

**OFFICE
SPACE FOR
LEASE**

MULTI-TENANT
OFFICE
BUILDING

AVAILABLE
Suite 270: 1,412 SF
Suite 450: 2,170 SF

MAJOR
RENOVATIONS
IN PROGRESS



TRANSWESTERN

REAL ESTATE
SERVICES

**INDEPENDENT
FINANCIAL**

1300 S. UNIVERSITY DRIVE

FORT WORTH, TX 76107

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Fort Worth, TX 76107

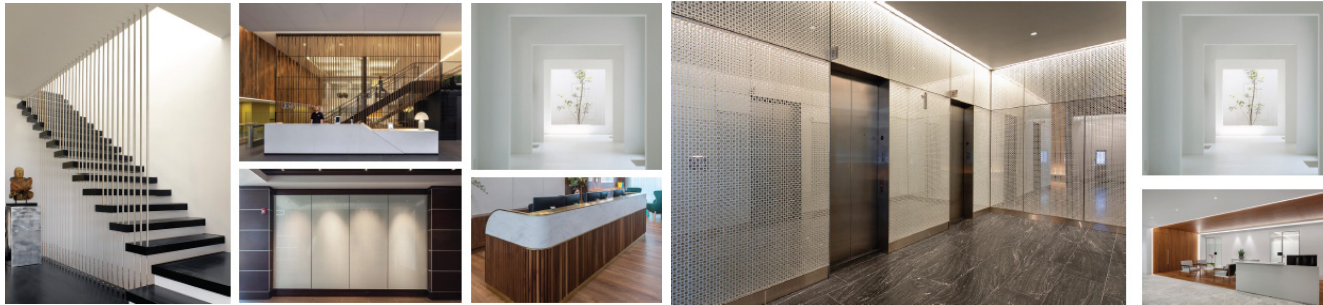


CONCEPT PLANS



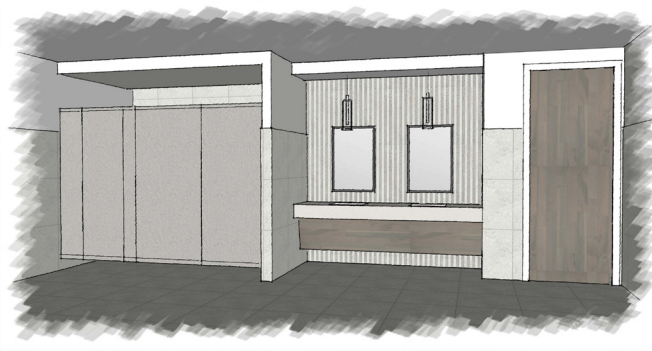
PROPERTY INFORMATION:

- Major renovations in progress
- Covered parking for tenants
- Complimentary visitor parking
- Ample parking with a ratio of 3 spaces per 1,000 RSF
- On-site Deli accessible through garage



LEASING INFORMATION:

- \$35.00/SF + Elec.



FOR LEASING INFORMATION:

