



CREATIVE/LOFT OFFICE SPACE FOR LEASE

HOGAN BUILDING

901 HOUSTON STREET | FORT WORTH, TEXAS 76102

CONTACT

BILL BEHR

817.259.3519

bill.behr@transwestern.com

CREATIVE/LOFT OFFICE FOR LEASE

HOGAN BUILDING

901 HOUSTON STREET | FORT WORTH, TEXAS 76102



777 Main Street
Suite 1100
Fort Worth, Texas 76102

T 817.877.4433
F 817.870.2826
transwestern.com

PROPERTY HISTORY

The historic Hogan building was constructed in 1900 as a two-story building, and was initially leased to a business called the Daylight Store. In 1910, John M. Shelton purchased the building, added a third floor, and was named the Shelton Building. In the early to mid 1900s, the building was subsequently occupied by several different tenants including S. H. Kress & Co. and McCrory's Variety Store, which in 1937, remodeled the building with a new, art deco-inspired facade.

In 1935, Royal D. Hogan, elder brother to world-renowned professional golfer, Ben Hogan, founded the Hogan Office Supply Company. Mr. Hogan's business flourished and subsequently became the largest office supply company in Texas. Following years of expansion, Mr. Hogan purchased the building in 1964 to accommodate his growing business. Mr. Hogan continued to operate his company in the building until his passing in 1996. Following the closing of his business, the building was sold in 1997 on behalf of his heirs to a local investor who completed the lease with Kinko's, now known as FedEx Office. Several years later the property was resold to another local investment group, which made plans for a renovation to the property but elected not to move forward.

The current ownership purchased the property in 2012, and during the past several years completed an extensive, historic-focused restoration and renovation of the property. The owner's renovation included all new building systems, including a new electrical vault providing more power to the building. The owner was meticulous about the restoration and insisted on retaining much of the historic tin ceilings and hardwood floors.

Today, the building is poised for occupancy by office users desiring a unique, loft-style workspace that conveys a sense of history while fostering productivity and immense creativity.



Circa 1911 after John M. Shelton added a third floor

PROPERTY SUMMARY

- Total building area: + 31,000 square feet
- Three floors, plus basement
- Ground floor level tenants include FedEx Office and The Brass Tap, an upscale craft beer bar which serves lunch and dinner and is open seven days a week.

PROPERTY LOCATION

Outstanding location in the heart of downtown Fort Worth, one block north of the Fort Worth Convention Center.

Immediate area amenities include Del Frisco's Double Eagle Restaurant, the Hilton Fort Worth Hotel, Little Red Wasp, The Capital Grille, Starbucks, PlainsCapital Bank, Thompson's, General Worth Square, the John F. Kennedy Tribute, Grace restaurant, the Ashton Hotel, and only blocks to Sundance Square and the Omni Hotel. Additionally, a brand new Residence Inn is planned for development directly across 8th Street.



Circa 2010 prior to current ownership restoration

CREATIVE/LOFT OFFICE FOR LEASE

HOGAN BUILDING

901 HOUSTON STREET | FORT WORTH, TEXAS 76102



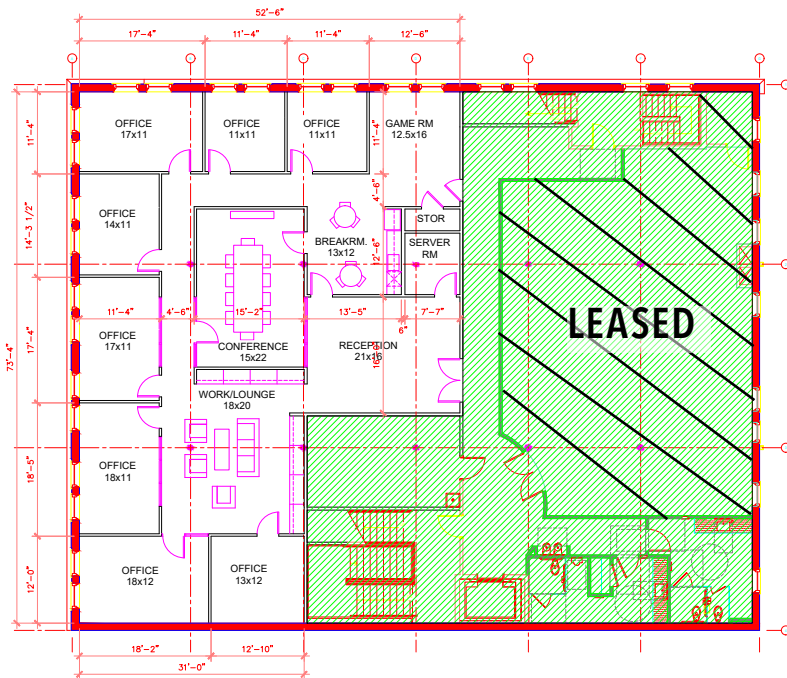
777 Main Street
Suite 1100
Fort Worth, Texas 76102

