

**OFFICE
FOR SALE
52,029 SF**

UP TO
13,032 SF
AVAILABLE FOR
AN OWNER/USER

9,613 SF - 3RD
3,419 SF - 4TH

TWO LAND PARCELS
TOTALING 1.3716
ACRES



TRANSWESTERN

REAL ESTATE
SERVICES

FOR SALE – IDEAL CLASS “A” OFFICE BUILDING OWNER/USER OPPORTUNITY

1612 SUMMIT AVENUE

FORT WORTH, TX 76102

Jim Finley Properties 
EVOLVING | INNOVATING | EXCELLING



OFFERED BY:

BILL BEHR
Transwestern
817.259.3519
Bill.Behr@transwestern.com

GAVIN BEHR
Transwestern
817.259.3549
Gavin.Behr@transwestern.com

STEVE NICHOLS
Jim Finley Properties
817.332.4840
snichols@jimfinleyproperties.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.

1612 SUMMIT AVENUE

FORT WORTH, TX 76102



Jim Finley Properties 
EVOLVING | INNOVATING | EXCELLING

INVESTMENT OVERVIEW / BUILDING INFORMATION

- ◆ Total building area: 52,029 square feet
- ◆ Total land area: Primary parcel - 33,354 square feet, Adjacent parking lot - 26,391 square feet
- ◆ Rare opportunity to acquire a Class "A" office building with up to 13,032 square feet of currently available space for an owner/user
- ◆ The asset is 75% leased providing an owner/user significant cash flow to offset occupancy cost
- ◆ Up to 9,613 square feet of contiguous space is available on the third floor and an additional 3,419 square feet on the fourth floor
- ◆ Incredible location with visibility from Interstate 30 with a traffic count of more than 200,000 vehicles per day
- ◆ Architecturally striking, four-story office building with amazing views
- ◆ Property includes a two-level parking garage with 81 reserved parking spaces on the lower level and 24 visitor uncovered parking spaces on the upper level
- ◆ Additional employee parking for 68 cars is on the adjacent and included parking lot located just west of the building
- ◆ Total parking ratio of approximately 3.33 per 1,000 square feet
- ◆ After hours building and elevator access is controlled by card access system
- ◆ Extensive onsite security cameras for enhanced safety/security monitoring
- ◆ **ASKING PRICE: CONTACT BROKER**



1612 SUMMIT AVENUE

FORT WORTH, TX 76102



Jim Finley Properties 
EVOLVING | INNOVATING | EXCELLING

LOCATION & CURRENT BUILDING OWNERSHIP INFORMATION

- ◆ Convenient location adjacent to downtown Fort Worth at the northwest corner of Summit Avenue and Interstate 30
- ◆ Close proximity to the Fort Worth Central Business District and Fort Worth medical district
- ◆ Great access to Interstate 30 and close proximity to Interstate 35W and S.H. 121 for a quick trip to DFW International Airport, Alliance and Mid-Cities
- ◆ First class local, owner-managed property has meticulously maintained the property with an established in-house management team focused on tenant service

