

For Lease

UP TO 19,000 SF OFFICE CLASS A DOWNTOWN

500 Commerce Street
3rd, 4th & 7th Floor
Fort Worth, TX 76102



For information contact:

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Interior Photos



Interior Photos



About the Property



The Building

- Class A Office
- Fully renovated in 2007
- 7 stories
- Parking garage inside the property
- 24-hour security & access
- CBD location, middle of Sundance Square
- Very high Walkability Score (86)
- Surrounded by retail & restaurants

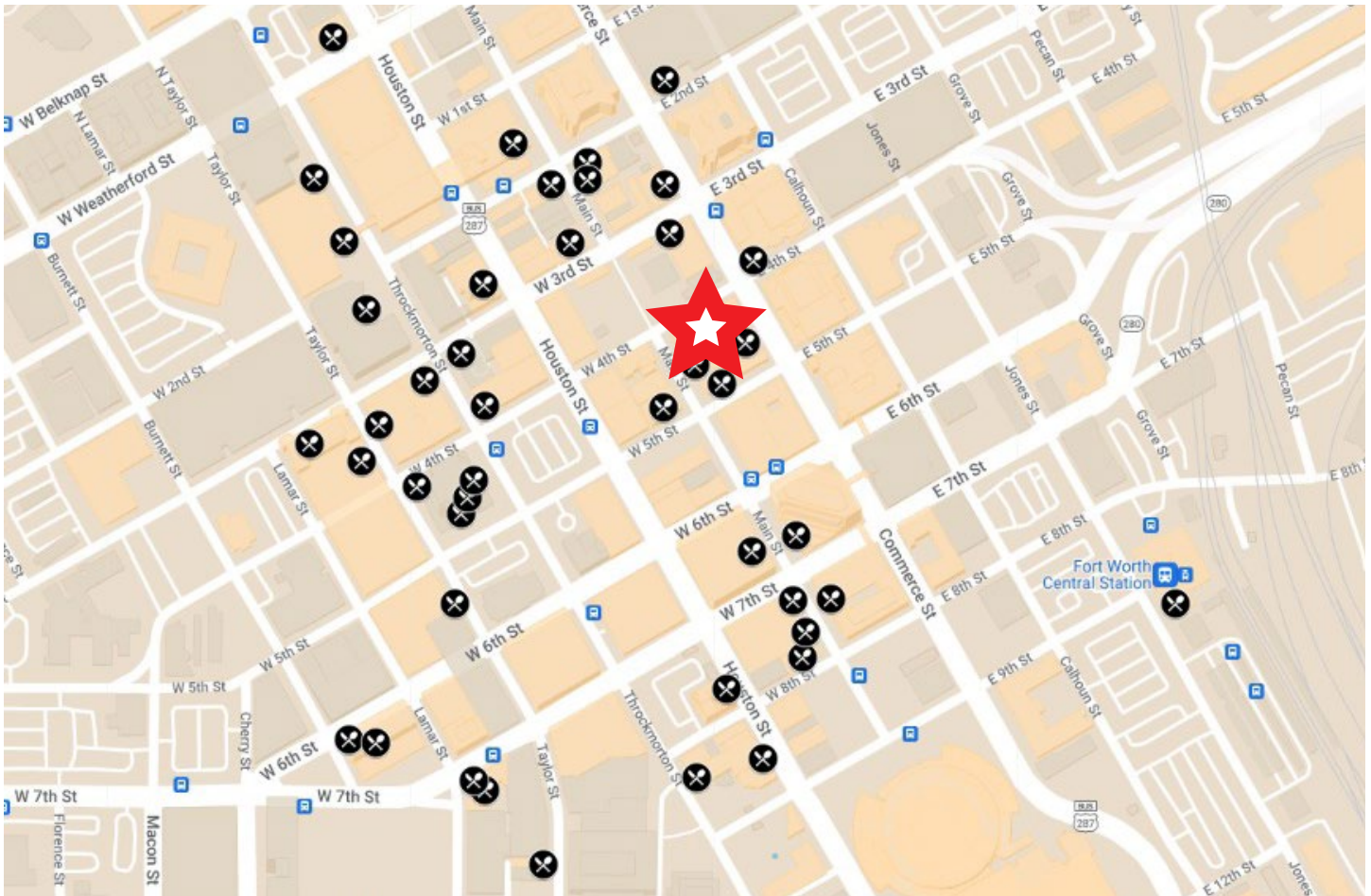
The Spaces

- **7th Floor:** 11,000 SF
- **3rd Floor:** 4,000 SF
- **4th Floor:** 4,000 SF
- Excellent views of Sundance Square & Downtown
- High-end finishes and fixtures throughout
- Open air balcony and patio on 7th floor
- **Available April 1st, 2024**