T 817.877.4433
F 817.870.2826
transwestern.com

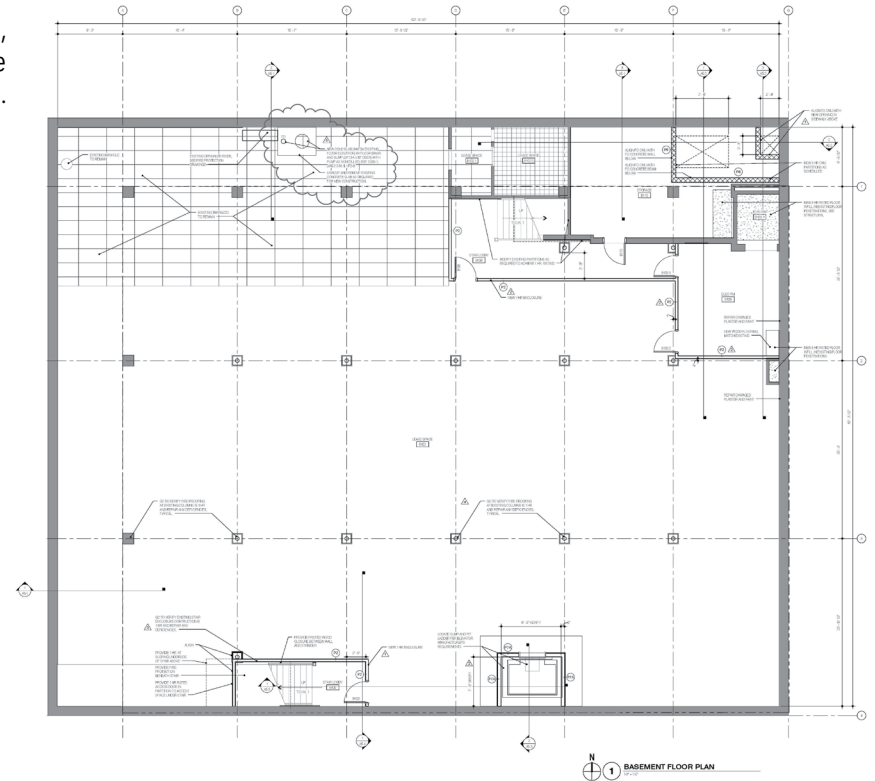
CURRENT AVAILABILITIES

- **Suite 200:** Recently built out, this 4,197 rentable square foot suite includes a reception area, conference room, eight private offices, work area/lounge, breakroom, game room/open area, server room and small storage closet. This space, comprising approximately one-half of the floor, this suite is in move-in ready condition.

2ND FLOOR



BASEMENT



- **Basement:** +/-8,473 rentable square feet. With elevator and open stairwell access directly off Houston Street and a back stairwell which exits onto 9th Street, the basement space is ideally suited to a bar/restaurant or back-office use. Basement plan available upon request.

CONTACT

BILL BEHR

817.259.3519

bill.behr@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2020 Transwestern.

CREATIVE/LOFT OFFICE FOR LEASE

HOGAN BUILDING

901 HOUSTON STREET | FORT WORTH, TEXAS 76102

TRANSWESTERN®

777 Main Street
Suite 1100
Fort Worth, Texas 76102

T 817.877.4433
F 817.870.2826
transwestern.com

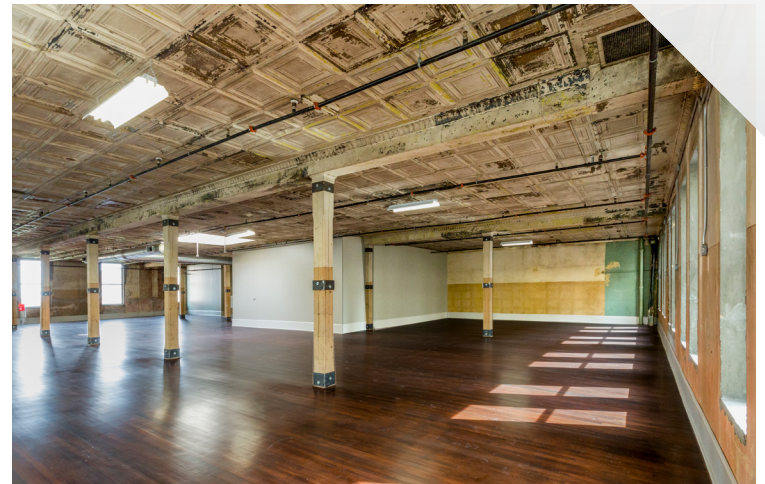


LEASE INFORMATION

Quoted Rental Rate: \$23.00 per rentable square foot, plus utilities and janitorial (floors 2 & 3). Rental rate quote for basement space is dependent on use and finish-out.

Finish-out Allowance: Negotiable

3RD FLOOR PHOTOS



BUILDING LOBBY

CONTACT

BILL BEHR

817.259.3519

bill.behr@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2020 Transwestern.



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Transwestern Commercial Services Fort Worth LLC	9000246		(817)877-4433
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul Wittorf	479373	paul.wittorf@transwestern.com	(214)446-4512
Designated Broker of Firm	License No.	Email	Phone
Leland Alvinus Prowse IV	450719	leland.prowse@transwestern.com	(817)877-4433
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Guy Behr	351049	bill.behr@transwestern.com	(817)877-4433
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
IABS 1-0