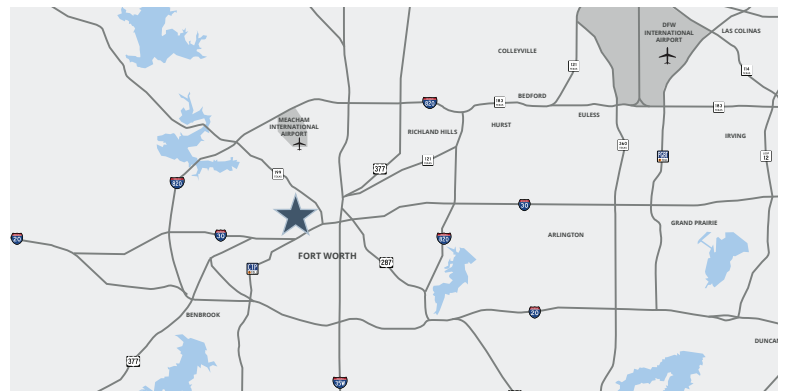




SUMMIT OFFICE PARK



Owned by:



Leased and Managed by:



CONTACT

Jake Neal | 817.710.1112 | jneal@holtlunsford.com
Vic Meyer | 817.710.1113 | vmeyer@holtlunsford.com
Matt Carthey | 817.710.1111 | mcarthey@holtlunsford.com



1200 & 1300 Summit Avenue | Fort Worth, Texas 76102



CLICK BELOW TO VIEW VIRTUAL TOURS

- [Lobby Renovations](#)
- [Amenities](#)
- [Spec Floor](#)

BUILDING

- Twin-building, mid-rise (8 Story), 242,482 SF office development
- Constructed in 1974, renovated in 2008, 2012, 2019 and situated on 9 acres of newly-landscaped grounds

LOCATION

- Located on the perimeter of the Fort Worth CBD
- Immediate access to Interstate 30 and the New Chisholm Trail Parkway
- Close to the medical, cultural and West 7th districts with immediate access to Interstate 30 and the New Chisholm Trail Parkway

PARKING

- 881 parking spaces, including 599 spaces in the 3-story parking garage which is connected between the two towers
- Parking ratio of 3.65/1000

AMENITIES

- Full-service deli
- Touch-screen directory
- Flat-screen televisions in elevator lobbies
- 24-hour surveillance
- Secure building access after business hours
- Onsite property management and engineering teams

NEW CAPITAL IMPROVEMENTS

- New building lobbies
- Conference and training facilities
- Tenant lounge
- Fitness facility with locker rooms
- Expanded deli
- New exterior paint
- New Exterior and landscape lighting



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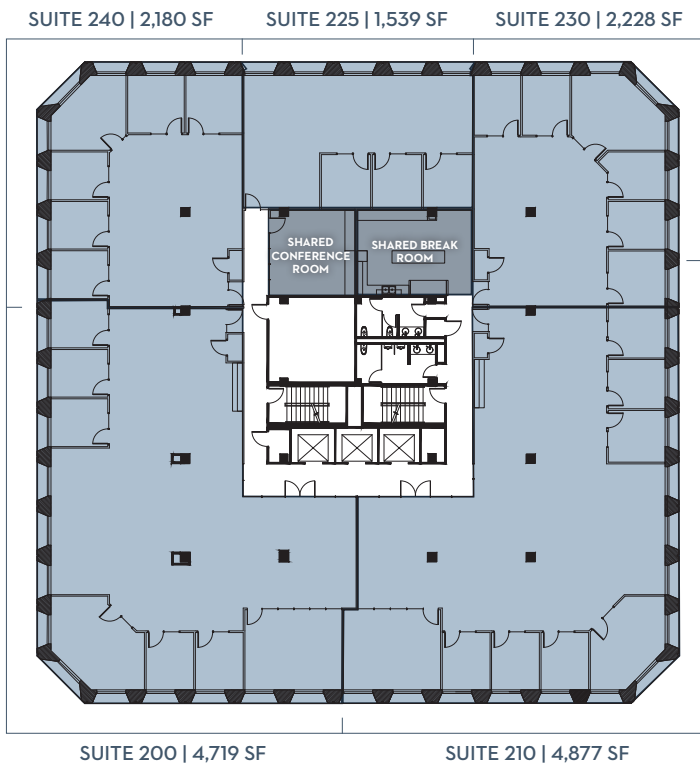
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1300 - Spec Floor

