



The Cassidy

SUNDANCE SQUARE

407 Throckmorton St., Fort Worth





Sundance Square - Downtown, Only Better.

Situated in the heart of downtown Fort Worth, 407 Throckmorton St. offers premier office space within the vibrant Sundance Square district. Tenants enjoy immediate access to dozens of dining options, such as Istanbul Grill, Buffalo Bros, Hoya Korean Kitchen, and PF Changs as well as nearby retail, entertainment, and cultural venues. With proximity to I-30, I-35W, and public transit, this location provides unparalleled convenience for businesses seeking a dynamic downtown presence. Sundance Square Plaza offers tenants direct access to beautifully maintained outdoor space just steps from the office. The Plaza serves as a dynamic extension of the workplace, perfect for open-air meetings, lunch breaks, or simply stepping out for fresh air. Tenants can grab a coffee, enjoy a smoothie, or gather for live music in the evenings.

SOFT
AVAILABLE

15,199

YEAR BUILT

2014



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The Cassidy

- Class A 99,000 SF Building
- 2 Elevators

AVAILABLE SPACES:

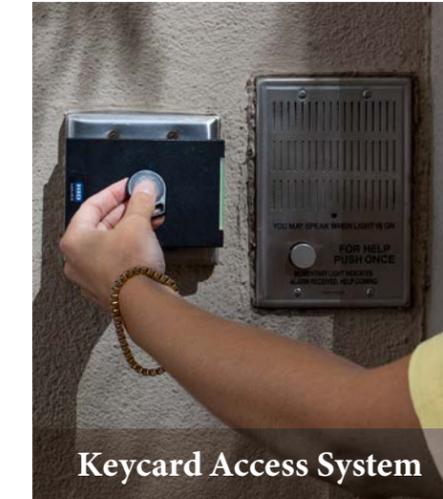
SUITE 300 - 15,199 SF
Shell condition

HISTORY:

The 6-story Cassidy Building opened in 2014 as the largest of the three Sundance properties built simultaneously with the Plaza, and has 12,000 square feet of retail space on the ground floor. The overall size is over 99,000 square feet. The second through the fifth floors have office space and the top floor of the building has six penthouse apartments that connect into the Sanger Lofts. The Throckmorton Street side of the building is red brick with white, cast stone trim.

SECURITY:

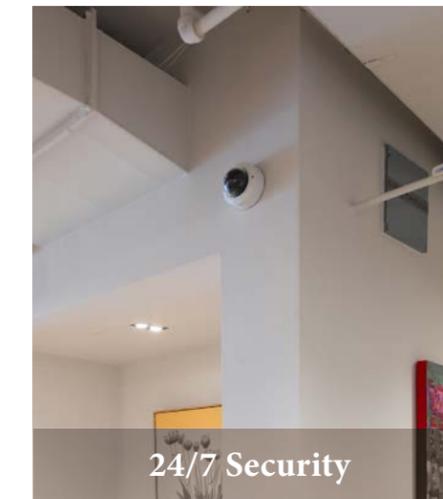
Sundance Square's private security team patrols the streets, buildings, and parking areas around the clock, seven days per week. As an accredited security team, they utilize best-in-class training and equipment to respond to disturbances, emergencies, and medical needs anywhere on campus in under 2 minutes. Backed by a state-of-the-art command center, this constant presence has made Sundance Square one of the safest urban areas in the country. Each building features advanced access control and video surveillance for added peace of mind.