FINANCIAL SUMMARY

	<u>Jan – Dec 2022</u>	<u>Jan – Dec 2023</u>	<u>Jan – Dec 2024</u>	<u>Jan 2025</u>
INCOME				
Revenue				
Base Rent	\$1,003,602.42	\$1,153,738.75	\$1,116,356.96	January 2025 financials will be available mid-February
Electricity Reimb.	\$ 35,163.23	\$ 34,576.00	\$ 35,576.00	
Escalation Reimb.	\$ 15,743.45	\$ 13,557.46	\$ 8,886.00	
Misc. Income	\$ 250.00	\$ 0.00	\$ 250.00	
Parking Income	\$ 27,141.42	\$ 21,482.00	\$ 20,624.76	
Signage Rent	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	
Antenna Leases	\$ 62,100.00	\$ 62,100.00	\$ 56,300.00	
Total Revenue	<u>\$1,150,000.52</u>	<u>\$1,291,454.21</u>	<u>\$1,243,600.07</u>	
EXPENSES				
Real Estate Taxes	\$ 228,153.02	\$ 199,913.18	\$ 178,160.23	
Property Insurance	\$ 17,286.68	\$ 19,167.38	\$ 34,719.76	
Utilities	\$ 105,907.59	\$ 113,038.35	\$ 114,259.55	
Janitorial	\$ 55,036.23	\$ 61,867.45	\$ 71,273.29	
Payroll, Taxes, etc	\$ 51,260.62	\$ 59,081.44	\$ 45,544.72	
Administrative	\$ 41,070.92	\$ 46,085.43	\$ 44,705.82	
Repairs/Maintenance	\$ 34,205.96	\$ 26,826.65	\$ 34,566.68	
Roads/Grounds/Security	\$ 18,740.28	\$ 17,183.15	\$ 18,340.97	
Total Escalatable Expenses	\$ 551,661.30	\$ 543,163.03	\$ 541,571.02	
Non Escalatable Expenses	\$ 23,010.46	\$ 24,260.32	\$ 14,803.02	
Total Expenses	<u>\$ 574,671.76</u>	<u>\$ 567,423.35</u>	<u>\$ 556,374.04</u>	
NET OPERATING INCOME	<u>\$ 575,328.76</u>	<u>\$ 724,030.86</u>	<u>\$ 687,226.03</u>	

