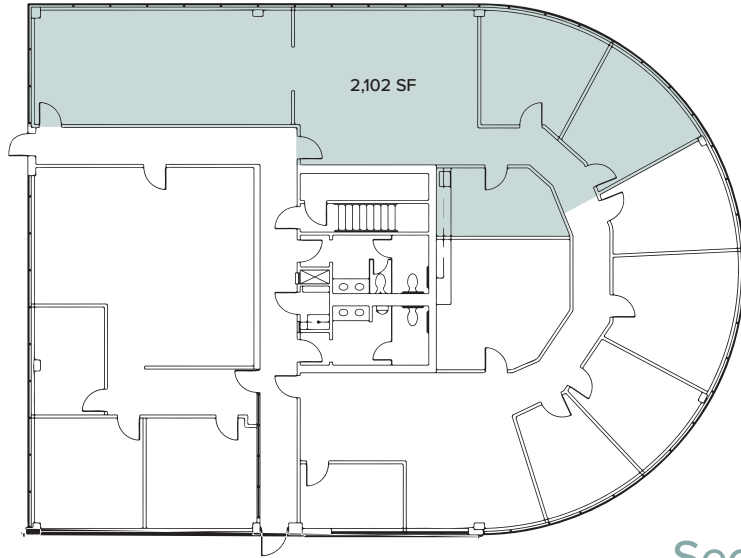
200 Bailey Ave represents more than just an office space; it's a place where businesses can thrive, grow, and succeed. Discover the ideal setting for your company in this impressive office building that combines sophistication, functionality, and the vibrant energy of Fort Worth. Make 200 Bailey Ave your business's new address, and take advantage of all that this exceptional location has to offer.



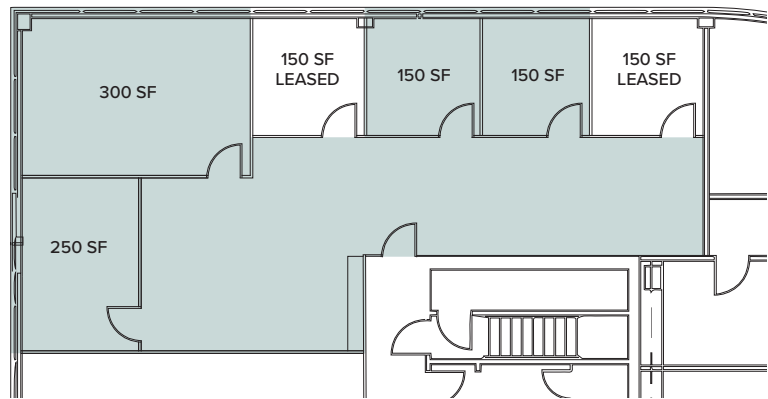
# FLOOR PLAN

200

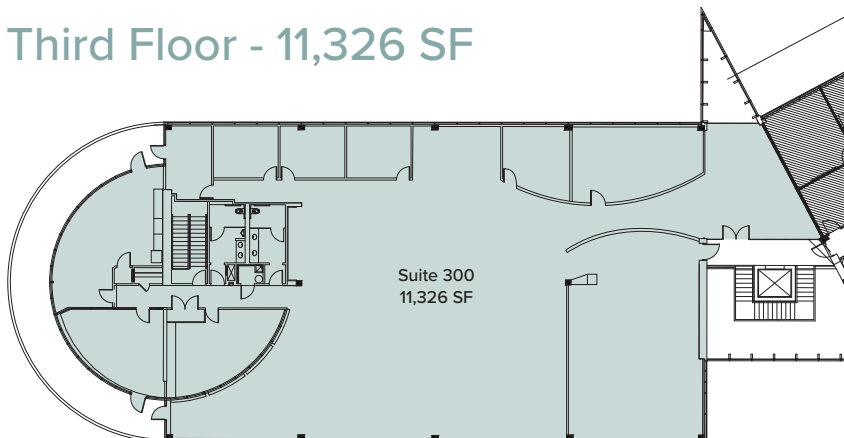
First Floor - 2,102 SF



Second Floor - 150-1,500 SF



Third Floor - 11,326 SF



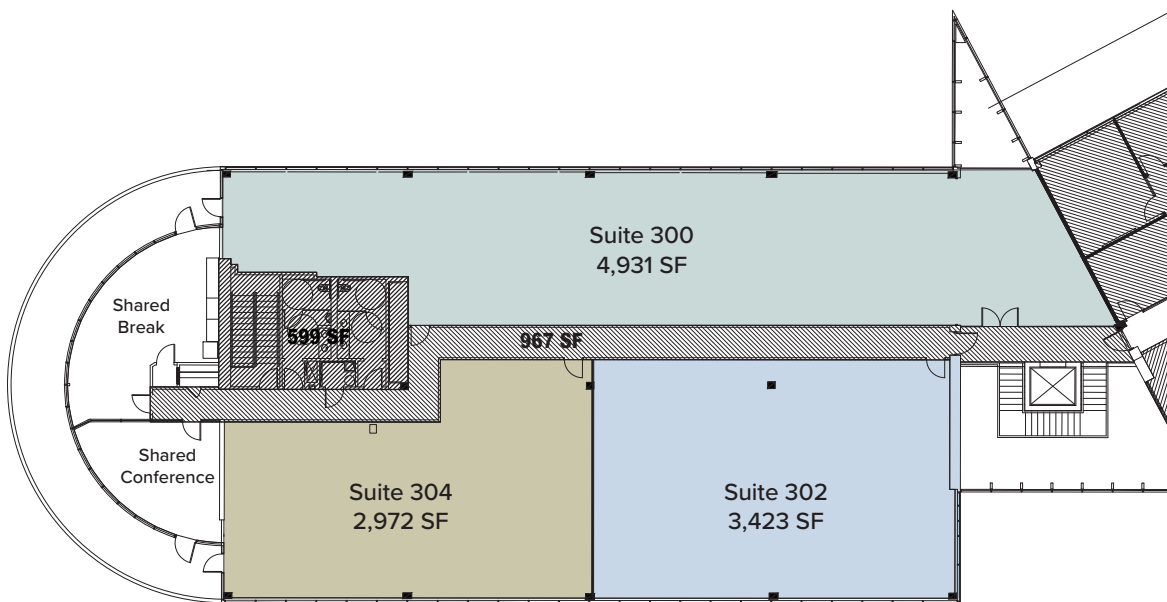
# FLOOR PLAN

## Third Floor - Hypothetical Demising Plan

300 - 4,931 SF

304 - 2,972 SF

302 - 3,423 SF





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**200 BAILEY**

**HAHNFELD HOFFER STANFORD**

**NEWMAN & LAWLER, PC**

**PROCEDEO**

**EDWARD JONES**





# Information About Brokerage Services

01-08-2024



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.

Holt Lunsford Commercial, Inc.	<b>359505</b>	<b>hlunsford@holtlunsford.com</b>	<b>972.241.8300</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Mario Zandstra	<b>312827</b>	<b>mzandstra@holtlunsford.com</b>	<b>972.241.8300</b>
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
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