

For Lease

UNIVERSITY CENTRE I & II FORT WORTH | CLASS A OFFICE

1300 & 1320 South University Dr
Fort Worth, TX 76107

Up to 18,607 SF available



For information contact:

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Senior Vice President

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For Lease

UNIVERSITY CENTRE I & II

BUILDING FEATURES

- Dramatic Class A lobby
- Completely renovated elevators
- Covered parking for tenants
- Complimentary visitor parking
- Ceiling heights up to 10 feet
- Unobstructed views
- Ample parking with a ratio of 3.5 spaces per 1,000 RSF
- Convenient access to Trinity River hike/bike trail system
- On-site banking center and deli
- On-site security and property management

UNIVERSITY CENTRE I



UNIVERSITY CENTRE II



1300 South University Drive	
2nd Floor - Suite 200	9,680 RSF
2nd Floor - Suite 205	1,704 RSF
2nd Floor - Suite 210	3,005 RSF
2nd Floor - Suite 250	4,218 RSF
Total 2nd Floor	18,607 RSF
4th Floor - Suite 415	902 RSF
5th Floor - Suite 511	2,757 RSF
5th Floor - Suite 528	2,597 RSF
6th Floor - Suite 602	2,893 RSF

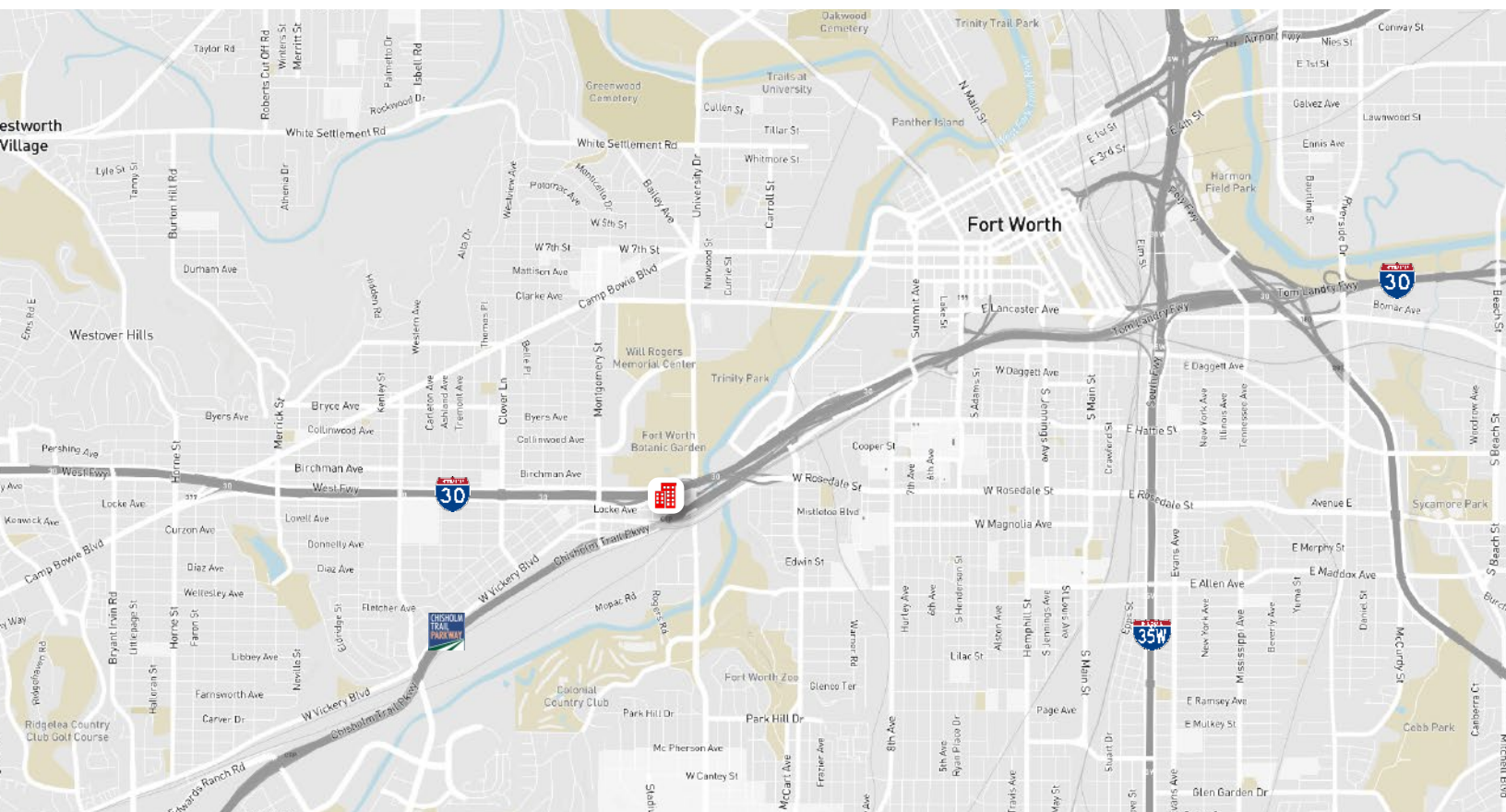
1320 South University Drive	
2nd Floor - Suite 200	3,809 RSF
2nd Floor - Suite 215	4,648 RSF
4th Floor - Suite 403	2,058 RSF
4th Floor - Suite 404	1,447 RSF
7th Floor - Suite 720	2,953 RSF
8th Floor - Suite 801	2,459 RSF
8th Floor - Suite 815	1,182 RSF

Proximity to shopping, restaurants, museums and other attractions

Building and monument signage available for appropriately sized tenant

Area attraction membership discounts and other amenities at Modern Art Museum of Fort Worth





ABOUT THE LOCATION

University Centre I & II offers the ultimate convenience, just minutes to downtown Fort Worth, adjacent to neighborhood living and walking distance to restaurants and shops. Truly Class A convenience.

At University Centre I & II, experience the best Fort Worth offers – proximity to downtown Fort Worth with a convenient west side address.

Come witness dramatic views of downtown and the Cultural District and experience the convenient access to this remarkable property.

For more information, contact:

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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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@am.jll.com	214-438-6100
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
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@am.jll.com	817-334-8118
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date