



WAYPOINT  
REAL ESTATE ADVISORS

THE TOWER  
500 THROCKMORTON ST FORT WORTH, TX

FOR LEASE  
PROPERTY FOR  
LEASE

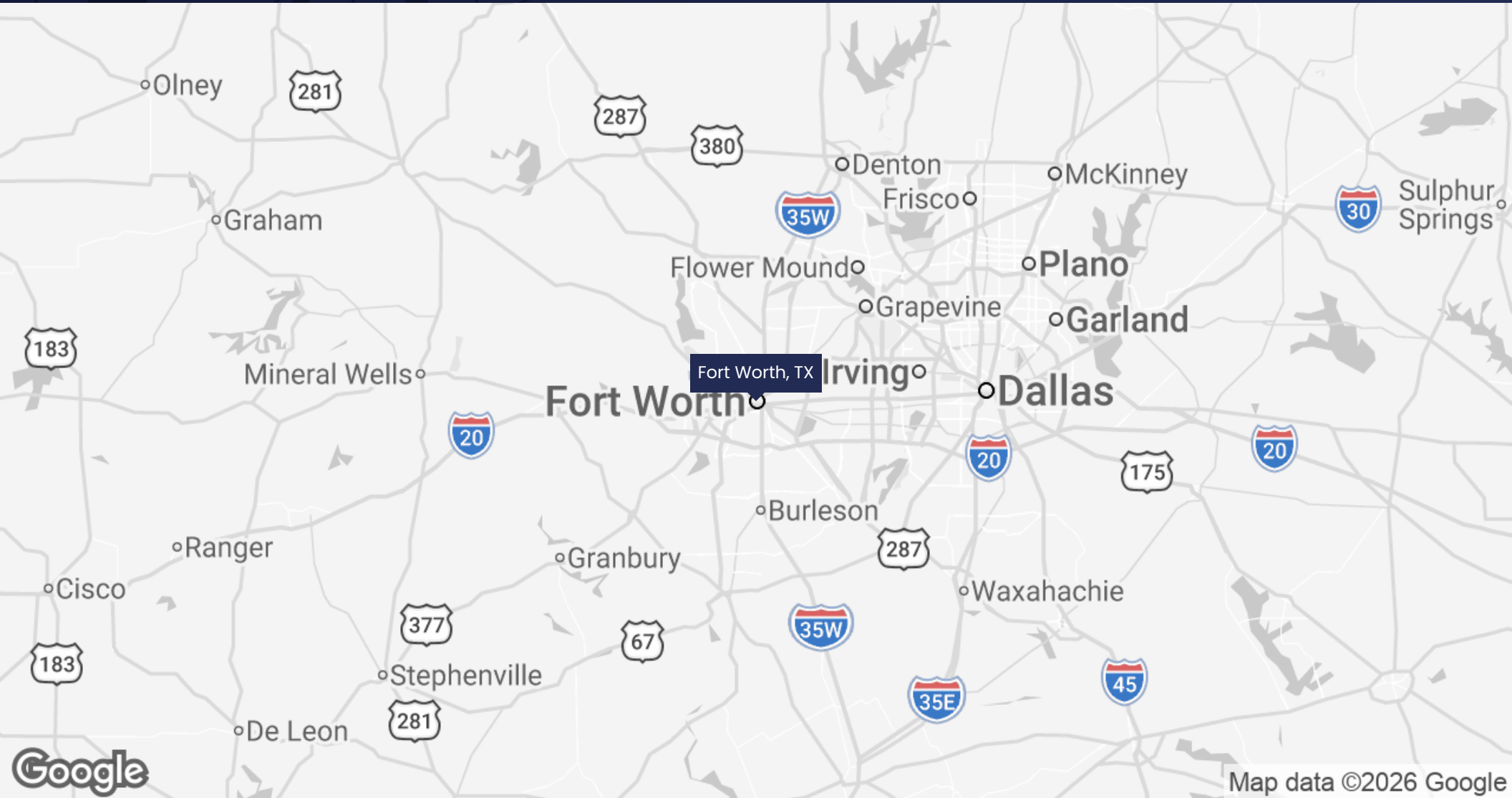
BROCHURE

DEREK ANTHONY PARTNER 817.991.5072



# REGIONAL MAP

500 THROCKMORTON ST FORT WORTH, TX  
FOR LEASE PROPERTY FOR LEASE



## DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# TRADE AREA

500 THROCKMORTON ST FORT WORTH, TX  
FOR LEASE PROPERTY FOR LEASE



## DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# THE TOWER

## 500 THROCKMORTON ST FORT WORTH, TX FOR LEASE PROPERTY FOR LEASE



### PROPERTY DESCRIPTION

Discover the unparalleled potential of this premier property located at 500 Throckmorton St, Fort Worth, TX, 76102. Boasting modern architectural design and a prime downtown location, this property offers a distinctive opportunity for businesses seeking a prestigious address. With its spacious floor plans, customizable layouts, and state-of-the-art facilities, this space is perfectly suited for retail or office use. From the impressive entrance to the sophisticated interior finishes, every aspect of this property exudes professionalism and sophistication. Elevate your business to new heights in this exceptional space, where every detail is designed to exceed expectations and make a lasting impression.

### LOCATION DESCRIPTION

Discover the vibrant energy of Fort Worth's downtown district near The Tower. This bustling area offers a rich tapestry of nearby attractions, including the renowned Sundance Square, just a stone's throw away. Immerse yourself in the city's rich cultural offerings at the Kimbell Art Museum or catch a performance at the Bass Performance Hall. With a variety of dining and shopping options, the area is a magnet for locals and tourists alike, making it an ideal location for a retail or street retail tenant looking to capitalize on the dynamic foot traffic. Embrace the unique charm and endless opportunities that await in this prime Fort Worth locale.