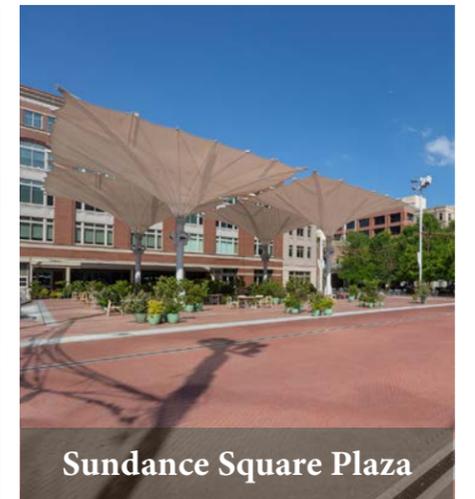
Keycard Access System



Parking Garage

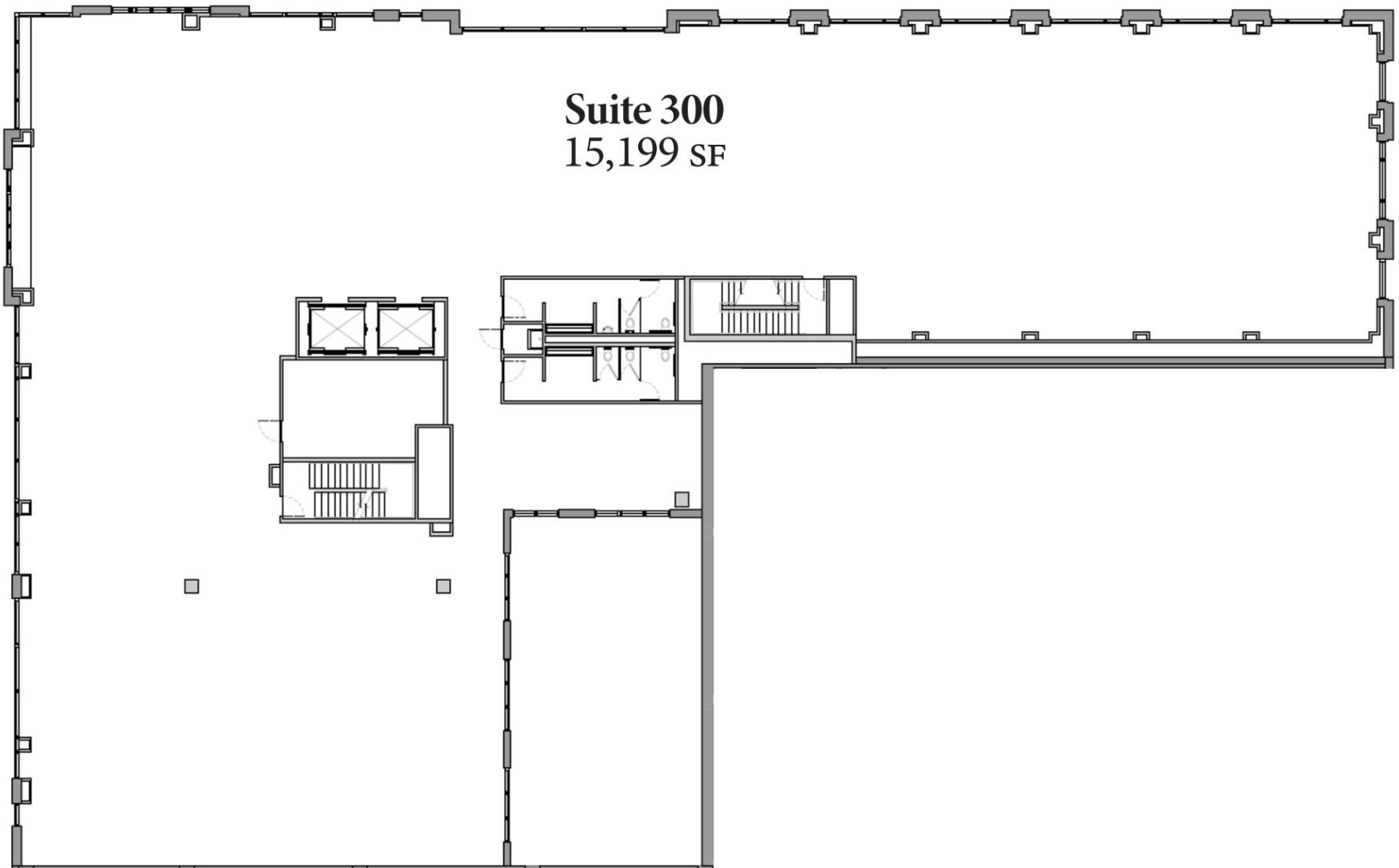


24/7 Security



Sundance Square Plaza

FLOORPLAN



INTERIOR



EXTERIOR



SUNDANCE SQUARE PLAZA





MAIN STREET ARTS FESTIVAL



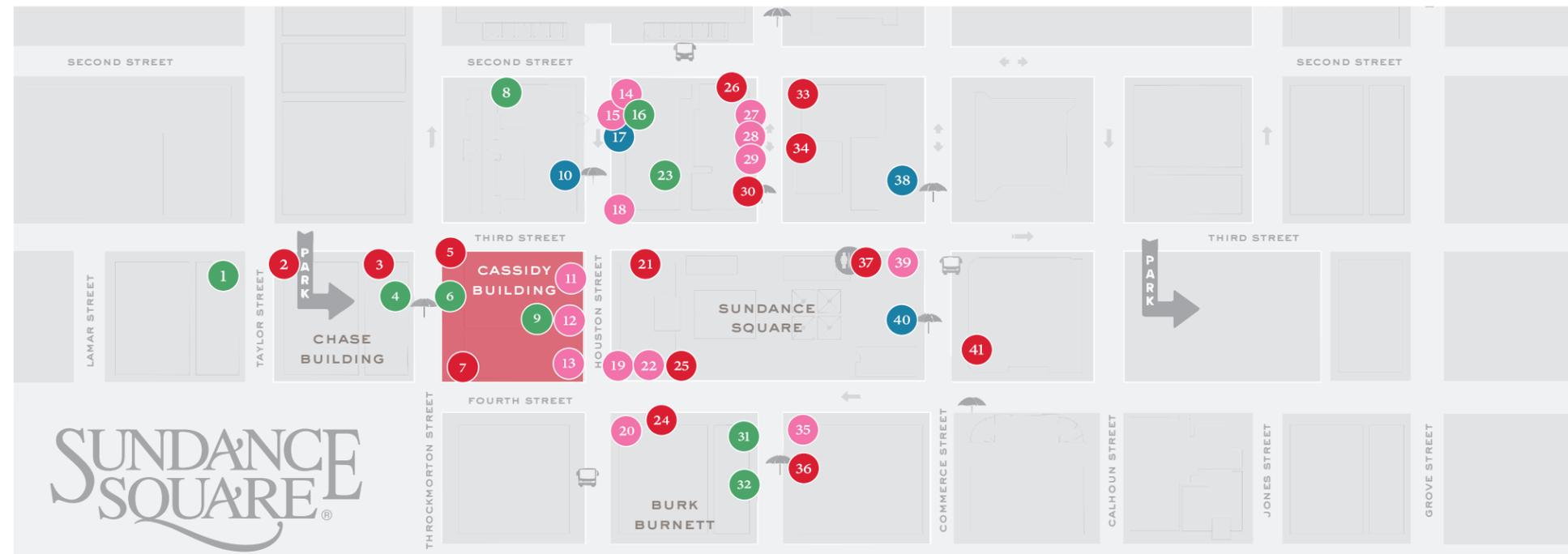
BASS HALL



FLYING SAUCER



SUNDANCE SQUARE PLAZA



Restaurants

- 2 Hoya Korean Kitchen
- 3 P.F. Chang's
- 5 Istanbul Grill
- 7 Buffalo Bros
- 21 Starbucks
- 24 Paco's Mexican Cuisine
- 25 Simply Fondue
- 26 Risky's Barbecue
- 30 Razzoo's Cajun Cafe
- 33 Mi Cocina
- 34 Yolk
- 36 Waters
- 37 Del Frisco's Grille
- 41 The Cheesecake Factory

Bars

- 10 The Spotlight
- 17 Wines From a Broad
- 38 Flying Saucer
- 40 Silver Leaf Cigar Lounge