Gibson Duwe

817.713.9238

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Kyle Poulson

817.291.4455

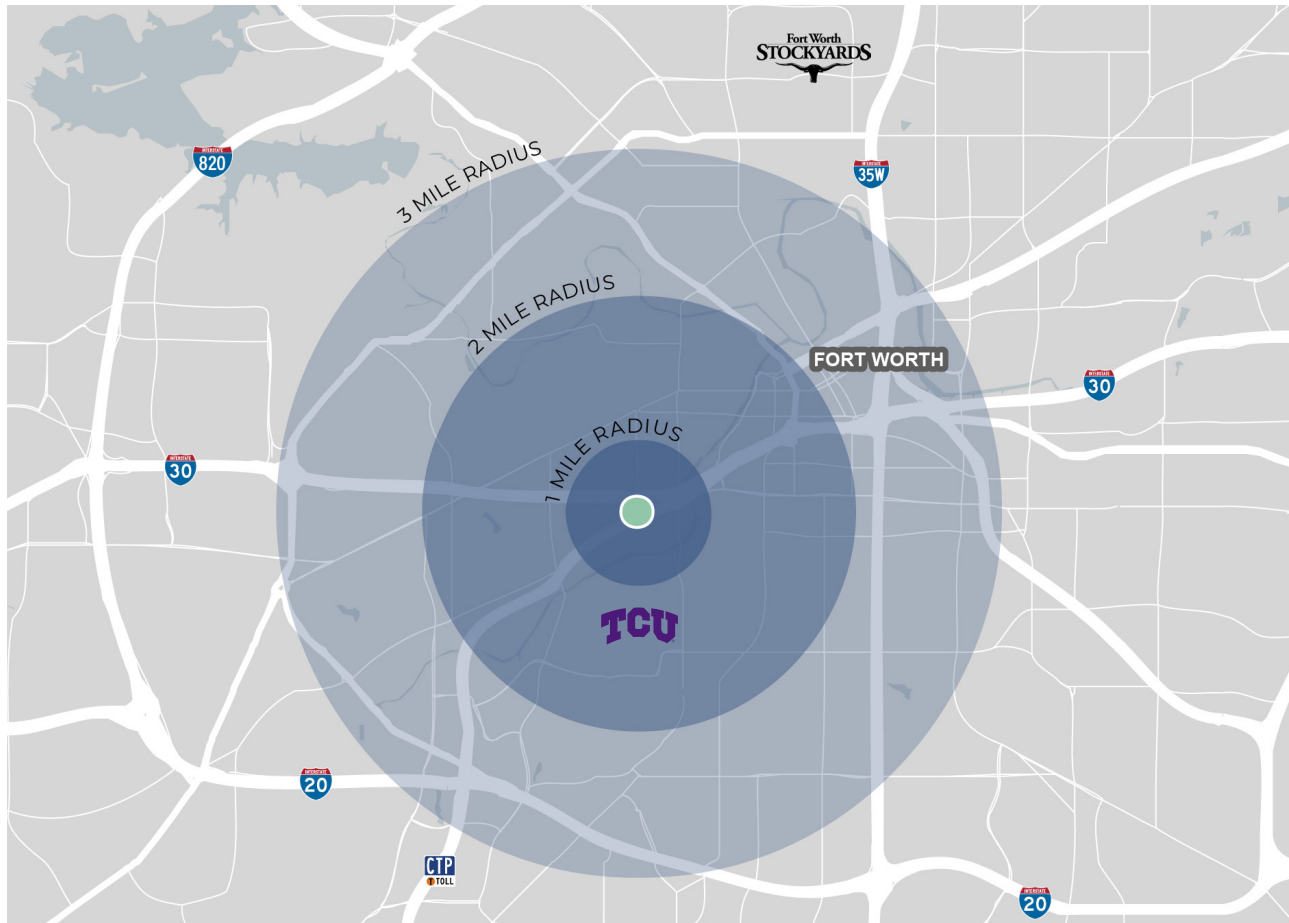
kyle.poulson@transwestern.com

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TRANSWESTERN
REAL ESTATE
SERVICES



AMENITY-RICH AREA



1 MILE RADIUS

Apple
Botanical Gardens
Colonial Country Club
Core Power Yoga
Dickies Arena
Eatzi's Market & Bakery
Flying Fish

Fort Worth Museum of Science & History
Trinity Trail System
HG Supply
Pacific Table
Railhead
Rogers Roundhouse
Woodshed

2 MILE RADIUS

Amon Carter Museum
Baylor Scott & White Medical Center
Casa Manana
Central Market
Eddie V's Prime Seafood
Gus' Fried Chicken
Heim BBQ
Kimball Art Museum

Magnolia Motor Lounge
Medical City Fort Worth
Near Southside Area
River Crest Country Club
Rodeo Goat
Starbucks
Texas Christian University