### SITE DESCRIPTION

Various options from Sub-street level to Mezzanine (2nd Floor) Retail! and even some street level available. Please reach out to Derek for more details.

### PARKING DESCRIPTION

Covered Parking Garage (paid)

### DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

### WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# THE TOWER

500 THROCKMORTON ST FORT WORTH, TX  
FOR LEASE PROPERTY FOR LEASE



## PROPERTY HIGHLIGHTS

- CLASS A MIXED-USE DEVELOPMENT
- PRIME RETAIL LOCATION IN THE HEART OF DOWNTOWN FORT WORTH & ADJACENT TO SUNDANCE SQUARE
- COVERED PARKING GARAGE (ATTACHED)
- HIGH TRAFFIC COUNTS
- WALK SCORE OF 92; "WALKER'S PARADISE"

## OFFERING SUMMARY

Lease Rate:	\$25 - 32 SF/yr (NNN; For Lease; 2,500 - 10,000 SF)
Number of Units:	5
Available SF:	3,566 - 15,000 SF
Lot Size:	2.23 Acres

SPACES	LEASE RATE	SPACE SIZE
Mezzanine	\$28.00 SF/yr	7,200 SF
Sub Level   2nd Gen Wine Bar	\$25.00 SF/yr	3,566 SF
Former UFC Gym	\$32.00 SF/yr	1,800 - 6,686 SF
Ground Lease (Drive-Thru Available)	Negotiable	3,500 - 10,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	34,180	93,051	349,817
Total Population	83,632	263,251	968,643
Average HH Income	\$102,544	\$91,533	\$94,156

## DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# PROPERTY DETAILS

500 THROCKMORTON ST FORT WORTH, TX  
FOR LEASE PROPERTY FOR LEASE

Lease Rate

\$25 - 32 SF/YR

## LOCATION INFORMATION

Building Name	The Tower
Street Address	500 Throckmorton St
City, State, Zip	Fort Worth, TX 76102
County	Tarrant
Market	Dallas/Fort Worth
Sub-market	Fort Worth
Cross-Streets	5th Street & Throckmorton
Signal Intersection	Yes
Road Type	Paved
Market Type	Mega
Nearest Highway	I-35
Nearest Airport	DFW

## BUILDING INFORMATION

Building Size	526,918 SF
Building Class	A
Occupancy %	90.0%
Tenancy	Multiple
Number of Floors	37
Year Built	2005

## PROPERTY INFORMATION

Property Type	For Lease
Property Subtype	Street Retail
Zoning	Retail
Lot Size	2.23 Acres
Lot Frontage	400 ft
Corner Property	Yes
Power	Yes

## PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Structure
Number of Parking Spaces	200

## UTILITIES & AMENITIES

Freight Elevator	Yes
Number of Elevators	2
Central HVAC	Yes
Gas / Propane	Yes

### DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

### WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# ADDITIONAL EXTERIOR PHOTOS

500 THROCKMORTON ST FORT WORTH, TX  
FOR LEASE PROPERTY FOR LEASE



## DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# ANCHOR TENANT - 3 FLOORS - 16K SF

500 THROCKMORTON ST FORT WORTH, TX  
FOR LEASE PROPERTY FOR LEASE

## polanco

Polanco is more than just a gourmet restaurant.  
It is a space that offers a culinary experience,  
rooted in the diverse Mexican Culture.

Our vision is to provide  
gourmet quality food and top-notch service,  
just as it is in our beloved México.

We want you to enjoy Polanco,  
as we enjoy serving you.



### DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

### WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

### FORT WORTH PARKING MAP



- 1 Fort Worth Convention Center Parking Garage 1**  
1301 Commerce St.  
Covered multi-level garage:  
\$10 daily  
817.392.2588
- 2 Fort Worth Convention Center Parking Garage 2**  
1100 Houston St.  
\$2 per half hour, \$12 for 6-12 hours, \$10-\$15 for special events  
817.392.2588
- 3 Allright Parking Lot #13**  
1021 Taylor St.  
Surface lot parking: \$5-\$10 hourly & \$6 daily  
817.332.3719
- 4 Allright Parking Lots #15 & 16**  
410 West 10th St.  
Surface lot: \$1.75 per half hour & \$6 daily  
817.332.3719
- 5 Allright Parking Lot #22**  
600 Throckmorton St.  
Surface lot: \$1.50 per half hour, \$5 hourly & \$9 daily  
817.332.3719
- 6 Allright Parking Lot #25**  
315 East 9th St.  
Surface lot: \$5 daily  
817.332.3719
- 7 Allright Parking Lot #26**  
901 Calhoun St.  
Surface lot: \$5 daily, \$7-\$10 for special events  
817.332.3719
- 8 Allright Parking Lot #27**  
1000 Calhoun St.  
Surface lot: \$4 daily  
817.332.8719
- 9 Allright Parking Lot #30**  
300 E. 12th St.  
Surface lot: \$3 daily  
817.332.3719
- 10 Allright Parking Lot #30**  
832 Taylor St.  
Surface lot: \$5-\$10 daily  
817.332.3719
- 11 AMCO Parking Lot**  
200 W. 9th St.  
Surface lot: \$2 first 20 minutes, \$6.50 daily
- 12 Bank of America Garage**  
500 W. 6th Street  
Covered & multi-level, \$2.25 per half hour, \$3.50 hourly & \$11.50 daily  
817.332.3719
- 13 Burnett Plaza Garage**  
800 Cherry St.  
Covered & multi-level: \$1.25 per half hour, \$10 daily  
817.296.6468
- 14 Central Parking #12**  
309 E. Belknap  
Surface lot: \$2.50 first half hour and \$5 daily  
817.332.3719
- 15 Central Parking #13**  
401 E. Belknap  
Surface lot: \$6 daily  
817.332.3719
- 16 Central Parking #5**  
201 W. Belknap  
Surface lot: \$3 first half hour, \$10 daily except weekends, after 4 p.m. on Fridays and all day Saturdays \$4, \$3 all day Sundays and M-Th after 4 p.m.  
817.332.3719
- 17 Fort Worth Club Garage**  
306 W. 7th St.  
Members and guests only days and evenings. Free weekends.
- 18 Weatherford/Belknap Garage**  
100 Throckmorton  
Covered and multi-level: Other \$15 flat rate  
Street Level: \$5 first 15 minutes \$20 maximum. Free nights and weekends  
817.296.6466
- 19 Merit Parking #34**  
410 E. Weatherford St.  
Surface lot: \$2 for first half hour and \$5.25 daily  
817.296.6466
- 20 Merit Parking #14**  
917 Taylor St.  
Surface lot: \$2.50 hourly and \$8 daily  
817.296.6466
- 21 Sundance Square 3rd St. Garage 3**  
420 Throckmorton St.  
Multi-level: \$1.25 per half hour \$10 daily, Free evenings and weekends.  
817.390.8763
- 22 Sundance Square Garage 1**  
201 Commerce St.  
Covered and multi-level: \$1.25 per half hour, \$10 daily. Free evenings and weekends.  
817.390.8763
- 23 Sundance Square Garage 2**  
400 Jones St.  
Covered and multi-level: \$1.25 per half hour, \$10 daily. Free evenings and weekends.  
817.390.8763
- 24 Sundance Square Gateway Lot**  
500 Throckmorton St.  
Surface lot: \$1.25 per half hour, \$10 daily. Free evenings and weekends. Closes at 3 pm daily  
817.390.8763
- 25 Parking Company of America Lot #29**  
1215 Calhoun St.  
Surface lot: \$3 daily and \$5 weekends  
469.628.7772
- 26 Tarrant County Law Garage**  
101 Calhoun St.  
Covered and multi-level: Free evenings and weekends. Weekdays: \$4 for 2 hours, \$6 for 3 hours, \$8 for more than 3 hours
- 27 Free Library Parking**  
For first 2 and a half hours