1300 SUMMIT AVENUE - FLOOR 2 SPECULATIVE MULTI-TENANT PLAN



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SUMMIT OFFICE PARK



- AMC Palace 9
- Bass Performance Hall
- Bird Cafe
- Bob's Steak & Chop House
- The Capital Grille
- Cast Iron Restaurant
- Cheesecake Factory
- Circle Theatre
- Daddy Jack's
- Del Frisco's Double Eagle Steakhouse
- Fairfield Inn & Suites
- Flying Saucer
- Fort Worth Convention Center
- Four Star Cafe
- Hilton Fort Worth
- Hoya Korean Kitchen
- Istanbul Grill
- J's Burgers N' More

- Little Red Wasp
- Meso Maya Comida Y Copas
- Omni Fort Worth
- PF Chang's
- Picchi Pacchi
- Planet Sub
- Razzoo's Cajun Cafe
- Red Mango
- Risky's BAR-B-Q
- Ruth's Chris Steak House
- Scat Jazz Lounge
- Sheraton Fort Worth
- Sundance Square
- Taverna Fort Worth
- Texas de Brazil
- Tie Restaurant & Bar
- Uno Pizzeria & Grill
- Waters Restaurant
- Worthington Renaissance

- Ampersand
- Avoca Coffee Roasters
- Bar Louie
- Barcadia Bar & Grill
- Chills360
- Chimy's
- Chuy's
- Cork & Pig Tavern
- Crockett Row at West 7th
- la Familia Mexican
- Farrington Field
- Fireside Pies
- Fred's Texas Cafe
- Hatsuyuki Handroll Bar
- J. Rae's Bakery
- Juice Junkies
- Kona Grill
- LA Fitness
- Landmark Bar & Kitchen
- Magnolia Motor Lounge
- MASH'D

- Modern Art Museum
- Momma's Cleaners
- Movie Tavern West 7th
- Natural Grocers
- Oni Ramen
- Pakpao
- Pho District Vietnamese Street Food
- la Piazza
- Quikset Jewelry & Watch Repair
- Residence Inn
- Rodeo Goat
- Savor Patisserie
- Social House
- Steel City Pops
- Sweet Sammies
- Terra Mediterranean
- Tiff's Treats
- Trinity Park
- Zenna Thai & Japanese

- Avoca Coffee Roasters
- Benito's BREWED
- Cane Rosso
- Cannon Chinese Kitchen
- Cat City Grill
- Craftwork Coffee Co.
- Ellerbe Fine Foods
- The Flying Carpet Turkish Cafe
- Fort Brewery & Pizza
- Funky Picnic Brewery & Cafe
- Good Luck Drive-In
- Great Harvest Bread Co.
- Jesus BBQ
- Heim Barbecue
- Hilton Garden Inn
- Homework Suites
- King Tut
- Lili's Bistro on Magnolia

- Loft22 Cakes
- Melt Ice Creams
- Nonna Tata
- Panther City BBQ
- Paris Coffee Shop
- Pouring Glory Growler Fill Station
- Rahr & Sons Brewing
- Shaw's Patio Bar & Grill
- Shinjuku Station
- Spice
- Spiral Diner & Bakery
- Spudwinkles Deli
- Stage West Theatre
- Stir Crazy Baked Goods
- Texas White House B&B
- Three Danes Baking Co.
- Tina's Cocina
- Torchy's Tacos
- Yucatan Taco Stand
- la Zona Pizza

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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.

11-2-2015



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:
 - 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.

Holt Lunsford Commercial, Inc.	439776	hlunsford@holtlunsford.com	972-241-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Holt Lunsford	359505	hlunsford@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