

UNIVERSITY EXECUTIVE OFFICES

3001 5TH STREET / 601 UNIVERSITY DRIVE

FORT WORTH, TEXAS 76107



CONTACT

Kareem Amer
817.632.6156
kamer@holtlunsford.com

Jake Neal
817.710.1112
jneal@holtlunsford.com



OFFICESPACE FOR LEASE

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

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BUILDING HIGHLIGHTS

- Premier location at University & 5th with irreplaceable access to Fort Worth CBD and Cultural District
- Walkability to countless bars, restaurants, shops and local attractions.
- Excellent branding opportunity with University corridor frontage.



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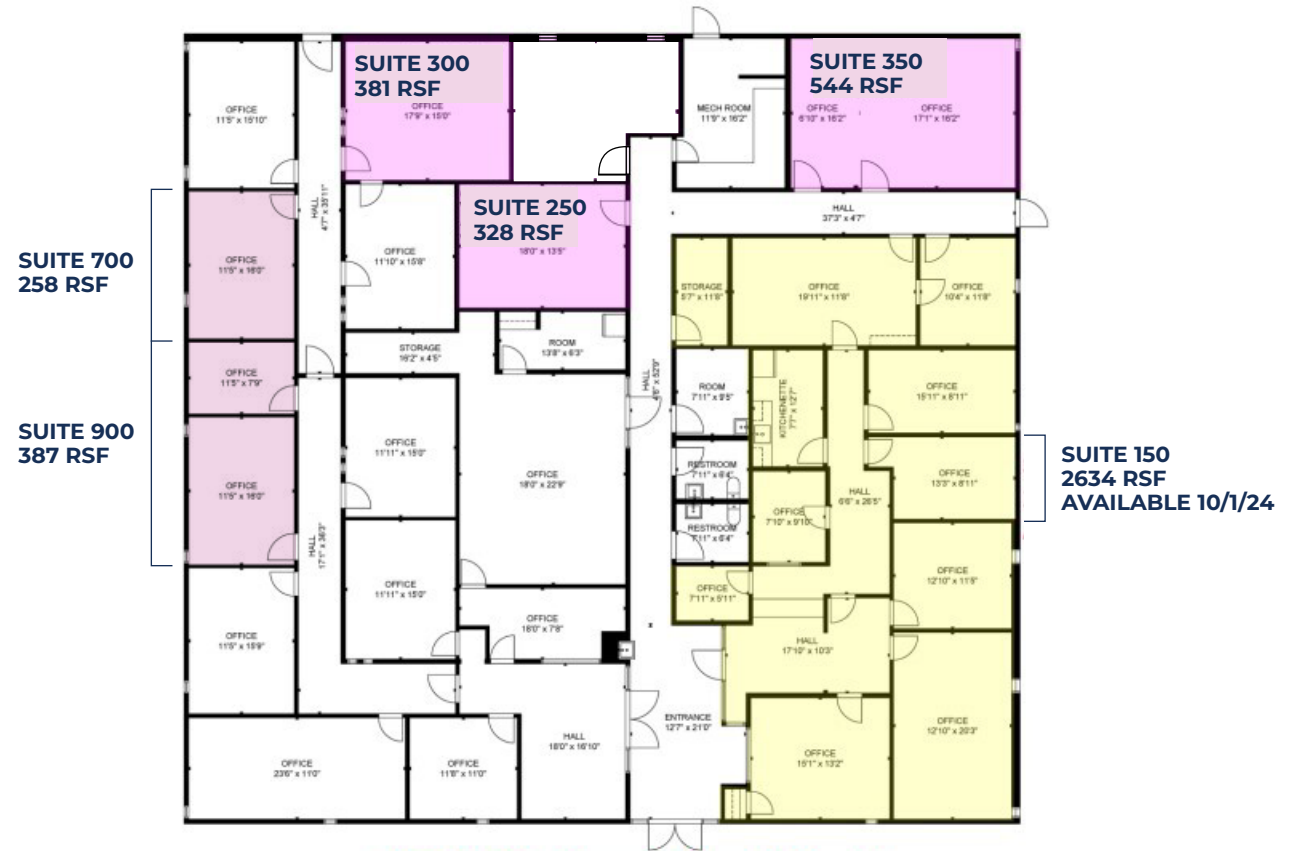
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FLOOR PLAN

