

**OFFICE
LEASE**

979,265 SF

CLASS A
OFFICE SPACE



TRANSWESTERN

REAL ESTATE
SERVICES

777 MAIN

777 Main Street - Fort Worth, TX 76102



SIZE:

- 979,265 rentable square feet
- 40 stories

FLOOR PLATES:

- Approximately 24,000 rentable square feet

ELEVATORS:

- 18 high-speed passenger elevators
- 2 service elevators
- Recent Modernization & Cab upgrades

PARKING:

- 2.5/1,000 rentable square feet
- Visitor Parking: Valet and Self Park
- Electric gate equipment with Toll Tag readers

SECURITY/FIRE PROTECTION SYSTEMS:

- 24/7 on-site security

CUSTOMER SERVICE:

- Award Winning Team

CAPITAL IMPROVEMENTS:

- \$13+ million in renovations to lobbies, elevators, escalators, common areas, chillers, select mechanical systems, electronic directory, and parking garage improvements

Leasing Information:

**Whit
Kelly**
817.259.3504
whit.kelly@transwestern.com

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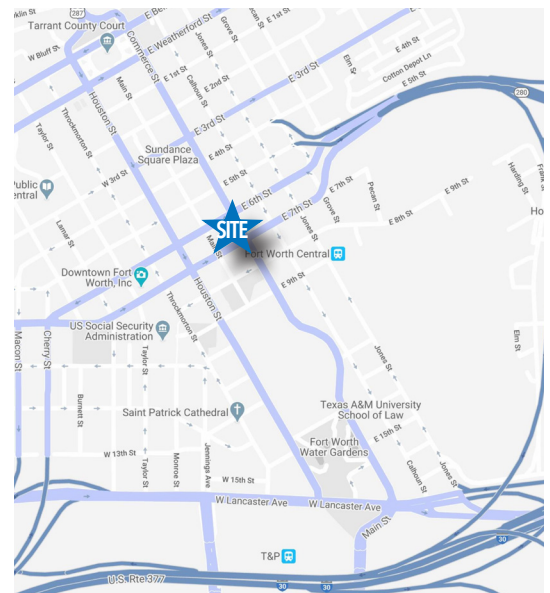
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AMENITIES AND FEATURES:

- GRACE Restaurant (Dinner, Private events)
- The Petroleum Club of Fort Worth (Breakfast, Lunch, Dinner, Private events)
Click link for a Virtual Tour: <https://youtu.be/rG1VK7g5Ysw>
- Rising Roll Gourmet (Breakfast, Lunch, Catering)
- State of the Art Conference Center (WiFi, video conferencing, audio visual)
- Vigor Active Fitness (Free weights, circuit training, yoga, spin studio, massage, personal training)
- Hilton Fort Worth connected to building via sky-bridge
- The Ashton, a 39-room luxury hotel, adjacent to building
- The Kimpton, a 232-room boutique hotel
- UMB Bank
- UMB ATM
- FedEx and UPS
- On-site property management
- Car wash and detail service
- WiFi hot-spot
- Valet Parking
- Electronic Tenant Directory
- Over 2,550 parking spaces
- Lobby and atrium seating areas
- Waste Management (recycling office waste, e-waste and shredding)



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ACCESS AND TRANSPORTATION:

- Close proximity to Trinity Railway Express Station
- Walking distance to Sundance Square and Fort Worth Convention Center
- One block from central bus spine
- Fort Worth Bike Share Station (on-site)

TELECOMMUNICATION PROVIDERS:

