



# History in the Heart of Fort Worth

319 LIPSCOMB - FORMER WILLIAMSON- DICKIE HQ







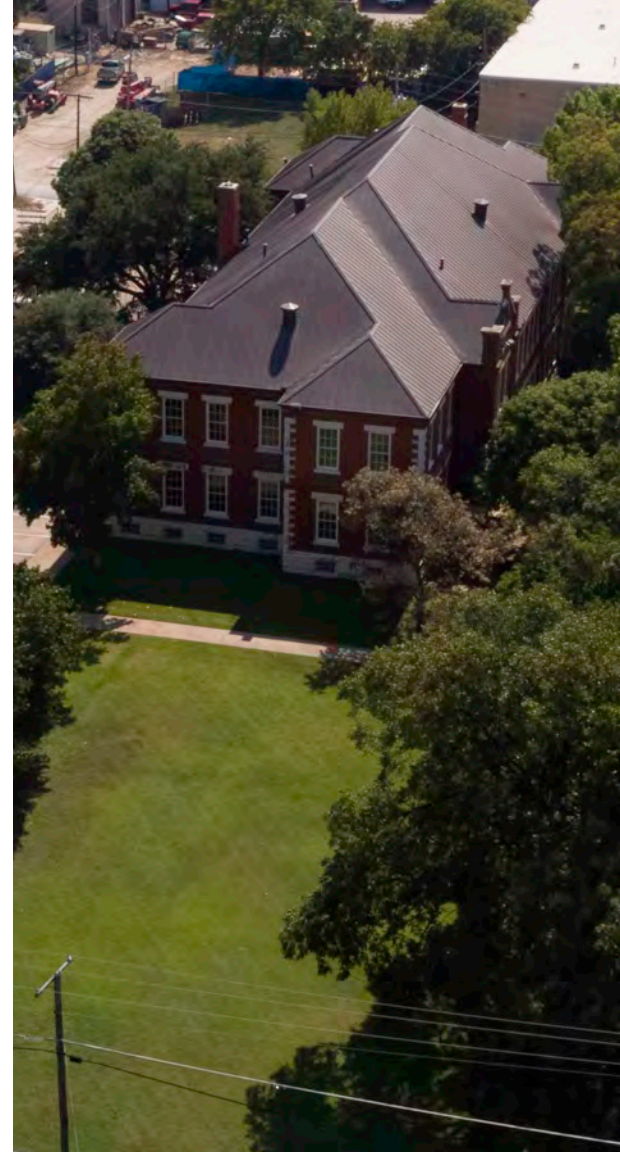
# Storied History

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The former corporate headquarters of Williamson-Dickie Manufacturing Company, 319 Lipscomb is the oldest standing school building in Tarrant County, and one of the only school buildings available for office leasing in Texas. The property, located just south of downtown Fort Worth, was listed to the National Register in 1983 for its architectural significance and its association with the history of public education in Fort Worth.

Originally constructed in 1892, and expanded in 1910, the building was home to Stephen F. Austin Elementary School until 1977. Famed golfer Ben Hogan and actress Ginger Rogers both attended the school. The schoolhouse was built with a Romanesque Revival style and features red brick trimmed in white limestone. The building is symmetrical with large arches framing the recessed entries, features original hardwoods throughout the space, antique glass, wainscoting and six-panel doors. The site is truly a structure of its time.

Williamson-Dickie purchased the school in 1980, and converted the closed schoolhouse into its corporate headquarters. The now 21,548-square-foot, two-story office building features large executive offices, conference rooms, a large kitchen, ample parking, walkable green space, and all the amenities that the modern tenant needs in today's world.



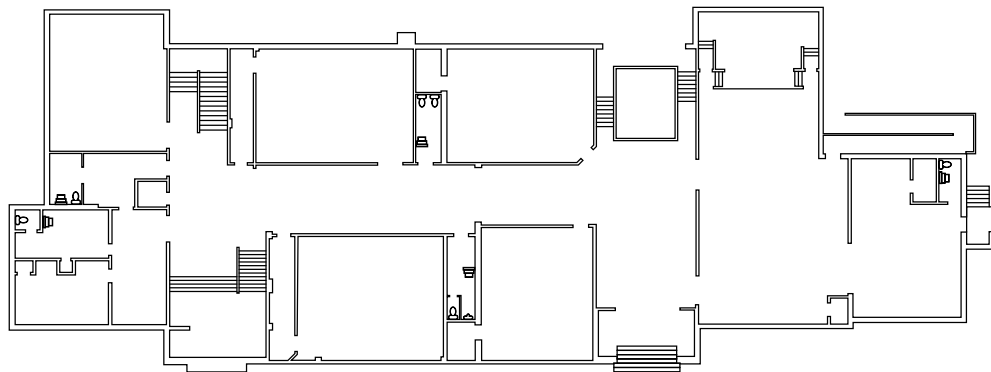


# Current Configuration

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- Multiple expansive executive office with private restrooms
- Generous conference spaces and executive board room
- Welcoming reception area with branding opportunities
- Historic ceilings throughout, hardwood floors, original doors and wainscoting. Antique glass and original chalkboards in most offices
- Layout of floorplans will change once a space planner gets involved