3 MILE RADIUS

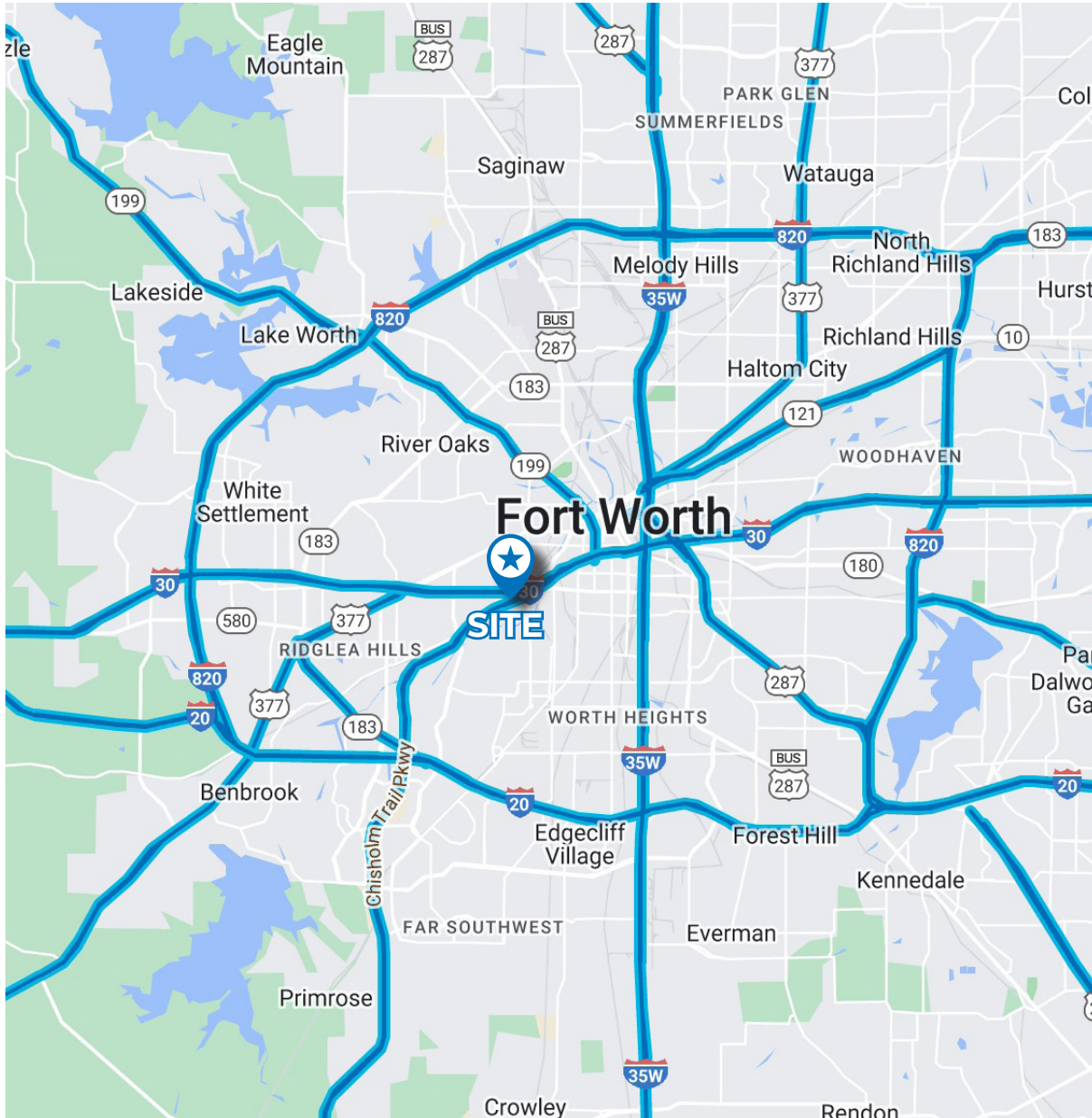
Bass Performance Hall
Coyote Drive-in
Del Frisco's Steakhouse
Downtown Fort Worth
Fort Worth Central Station
Fort Worth Club
Fort Worth Convention Center
Fort Worth Stockyards

Panther Island Pavilion
Ridglea Country Club
River Bend
Shady Oaks Country Club
Sundance Square
The Original Mexican Eats Cafe
The Shops at Clearfork

1300 S. UNIVERSITY DRIVE

Fort Worth, TX 76107

TRANSWESTERN
REAL ESTATE
SERVICES



DEMOGRAPHICS

	3 miles	5 miles
	Population 105,801	Population 281,928
	Average Income \$108,811	Average Income \$92,992
	Median Income \$69,546	Median Income \$59,252



TRAFFIC COUNTS

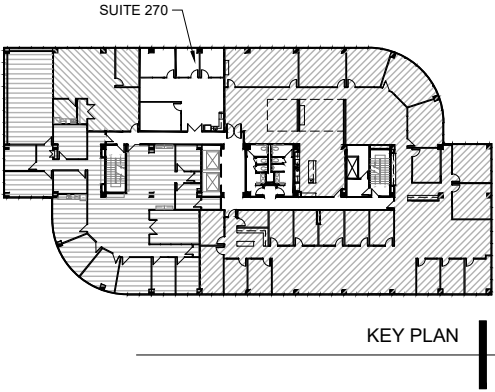
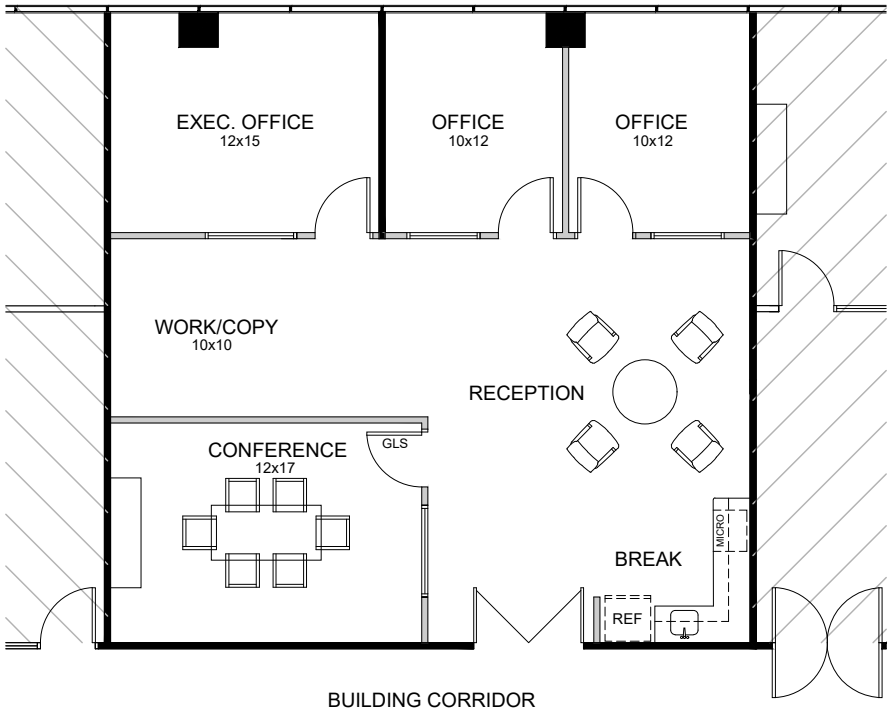
	University Drive @ I-30: 12,374 vpd
	S. University Drive @ University Park Drive: 37,559 vpd