Sundance Square Views



Walkable Dining



Walkable Dining Options

203 Café

Toro Toro Fort Worth

Risky's BAR-B-Q

Waters Restaurant

Flying Saucer Draught Emporium

Razzoo's Cajun Cafe

Del Frisco's Grille

The Cheesecake Factory

Texas de Brazil - Fort Worth

Jimmy John's

Hooters

Chop House Burger

Reata Restaurant

3rd Street Market

Bob's Steak & Chop House

Ashim's Hibachi Grill

Hoya Korean Kitchen

Mercury Chophouse

Freshii

Salsa Limon

Potbelly

branch & bird

Neighbor's House

Picchi Pacchi Pizzeria

Bailey's BBQ

Jon Smith Subs

J's Burgers N' More

Al Dente Italian Trattoria

Del Frisco's Double Eagle Steakhouse

Yolk

Little Red Wasp

The Capital Grille

Ruth's Chris Steak House

GRACE

il Modo

P.F. Chang's

Buffalo Bros Sundance Square

Istanbul Grill

Salata

Mi Cocina

Jakes

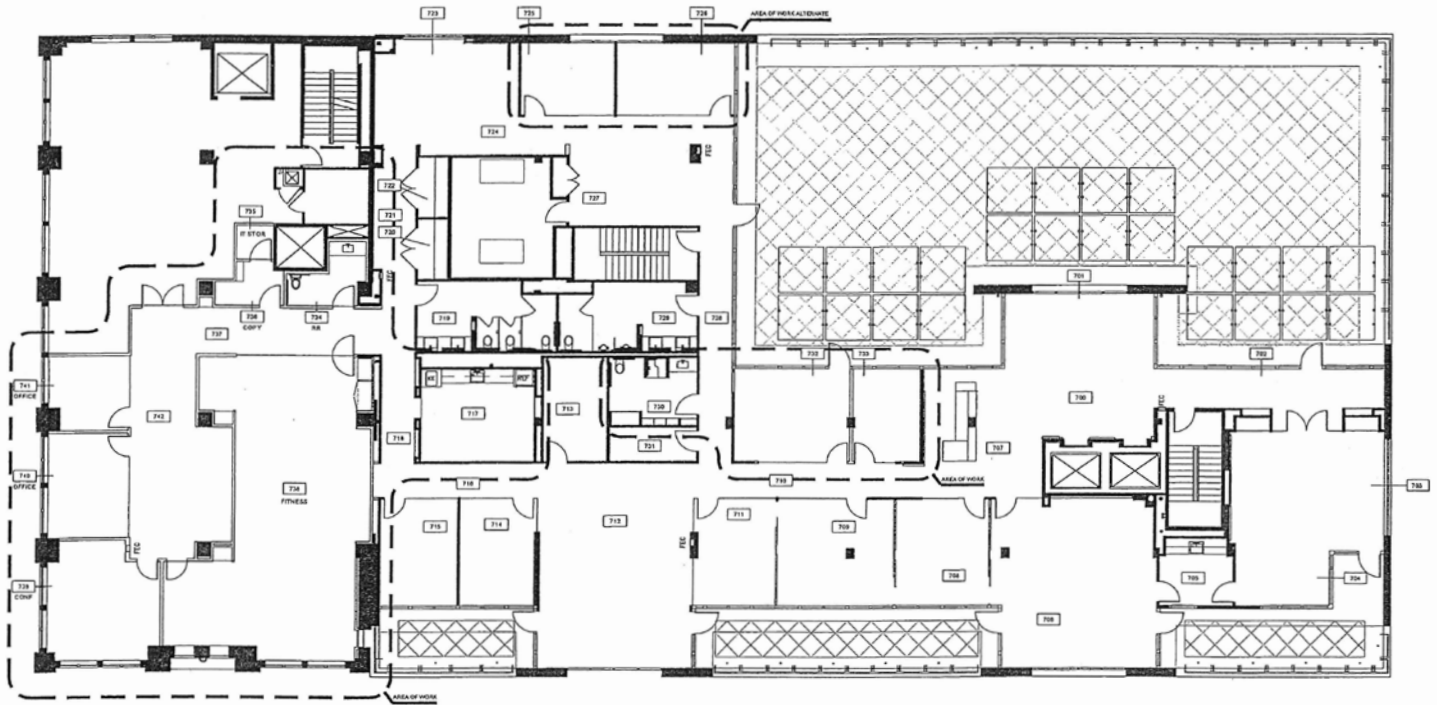
Musume

Wicked Butcher

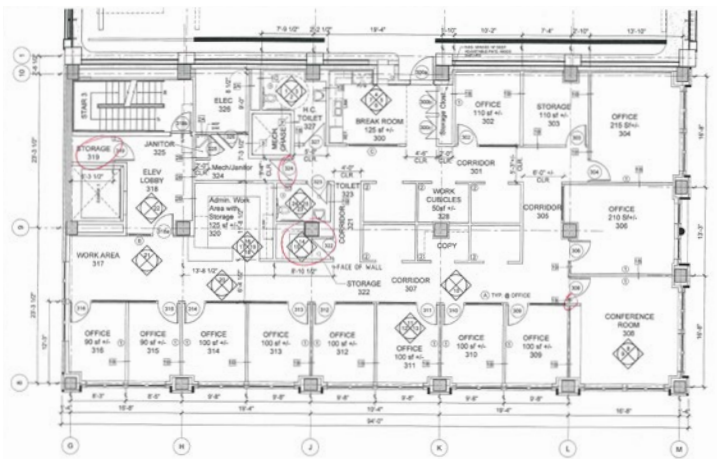
Subway

61 Osteria

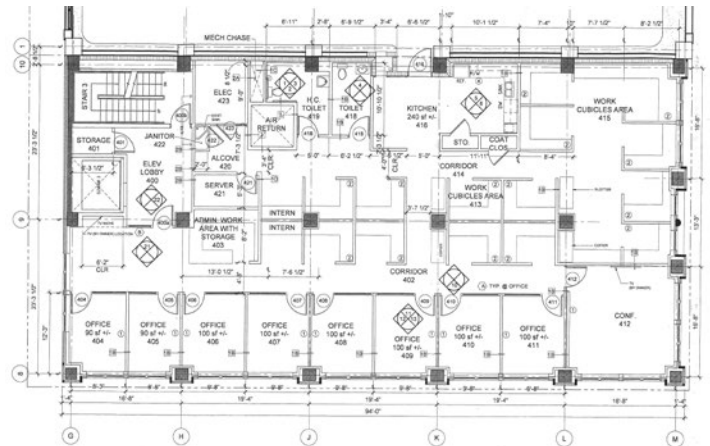
Available Floorplans



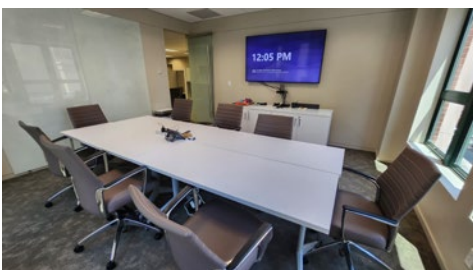
7th Floor - 11,000 SF



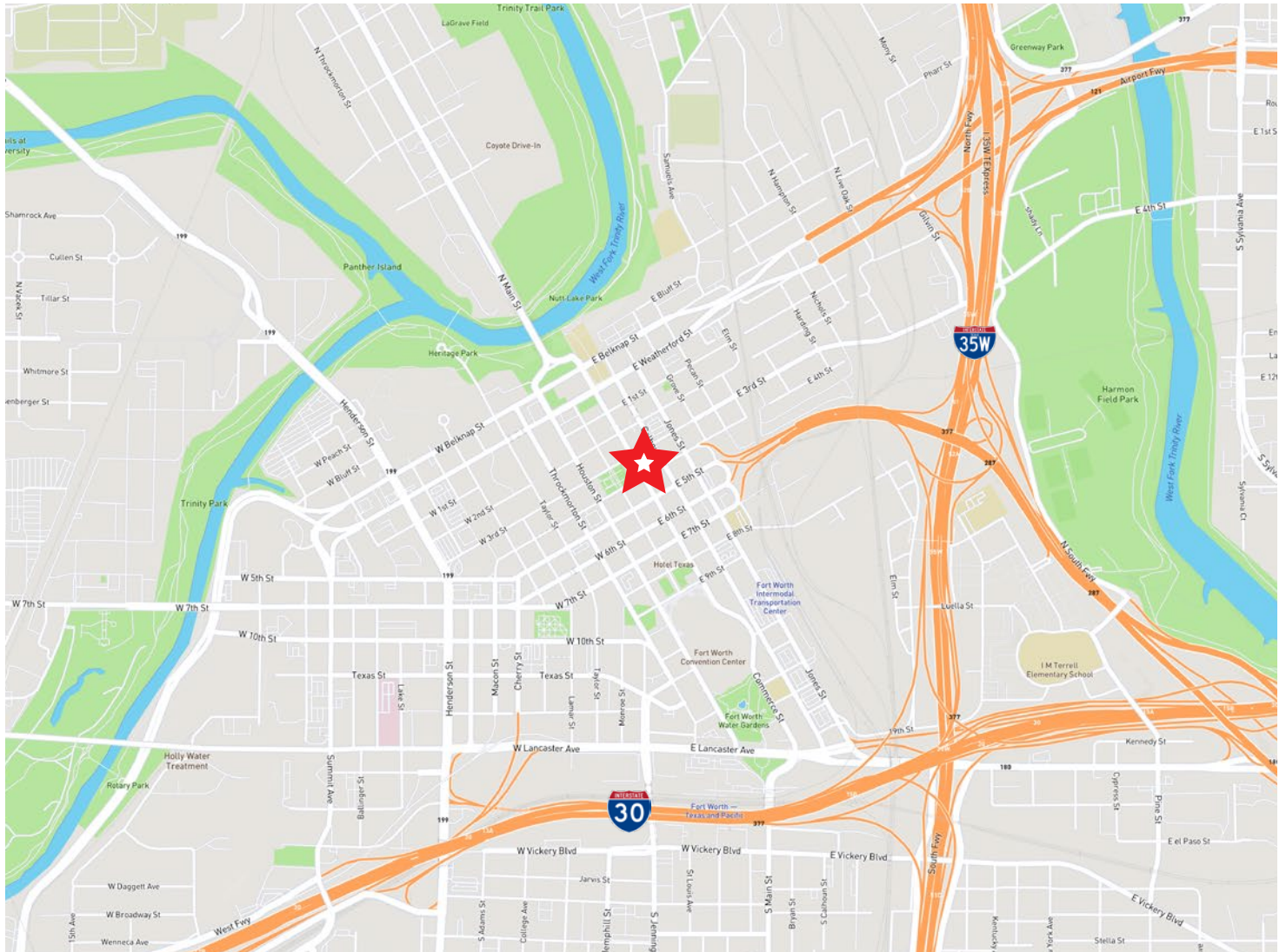
3rd Floor - 4,000 SF



4th Floor - 4,000 SF



Location



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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:
 - 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.

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|---|-------------|-----------------------|--------------|
| Jones Lang LaSalle Brokerage, Inc. | 591725 | renda.hampton@jll.com | 214-438-6100 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Daniel Glyn Bellow | 183794 | dan.bellow@jll.com | 713-888-4000 |
| Designated Broker of Firm | License No. | Email | Phone |
| N/A | N/A | N/A | N/A |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| John Frank III Tayor | 428645 | frank.taylor@jll.com | 817-334-8118 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date