## Floor 1

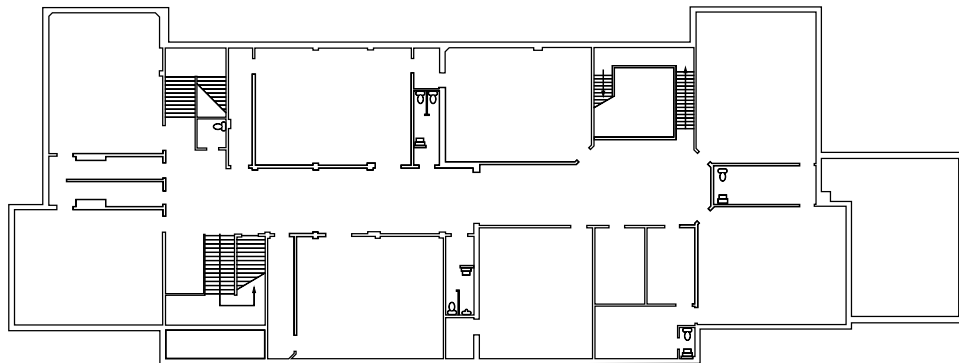
+/-10,000 SF available

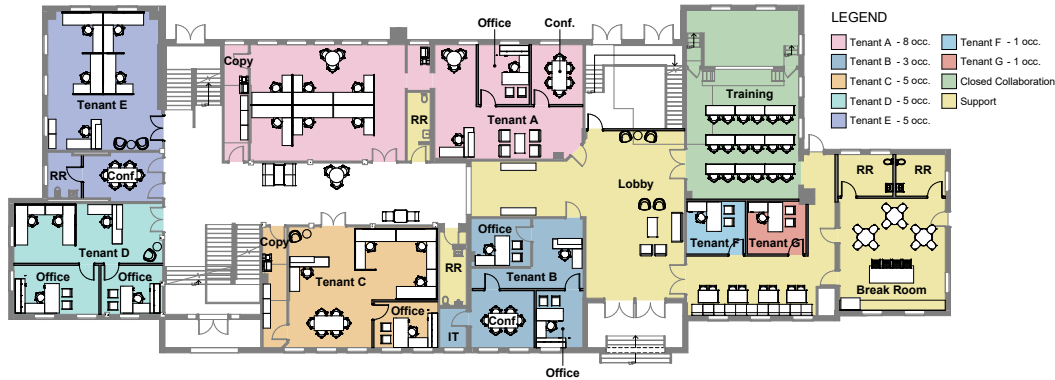
Two private ground-level entrances

Expansive kitchen & conference center + event space

## Floor 2

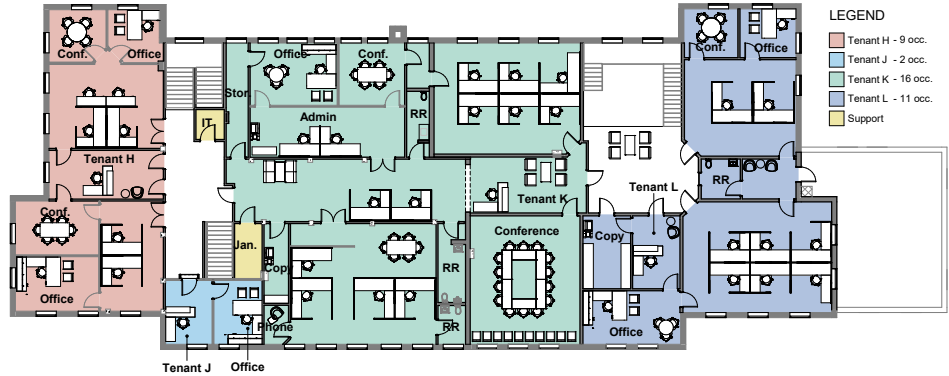
+/-10,000 SF available





## Floor 1 Multi-Tenant Space Plan

## Floor 2 Multi-Tenant Space Plan



# Room for Amenities

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- Bocce Ball
- Yoga
- Cornhole
- Private Outdoor Kitchen
- Putting Green



**+ -60  
Parking  
Spaces**

**0.5  
Acre**







# Vibrant Neighborhood

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Neighborhood concepts are re-imagined as the beneficial alliance between the medical district, small business owners and residents – each strengthen the unique selling points of the others. NSI bolsters members' efforts amidst big city interests, which, in turn, protects the momentum of the neighborhood and, by extension, the community at large. We invite you to join us as we promote the ongoing redevelopment of the Near Southside as a vibrant, urban, mixed-use neighborhood.