Rates subject to change.

# SINGLE PHOTO PAGE

500 THROCKMORTON ST FORT WORTH, TX  
FOR LEASE PROPERTY FOR LEASE

## DOWNTOWN

Downtown Fort Worth, a vibrant hub of culture, business, and entertainment, offers a unique blend of modern amenities and historic charm. As one of Texas' largest and most dynamic downtowns, it boasts a diverse range of attractions, including Sundance Square, world-class art museums, the iconic Stockyards, and stunning Water Gardens.

In recent years, Downtown Fort Worth has experienced significant residential growth, making it a desirable place to live, work, and play. With a diverse range of dining options, stunning architecture, and convenient access to cultural and entertainment venues, Downtown Fort Worth offers a high quality of life for its residents.

The city's ongoing revitalization efforts ensure that Downtown Fort Worth will continue to be a thriving center for both locals and visitors.

## SUNDANCE SQUARE

Sundance Square, a vibrant hub in the heart of downtown Fort Worth, has evolved from a 19th-century frontier outpost to a thriving entertainment and shopping district. Today, this 35-block district offers a diverse mix of retail, dining, entertainment, office, and residential spaces.

With its historic charm and modern amenities, Sundance Square attracts both locals and tourists. The district hosts a variety of cultural events, festivals, and live performances throughout the year, contributing to Fort Worth's vibrant and dynamic city center.



### DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

### WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# THE TOWER SITE PLANS

500 THROCKMORTON ST FORT WORTH, TX  
FOR LEASE PROPERTY FOR LEASE

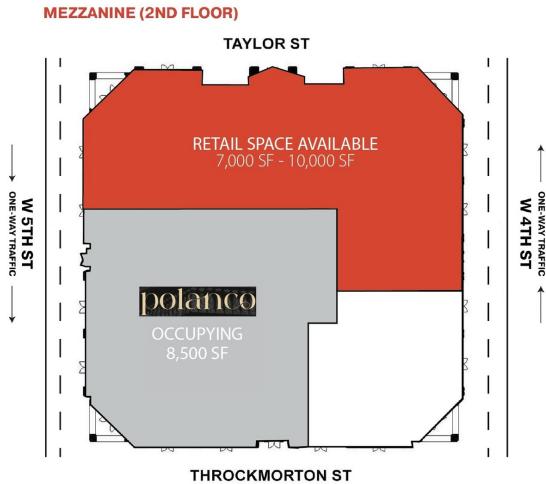
## THE TOWER SITE PLAN

### DETAILS

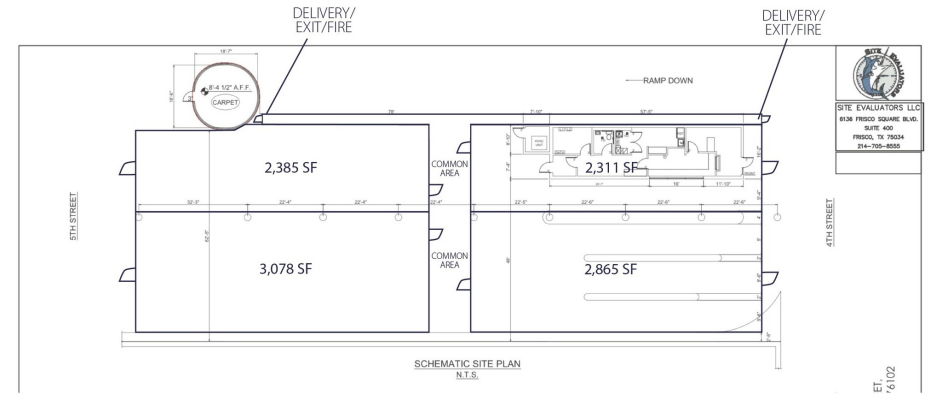
- Above Restaurant Space
- 7,000 - 10,000 SF Retail
- 15,000 SF (Vanilla Shell)
- 25' Ceilings
- HVAC/Utilities at Premise
- Abundance of Natural Light