1300 S. UNIVERSITY DRIVE

Fort Worth, TX 76107



AVAILABLE:
▪ Suite 270: 1,412 RSF

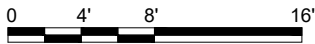


PROPOSED SUITE 270 FLOOR PLAN - 1,412 RSF



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GERALD H. SCHWARZ | REG.# 12993

1300 S. UNIVERSITY DRIVE, FORT WORTH, TEXAS 76107 | 2024-08-26



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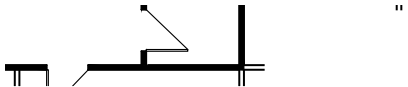
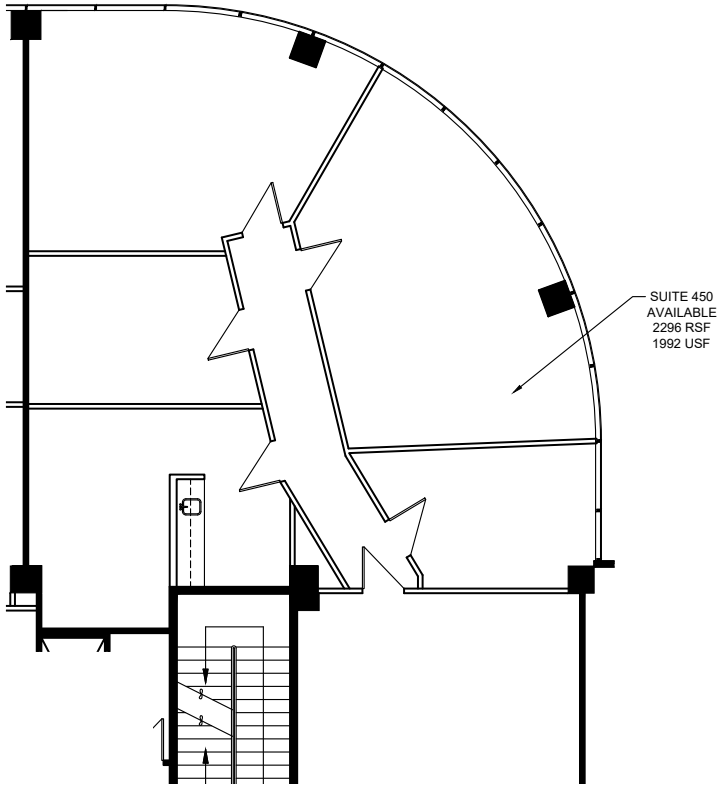
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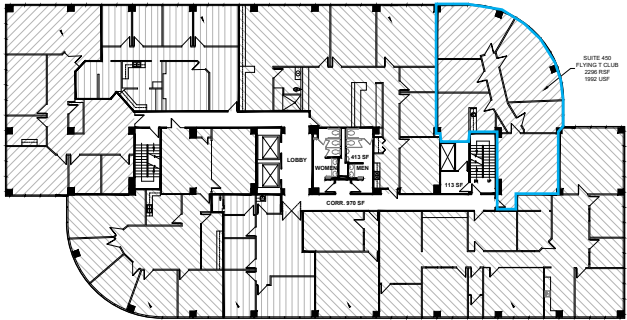


UCI - SUITE 450 LEASE PLAN | 2024-04-25
0 4' 8' 16'
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AVAILABLE:
▪ Suite 450: 2,170 RSF



UNIVERSITY CENTER I- 4TH FLOOR
NORTH
UNIVERSITY CENTER I - FOURTH FLOOR CONFIRMED LEASE PLAN | 1300 S. UNIVERSITY DRIVE, FORT WORTH, TEXAS 76107 | 2024-04-25
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© SCHWARZ-HANSON LTD. **SCHWARZ-HANSON ARCHITECTS**

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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.

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:
 - 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
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Gibson Duwe	678761	gibson.duwe@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	
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