## VICKERY VILLAGE

- 01 CVS
- 02 Twilite Lounge
- 03 Hall's Specialty Pharmacy
- 04 Justin Boot Outlet
- 05 Dickies Retail Store and HQ
- 06 Justin Brands Inc

## SOUTH MAIN VILLAGE

- 07 Coco Shrimp Restaurant
- 08 Shipping And Receiving Bar
- 09 HopFusion Ale Works
- 10 Wishbone and Flyn
- 11 Black Cat Pizza
- 12 BlackEyed Distilling Co
- 13 Republic Street Bar
- 14 Summer Moon
- 15 Rahr & Sons Brewing
- 16 Game Theory Restaurant + Bar
- 17 Jesus BBQ
- 18 Cannon Chinese Kitchen
- 19 Tinies
- 20 Bearded Lady

## MEDICAL DISTRICTS

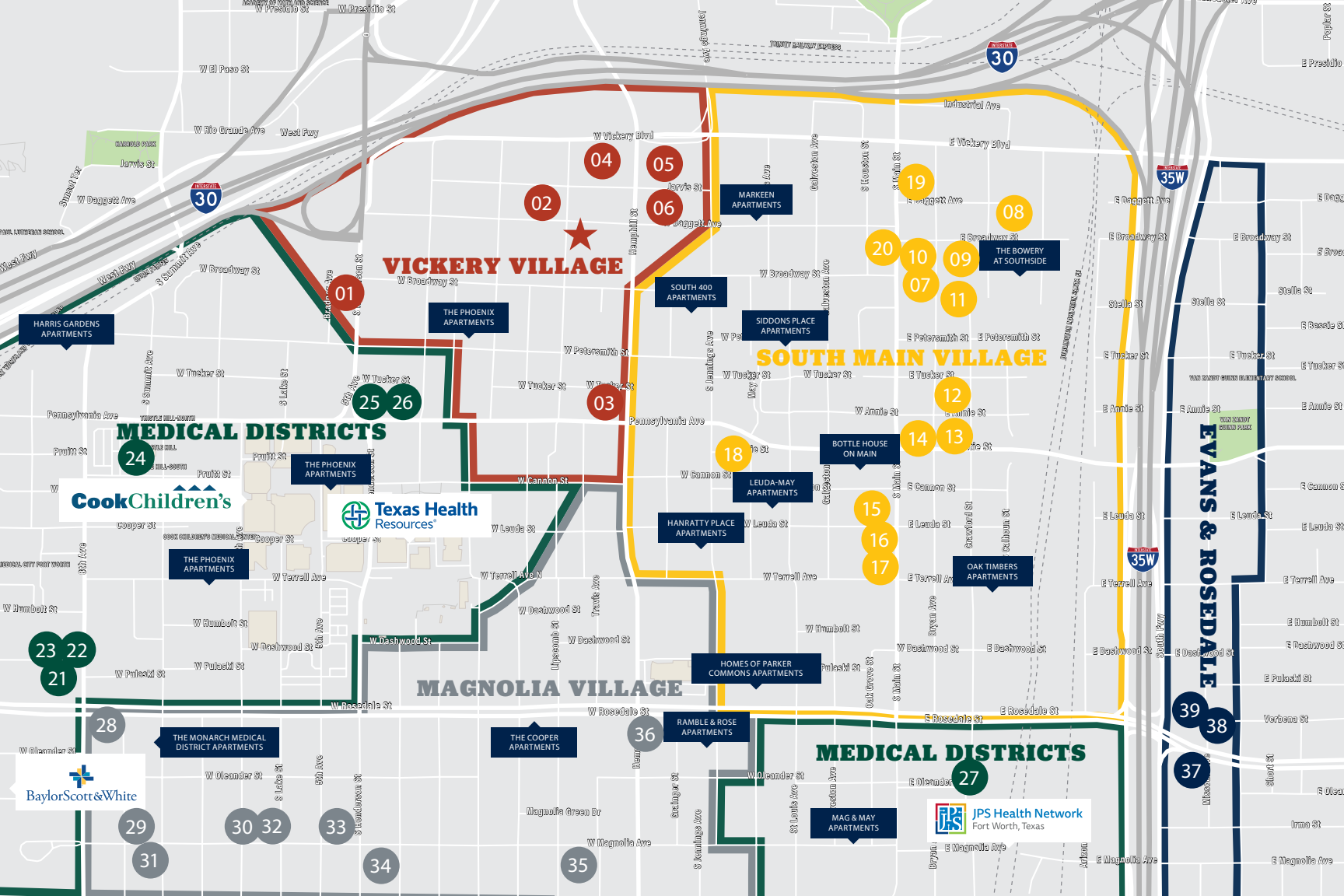
- 21 Starbucks-
- 22 Firehouse Subs Rosedale
- 23 Funkytown Donuts
- 24 Chick-fil-A
- 25 Carpenters Cafe & Catering
- 26 Southside Bank
- 27 Taste Community Restaurant

## MAGNOLIA VILLAGE

- 28 Chipotle Mexican Grill
- 29 King Tut
- 30 Spiral Diner
- 31 Ellerbe Fine Foods
- 32 Lili's Bistro on Magnolia
- 33 Cat City Grill
- 34 Heim Barbecue
- 35 Cane Rosso
- 36 Wells Fargo Bank

## EVANS & ROSEDALE

- 37 Mama E's B-B-Q & Home Cooking
- 38 Fort Worth Public Library - Shamblee Library
- 39 7-Eleven







 **TRANSWESTERN**

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