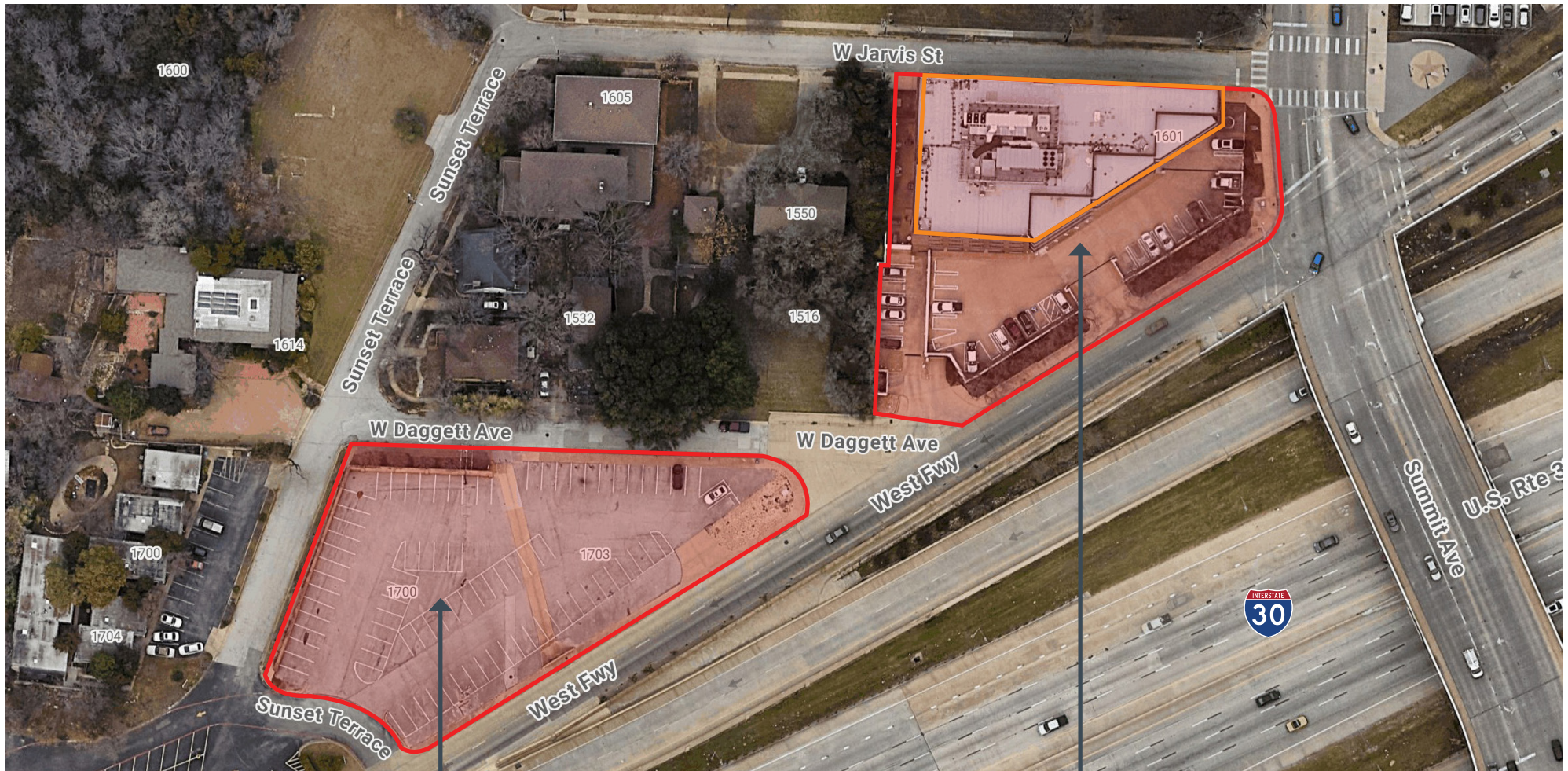
1612 SUMMIT AVENUE

FORT WORTH, TX 76102



AERIAL SITE PLAN

Jim Finley Properties 
EVOLVING | INNOVATING | EXCELLING



Adjacent parking lot with 68 spaces

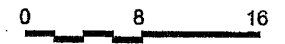
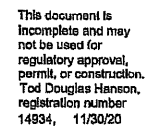
1612 Summit building and garage with
81 covered and 24 uncovered spaces