- AboveNet
- AT&T
- Cogent
- Logix
- TW Telecom
- Verizon



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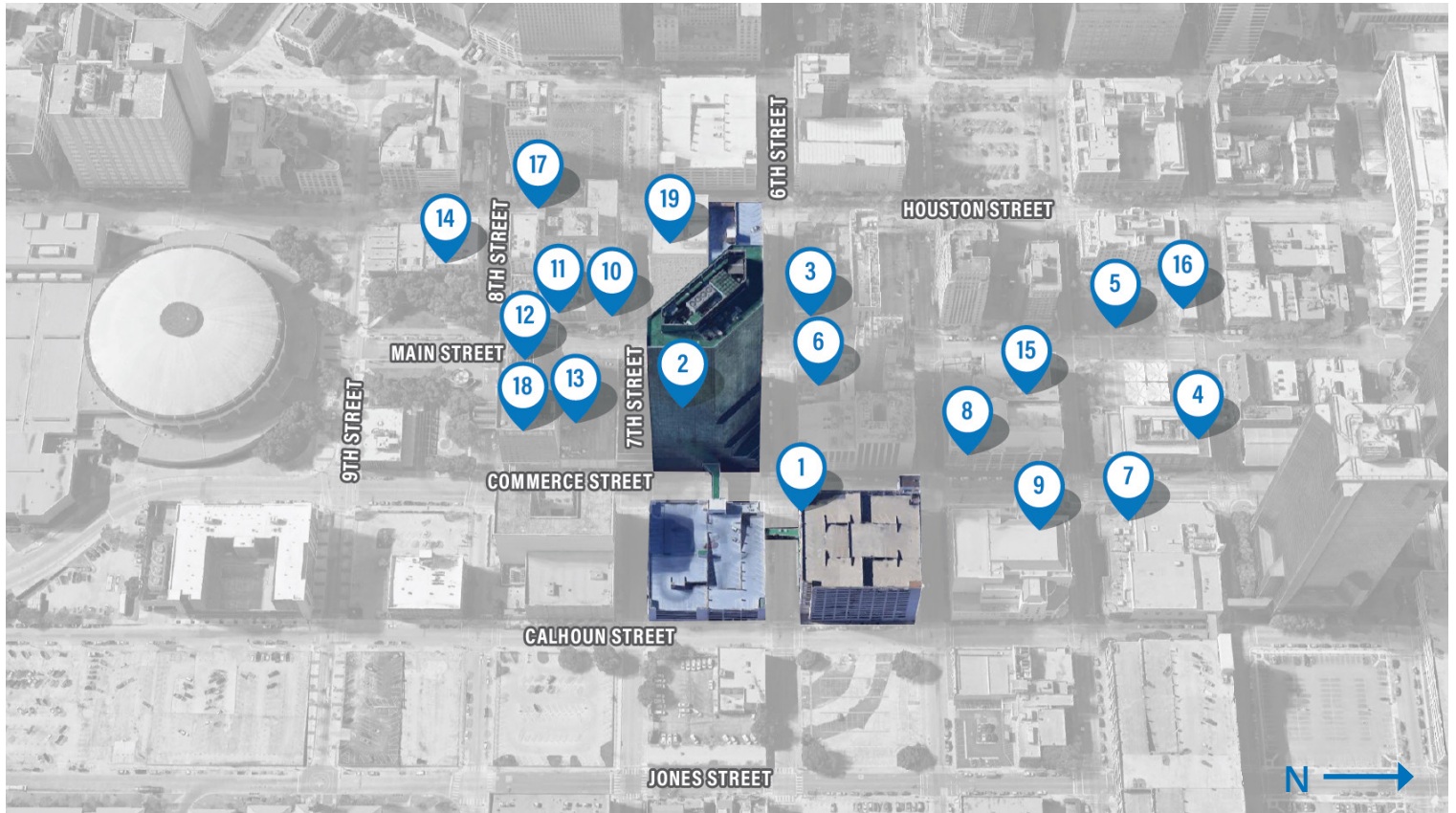
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TRANSWESTERN

REAL ESTATE
SERVICES



Surrounding Amenities & Services

1



2



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4



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Information About Brokerage Services - Fort Worth

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:
 - 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 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.

<u>Willard Whitney Kelly</u>	<u>406080</u>	<u>whit.kelly@transwestern.com</u>	<u>817.877.4433</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
 <u>Designated Broker of Firm</u>	 <u>License No.</u>	 <u>Email</u>	 <u>Phone</u>
 <u>Licensed Supervisor of Sales Agent/ Associate</u>	 <u>License No.</u>	 <u>Email</u>	 <u>Phone</u>
 <u>Sales Agent/Associate's Name</u>	 <u>License No.</u>	 <u>Email</u>	 <u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date