



# REGIONS BANK BUILDING Office Space 3107 West 7th Street Fort Worth, Texas 76107

## OFFICE SPACE AND PRIME PENTHOUSE FOR LEASE

- Prime location in the West 7th district, linking Downtown & Camp Bowie
  - Many local and chain restaurants, retailers, apartments & night life
  - 87,056 people within a 3 mile radius
  - 10,000+ Vehicles/Day



## PENTHOUSE AVAILABLE FOR OFFICE OR RESTAURANT

3228 Collinsworth St., Fort Worth, TX 76107

817.632.6200

817.632.6201 fax

[www.ColonialCRE.com](http://www.ColonialCRE.com)

The data contained herein was obtained from sources deemed to be reliable, but is in no way warranted by Colonial Commercial Real Estate, LLC. The property is offered subject to errors, omissions, change in price and/or terms or removal from the market without notice. Colonial Commercial Real Estate, LLC has not inspected or investigated this property for potential environmental problems or compliance with the American Disabilities Act.

# Property Information

3107 W. 7th st., Fort Worth, Tx 76107

## Available Spaces:

3rd floor: \$29.00 SF + E

5,196 SF

5 years

\$35.00/SF finish out + negotiable

Shell space

May subdivide

5th floor: \$38.00 SF + E

4,140 SF + 2,330 SF patio/balcony space

Great penthouse office or restaurant space

5 years

\$35.00/SF finish out + negotiable

Shell space

May subdivide

## Building Size:

59,344 SF

## Population:

87,056 people within a 3 mile radius

## Traffic Count:

10,000+ Vehicles/Day

## Property Highlights:

Prime location in the West 7th district

linking Downtown & Camp Bowie

Walkable to nearby amenities.

Building signage available.

Free unreserved garage parking available

## Surrounding Popular Retailers:

The West 7th area offers many local and chain restaurants, office space, large apartment buildings, shopping & night life.

Some of the popular restaurants include:

Eddy V's, Thirteen Pies, Fred's Texas Cafe, Rodeo Goat, Mash'd, Kona Grill, Sweet Sammies, Cork & Pig

Some of the popular retailers include:

Climate, West Elm, Reads Jewelers, Toni & Guy hairdressing, Aesel Art Supplies, Flirt Boutique, Urban Outfitters

Other attractions:

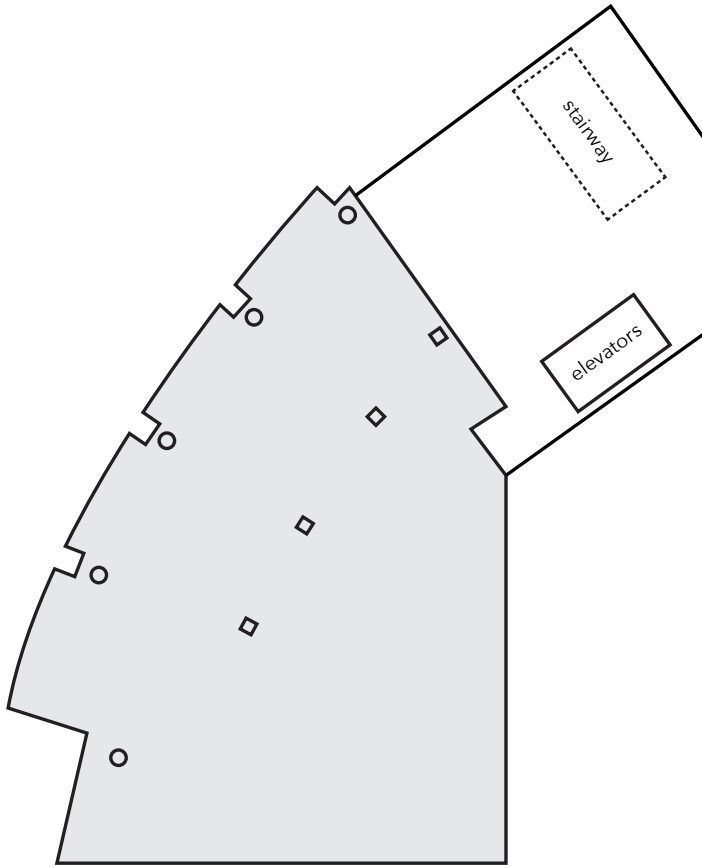
Movie Tavern, Kimbell Art Museum, Modern Art Museum, Sundance Square, Will Rogers Coliseum