Services

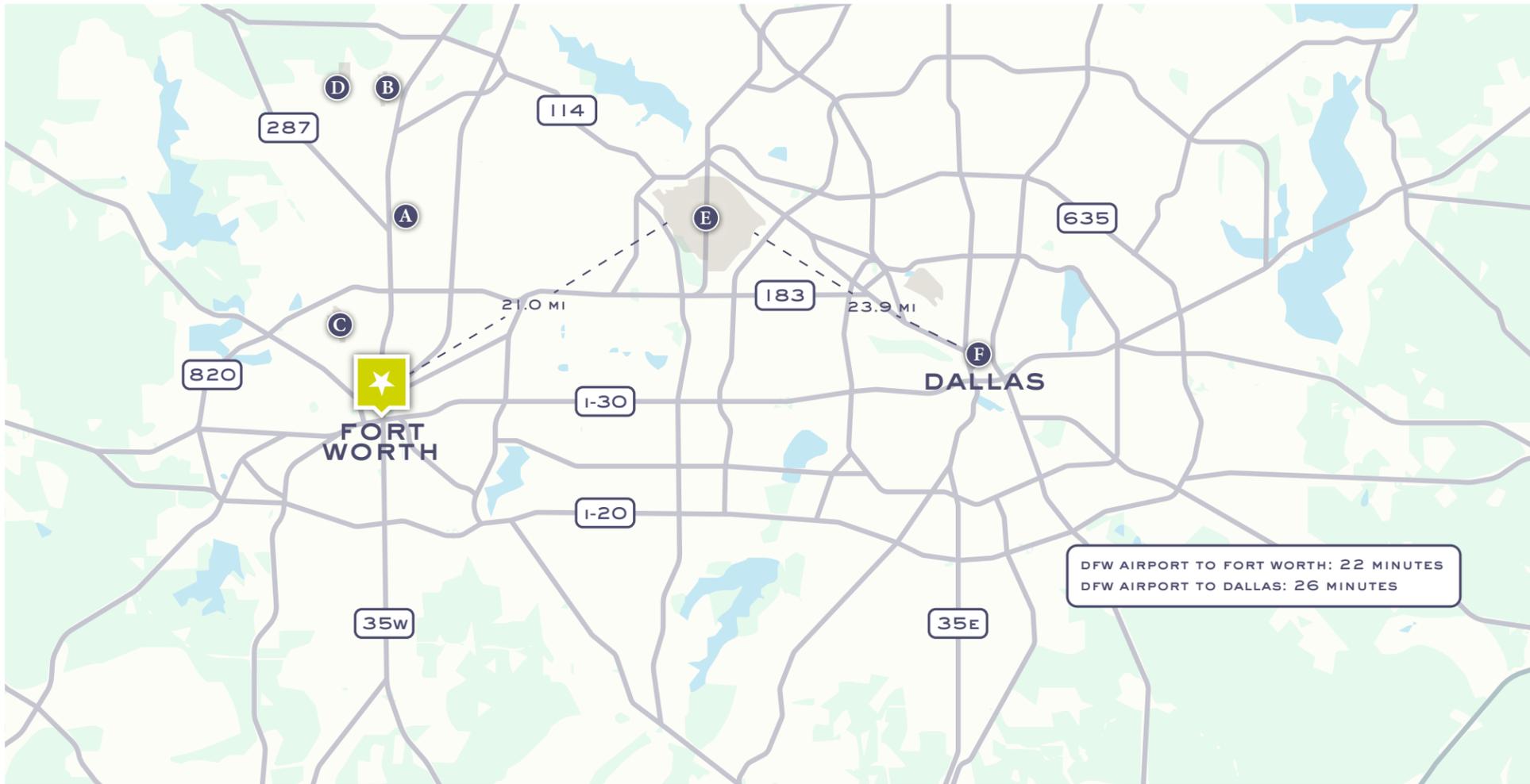
- 1 Comerica Bank
- 4 Chase Bank
- 6 Charles Schwab
- 8 UPS Store
- 9 Ziva Nail Lounge
- 16 Shaggy Paws
- 23 Local Barber of Fort Worth
- 31 Worthington National Bank
- 32 Sundance Square Visitor Center

Shopping

- 11 400H Gallery
- 12 Colección Mexicana
- 13 Parts Unknown
- 14 Overland Sheepskin Co.
- 15 Shaggy Paws
- 18 Herstory
- 19 Earthbound Trading Company
- 20 Sunglass Hut
- 22 Caravan of Dreams Gallery
- 27 Urban Plantology
- 28 Union Station
- 29 Lookout Hill
- 35 IT'SUGAR
- 39 Francesca's

Hotels Downtown

- Hilton Fort Worth
- The Worthington
- Sinclair Autograph Collection
- Kimpton Harper Hotel
- Hampton Inn & Suites
- Sheraton Fort Worth
- Sandman Signature FW
- Fairfield Inn
- Omni Fort Worth
- The Ashton