FORT WORTH, TX 76102



FLOOR PLANS

Jim Finley Properties
EVOLVING | INNOVATING | EXCELLING



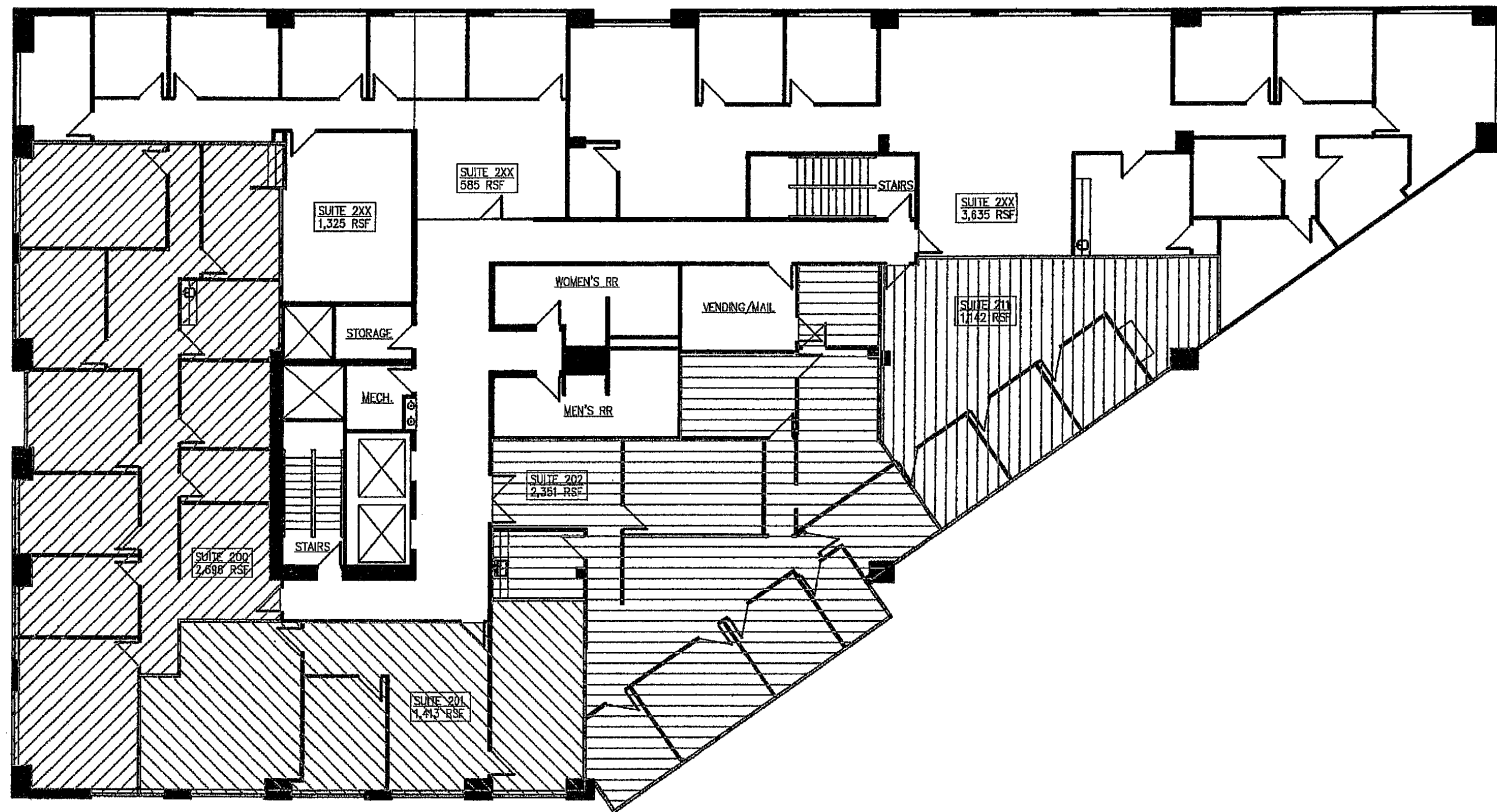
1612 SUMMIT AVENUE

FORT WORTH, TX 76102

FLOOR PLANS

Second Floor

Jim Finley Properties 
EVOLVING | INNOVATING | EXCELLING



NORTH

0 8' 16' 24'

AS-BUILT - SECOND FLOOR | RSF | 1612 SUMMIT - 17076 | 08-09-2020

© SCHWARZ-HANSON LTD.

THIS DOCUMENT IS INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY
APPROVAL, PERMIT, OR CONSTRUCTION.
TOD D. HANSON | REG.# 14094

**SCHWARZ
HANSON**
ARCHITECTS

1612 SUMMIT AVENUE

FORT WORTH, TX 76102



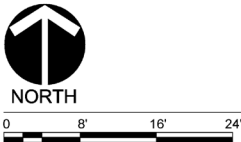
FLOOR PLANS

Third Floor

Jim Finley Properties 
EVOLVING | INNOVATING | EXCELLING



9,613 RENTABLE SQUARE FEET



1612 SUMMIT AVENUE

FORT WORTH, TX 76102



FLOOR PLANS

Fourth Floor

Jim Finley Properties 
EVOLVING | INNOVATING | EXCELLING

3,419 RENTABLE
SQUARE FEET



1612 SUMMIT AVENUE

FORT WORTH, TX 76102



The Management Team

The 1612 Summit Avenue building is managed in-house by Jim Finley Properties, headed by Steve Nichols who has more than 40 years of experience. Jim Finley Properties has more than 20 years of commercial property management experience and owns and manages more than 3 million square feet of properties in the greater Fort Worth area.

Managing only properties they own, Jim Finley Properties provides their tenants the best possible customer service experience and most timely responsiveness.

The Jim Finley Properties team are committed to an evolving culture that offers business environments like none other. Constantly innovating by exploring new ways to manage and maintain their properties, they seek to provide greater value for their tenants. They strive to make excelling a hallmark in every service they provide.





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.

Steve L. Nichols Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0400361 License No.	snichols@jimfinleyproperties.com Email	817-332-4840 Phone
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 _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

This copyright protected form was produced using Lone Wolf Real Estate Technologies - 231 Shearson
Crescent #310, Cambridge, Ontario, Canada N1T 1J3

InstantFORMS IABS 1-0