### IDEAL USE

- Event Space
- Restaurant
- Banquet Hall
- Spa

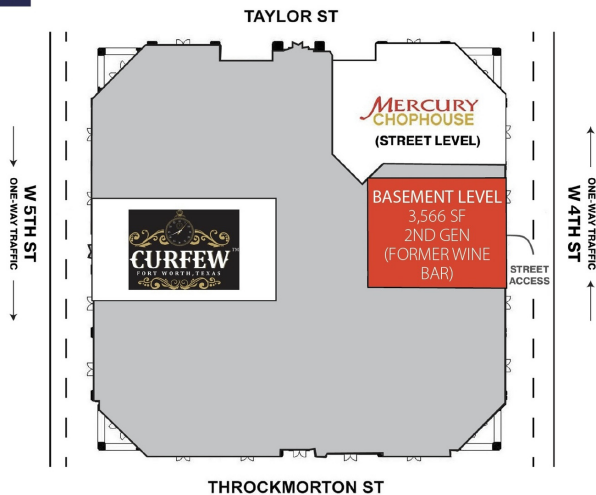


## 4 TENANT CONCEPT LAYOUT

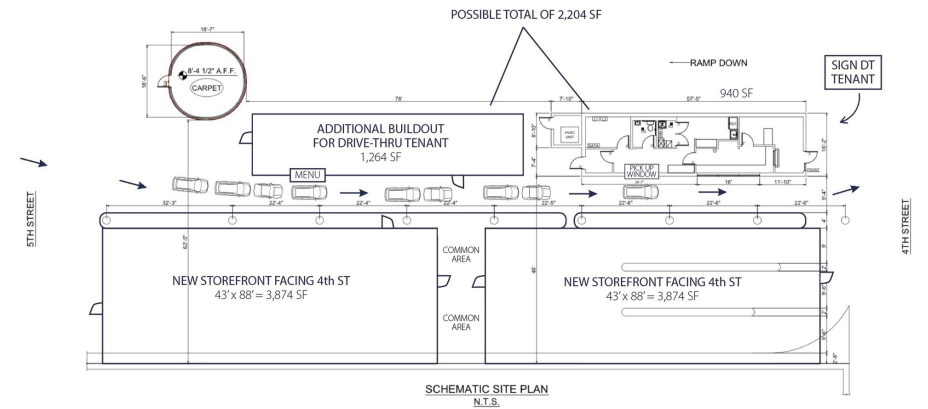


## THE TOWER SITE PLAN

### SUB LEVEL (2ND-GEN. WINE BAR)



## ANNEX BUILDING POSSIBLE LAYOUT 1 DRIVE-THRU



**DEREK ANTHONY**

Partner  
817.991.5072  
derek@waypoint-red.com

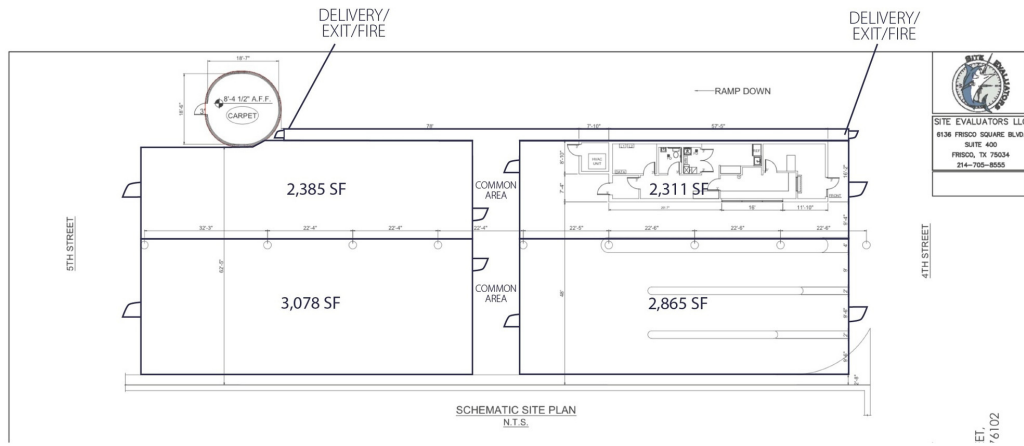
**WAYPOINT REAL ESTATE ADVISORS**

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

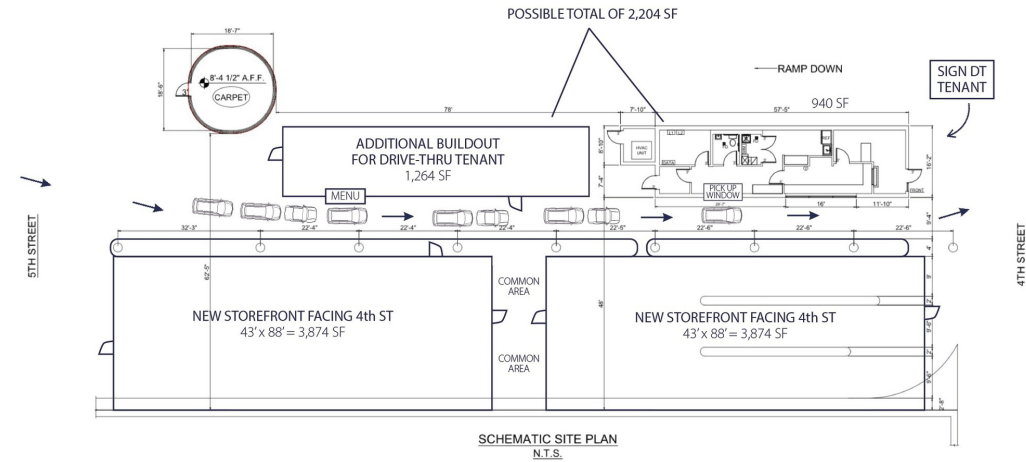
# ANNEX CONCEPT PLANS

500 THROCKMORTON ST FORT WORTH, TX  
FOR LEASE PROPERTY FOR LEASE

4 TENANT CONCEPT LAYOUT



ANNEX BUILDING POSSIBLE LAYOUT 1 DRIVE-THRU



**DEREK ANTHONY**

Partner  
817.991.5072  
derek@waypoint-red.com

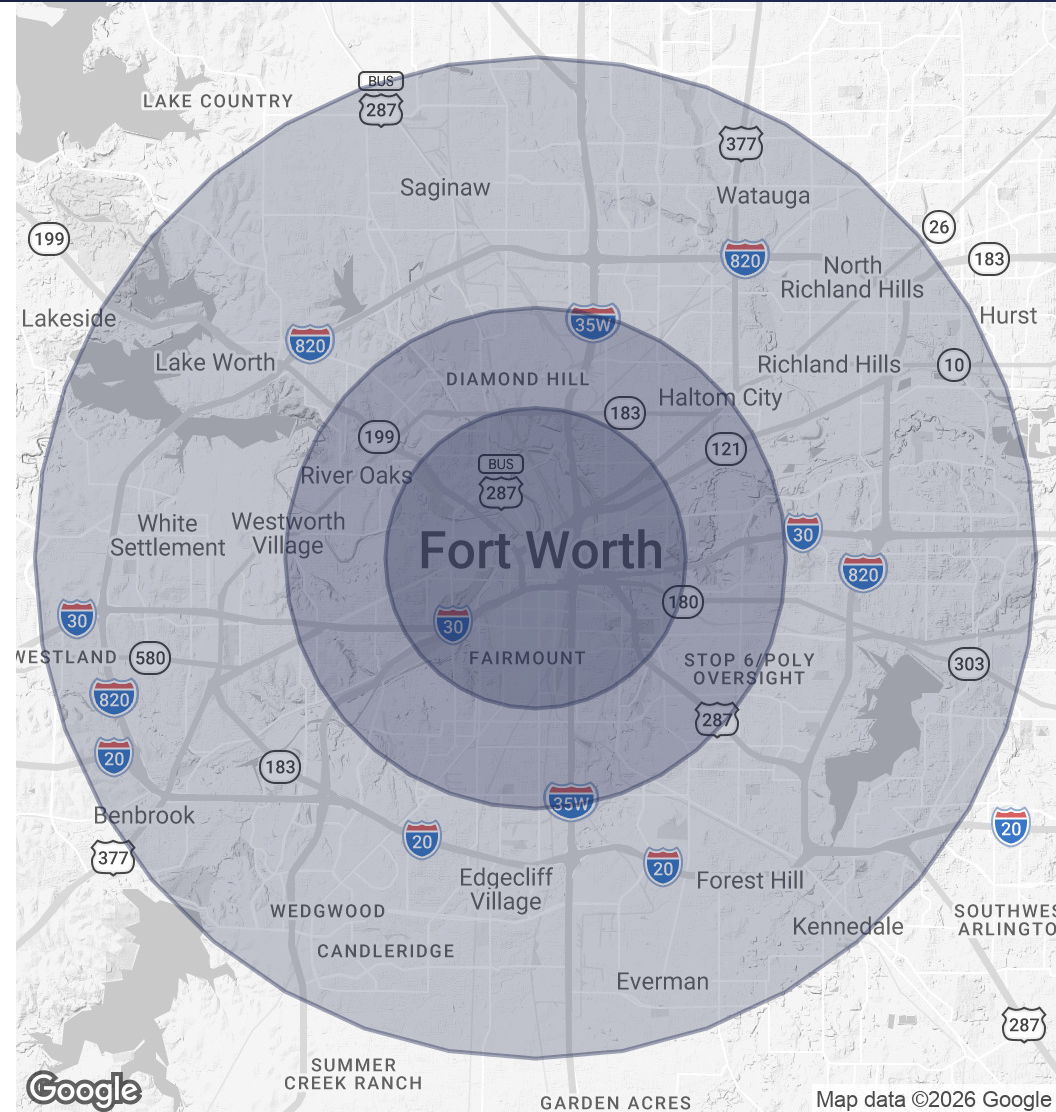
**WAYPOINT REAL ESTATE ADVISORS**

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# DEMOGRAPHICS MAP & REPORT

500 THROCKMORTON ST FORT WORTH, TX  
FOR LEASE PROPERTY FOR LEASE

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	83,632	263,251	968,643
Average Age	36.0	34.2	35.1
Average Age (Male)	36.8	33.9	34.2
Average Age (Female)	35.7	34.6	35.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	34,180	93,051	349,817
# of Persons per HH	2.4	2.8	2.8
Average HH Income	\$102,544	\$91,533	\$94,156
Average House Value	\$347,698	\$297,972	\$284,125



## DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# IABS FORM

500 THROCKMORTON ST FORT WORTH, TX  
FOR LEASE PROPERTY FOR LEASE



**WAYPOINT CURRENT LISTINGS**



**WAYPOINT REAL ESTATE WEB PAGE**



**FOLLOW US ON LINKEDIN**



**DEREK ANTHONY'S LINKEDIN**




**DEREK ANTHONY | PARTNER**  
(817) 991-5072  
DEREK@WAYPOINT-RED.COM



## 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.**

**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.

Waypoint Real Estate Advisors LLC	9015127	jake@waypoint-red.com	817-505-5894
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702534	jake@waypoint-red.com	817-505-5894
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek@waypoint-red.com	817-991-5072
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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1

## DEREK ANTHONY

Partner  
817.991.5072  
derek@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072