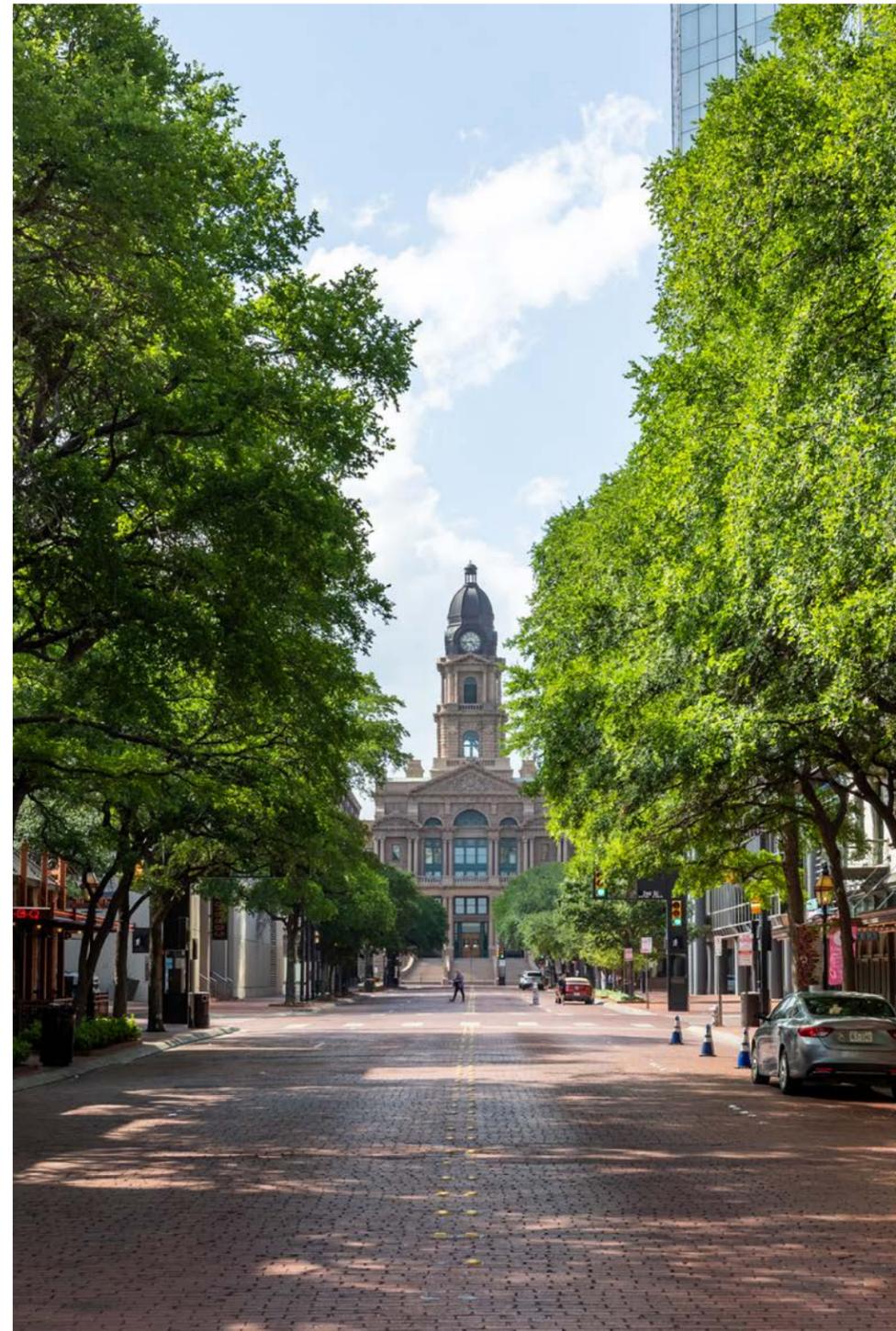


-  **SUNDANCE SQUARE**
-  **MEDICAL DISTRICT**
5 MIN
-  **ALLIANCE AIRPORT**
18 MIN
-  **MEACHUM AIRPORT**
9 MIN
-  **TCU CAMPUS**
8 MIN
-  **DFW INTERNATIONAL AIRPORT**
22 MIN
-  **DOWNTOWN DALLAS**
30 MIN

Sundance Square offers immediate access to Fort Worth's vibrant downtown business district. Just steps away from major financial institutions, law firms, and government offices, it makes collaboration and client meetings seamless. The central location provides excellent visibility and

credibility for your business, and Sundance Square's walkability is a major perk. Employees and clients can easily access a variety of restaurants and coffee shops, retailers, and cultural venues like Bass Hall, Fort Worth Convention Center, and the Water Gardens. The convenience enhances work-life

balance and helps attract top talent who value lifestyle amenities close to work. Additionally, with direct access to major highways, the TRE commuter rail, and several parking options, commuting is easier for both employees and clients coming from across the DFW Metroplex.



Why Downtown Fort Worth?

Fort Worth is now the 11th largest city in the United States according to Census 2023 estimates. Major ongoing initiatives further reinforce Downtown's growth, including Texas A&M University's construction and commitment to Downtown, the Fort Worth Convention Center expansion, Butler Place's evolution, Panther Island's continued progress, Dart Interest's acquisitions, and Trinity Metro's TEXRail extension.