VIRTUAL TOUR



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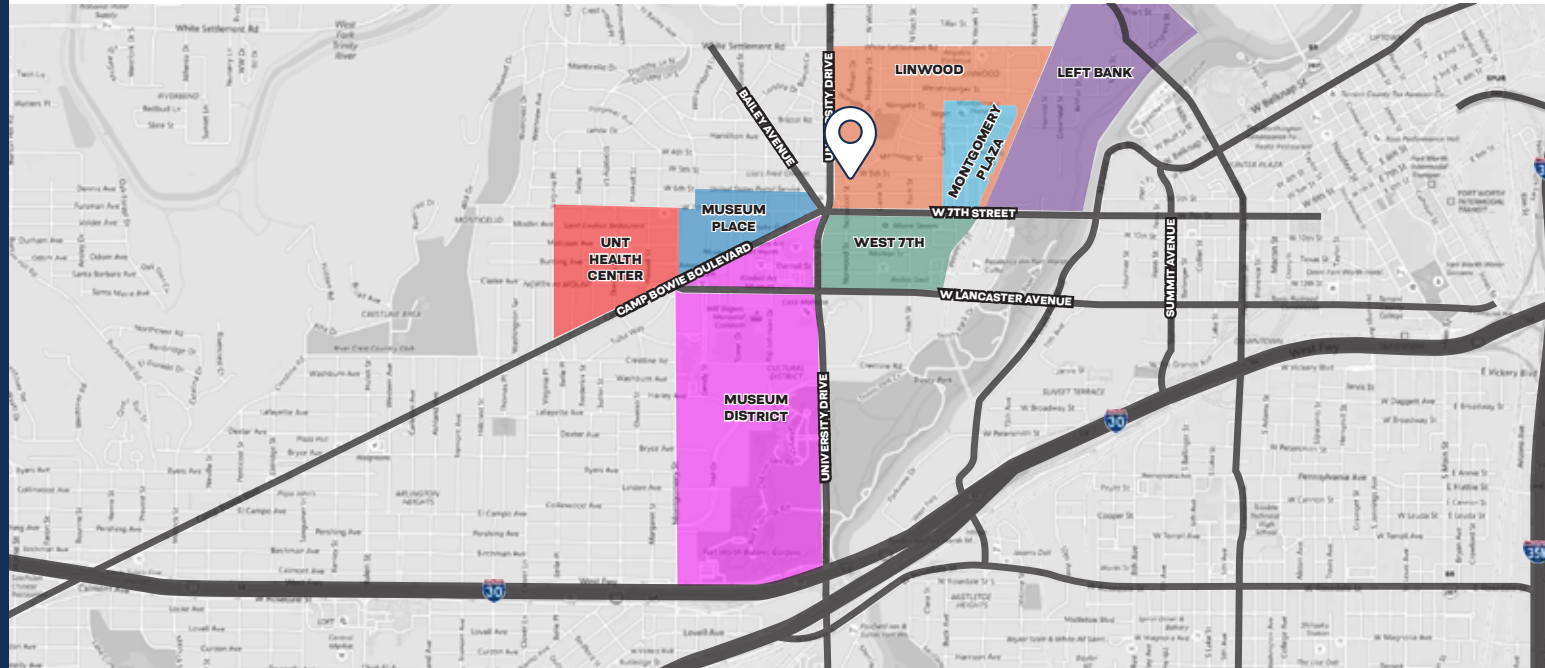
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AMENITY MAP



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Eddie V's
Legacy Texas Bank
World of Beer
Blue Sushi
Great Outdoors
Righteous Foods
Don Artemio
Tuk Tuk Thai
The Crescent Hotel
Bowie House

Modern Art Museum
Kimball Art Museum
Amon Carter Museum of American Art
WE Scott Theatre
Will Rogers Memorial Center
Museum of Science & History
Botanic Garden
Botanical Research Institute
Casa Manana
Office Depot

Petsmart
Wells Fargo
Subway
ChickFila
Sushi Axiom
Glorias
Pei Wei
Starbucks
Pie Five
Boomer Jacks
AT&T
Lukes Locker
Floyd's 99 Barbershop
Bahama Bucks
Goat and Vine
Chicken Salad Chick
Target

Jimmy Johns
Chipotle
In-N-Out
Snap Kitchen
Velvet Taco
Blue Mesa
M&O Station
CAVA
F1 Smokehouse
The Cookshack
J&J Oyster Bar

Tom Thumb
HopDoddy
Snooze

Mash'D
Oni Ramen
Social House
Fidelity
Pinnacle Bank
Envy Salon
Boardroom Men's Salon
Fireside Pies
Reservoir Bar & Grill
Chimmy's
Texas Republic Bar
Urban Outfitters
SteelCity Pops
Rodeo Goat
Hatsuyuki Handroll Bar
F45 Training
Hiatus Spa + Retreat
Lucky Duck Bagels





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.

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|--|-------------|----------------------------|--------------|
| Holt Lunsford Commercial, Inc. | 359505 | hlunsford@holtlunsford.com | 972.241.8300 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Mario Zandstra | 312827 | mzandstra@holtlunsford.com | 972.241.8300 |
| 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