

7000 CALMONT

Wilcox Plaza at Green Oaks

Fort Worth, TX





THE SPACE

JLL is proud to present for lease space within Wilcox Plaza at Green Oaks. This space offers a large open floorplan in addition to a number of private offices, ideal for users who prefer the versatility of open space combined with the privacy of executive offices. Multiple conference rooms allows for the flexibility to host multiple visitors or meetings simultaneously.

In addition, the space offers abundant natural light and views of North Z Boaz Park from its floor to ceiling windows. A colorful diner-style kitchen comes fully stocked with a restaurant-grade True Two Section Reach-in Refrigerator and multiple stations for employees to comfortably eat lunch together as a team.



SPACE HIGHLIGHTS

Plug and Play opportunity in Suite 300 with high end finish-out in all communal spaces and floor-to-ceiling windows providing abundant natural light

Kitchen and attached dining space provides a restaurant-style meal experience for guests and employees

On-site security with parking lot patrol, entry checkpoint, and keycard entry to the suite

Many Private Offices, multiple Conference Rooms and additional breakrooms provide flexible options for a variety of users

Immediate access to two major transit arteries, I-30 and Highway 183 allows for expedited commutes to and from the property

Leed Gold Certification - Leed certified buildings save money, improve efficiency, lower carbon emissions and create healthier places for people

Proximity to the Joint Naval Reserve Base provides a unique appeal to potential tenants involved in the defense or aerospace industries

Abundant surface parking

Property Summary

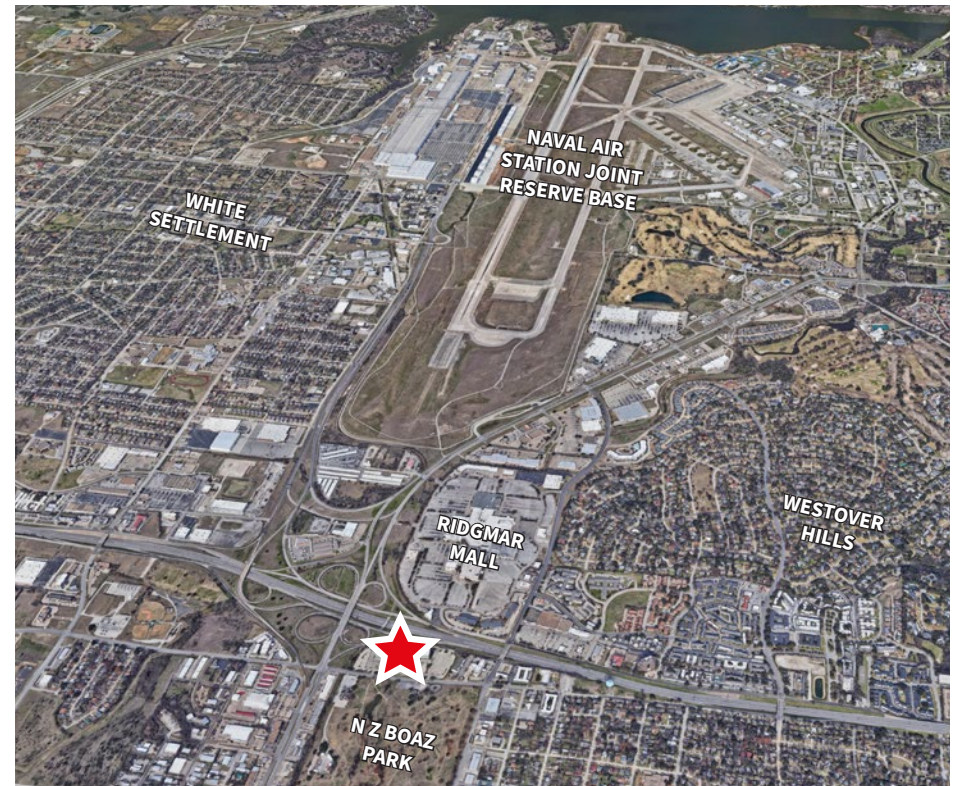
ADDRESS	7000 Calmont Ave, Fort Worth TX 76116
PRODUCT TYPE	Office
SUITE 300	28,500 SF
SUITE 310	7,093 SF
STORIES	3
YEAR BUILT	2009
ASKING RATE	\$27+E
HIGHWAY ACCESS	I-30, HWY 183