Development pipeline momentum remains strong, with more than 978 residential units and 1,724 hotel rooms at various stages of planning. As of year-end, 2024, the Downtown development pipeline included \$2.9 billion in construction projects over the next five years.

2025
POPULATION

1.0M

VISITORS
ANNUALLY

20M

SF OFFICE

12M

OCCUPANCY

90%

PARKS

10

COLLEGES

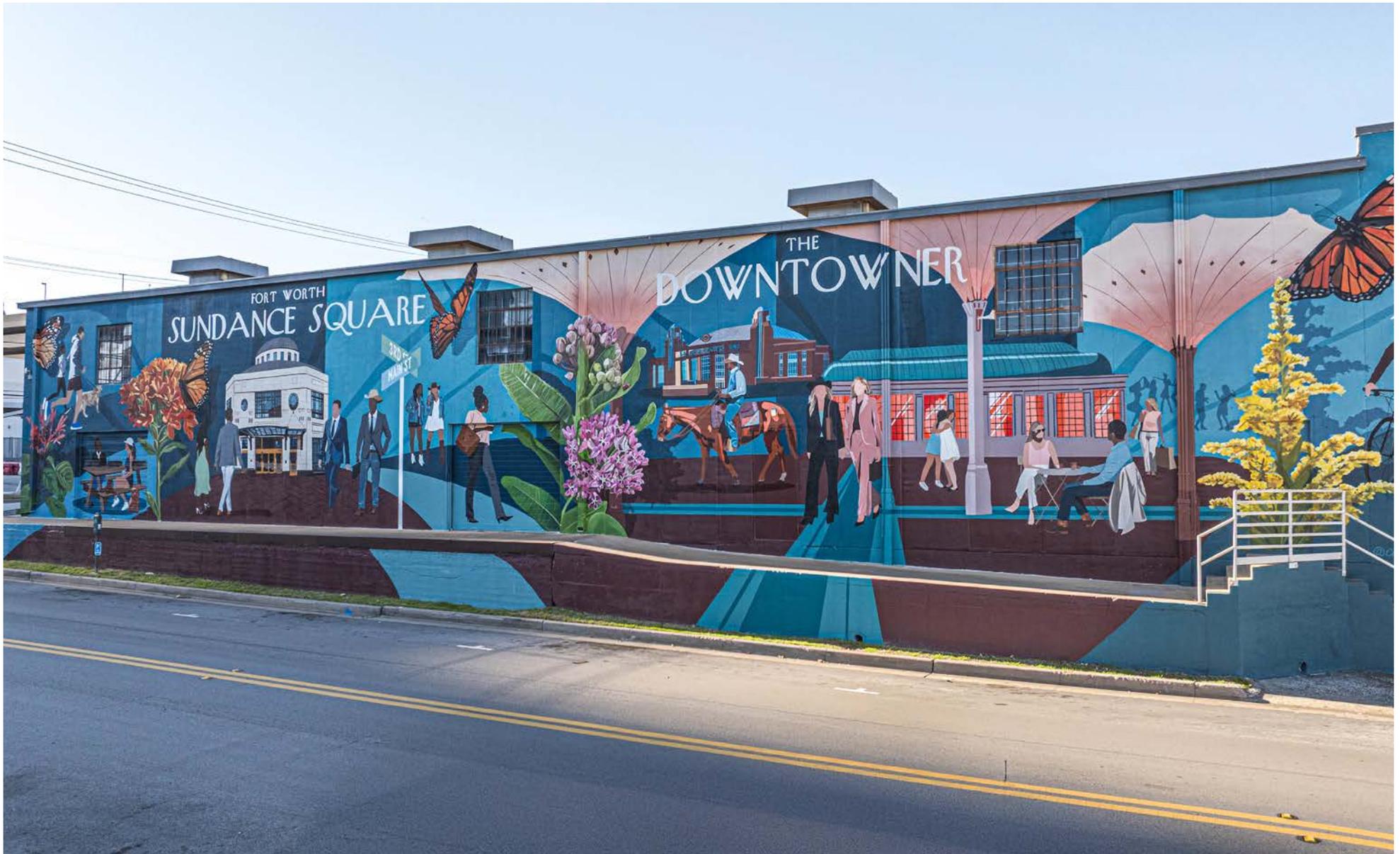
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GARAGES

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HOTELS

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