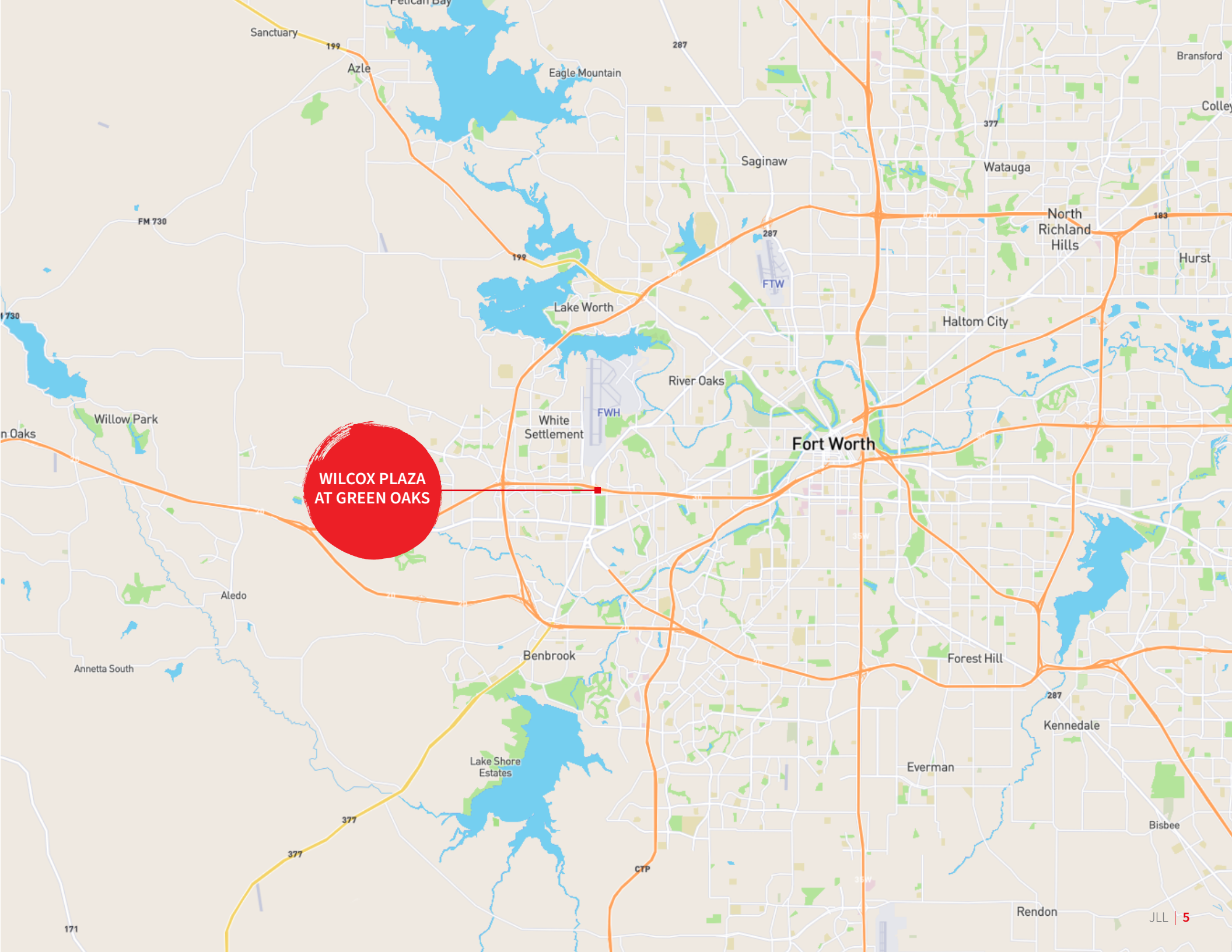
LOCATION SUMMARY

The West Fort Worth market is one of the most unique markets in the Dallas-Fort Worth area. The area is dominated largely by the Naval Air Station Joint Reserve Base, which hosts a variety of military aircraft from the reserve components of the Navy, Marine Corps, and United States Air Force. In addition, Lockheed Martin uses the base's runway as a staging ground for their assembly facility which produces aircraft such as the F-16 and F-35. Over 10,000 active duty military, Guardsmen, Reservists, and civilian employees work in and around the base.

However, the area is not only known for its military roots. Westover Hills (directly to the East of the property) is the wealthiest location in Texas by per capita income and the 12th highest income place in the United States. Ridgmar Mall (just across Interstate-30) offers over 1.2 million square feet of retail to service the local population, and the storied Ridglea Theater just minutes down I-30 East has been a cornerstone of entertainment for the community since the 1950s.

A short drive from Wilcox Plaza at Green Oaks can take you to many other desirable locations including Downtown Fort Worth, the Stockyards, or even the Fort Worth Zoo.





WILCOX PLAZA
AT GREEN OAKS

SUITE 300



Contact information

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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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date