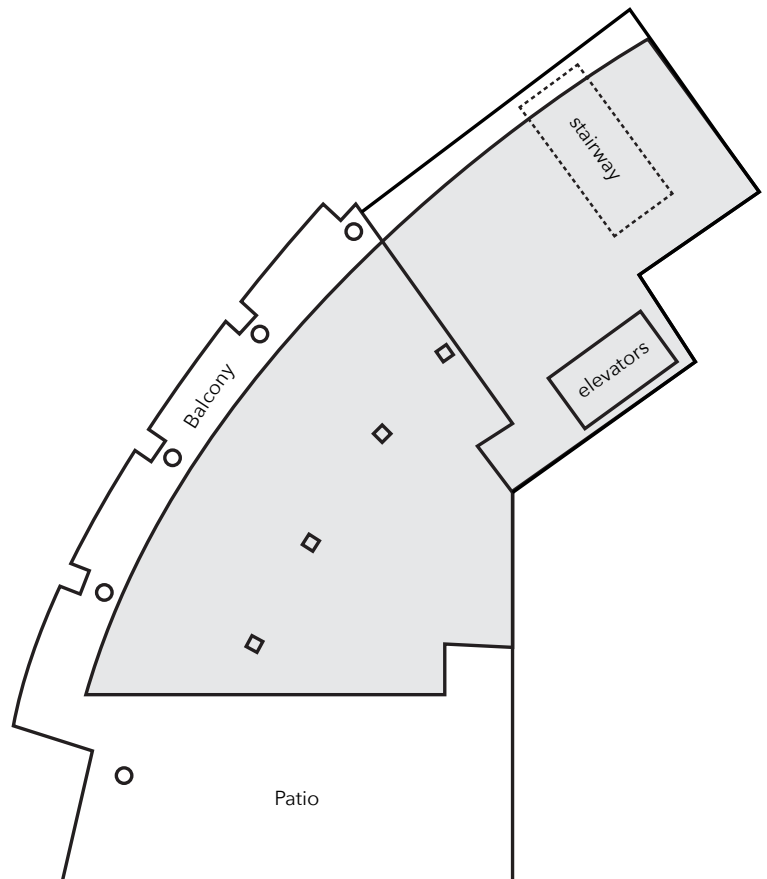
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# Site Plan

3107 W. 7th st., Fort Worth, Tx 76107



3rd floor  
5,196 SF

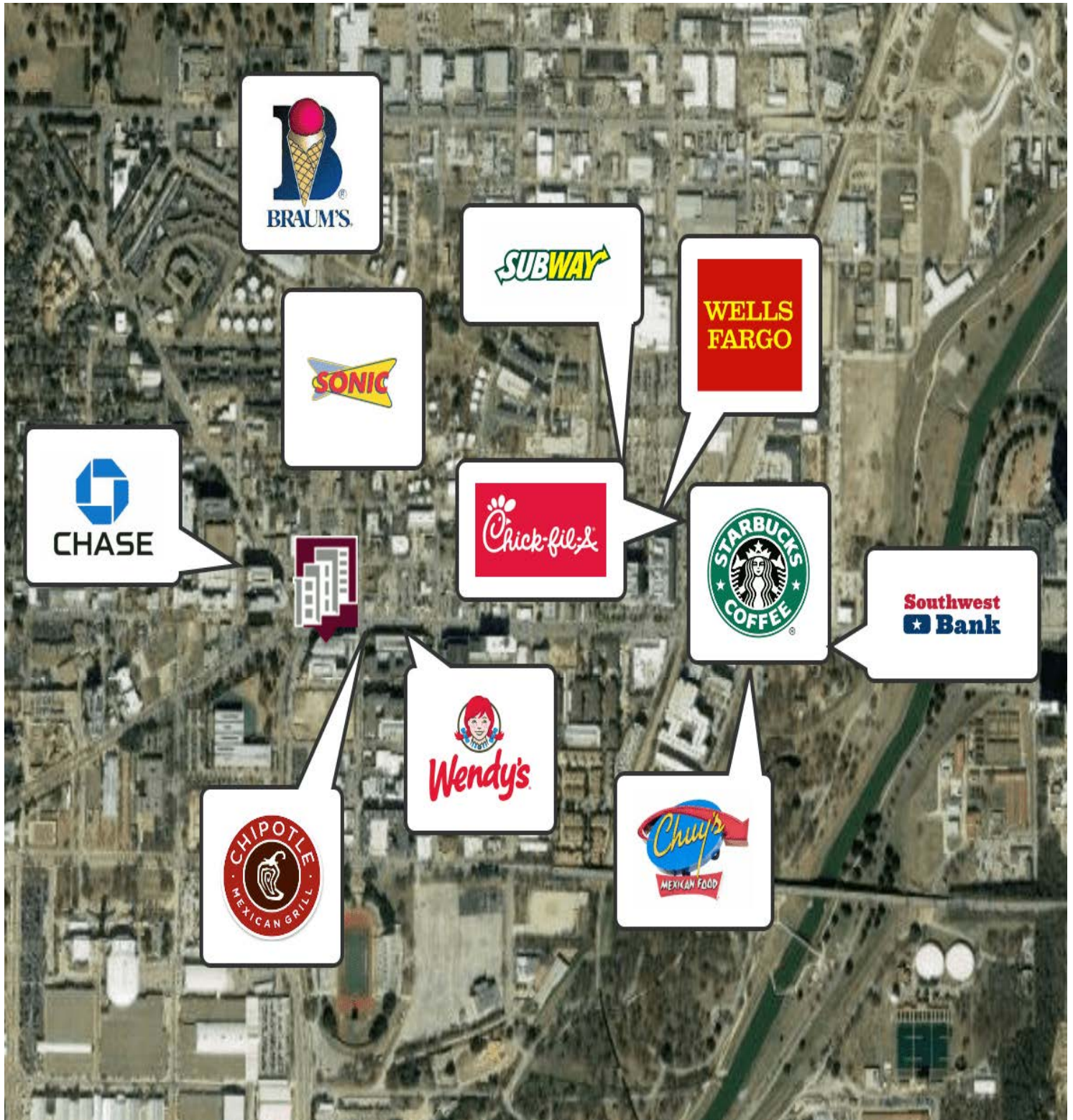


5th floor  
outside patio and balcony  
4,140 SF



# Location Map

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*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

# Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker Depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker, A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing, A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker, A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first, The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent

## **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an Intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the Owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an Intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

## **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid, You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you, if you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real Estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

The real estate licensee providing you with this form advises you of the licensee's agency relationship regarding the property described as follows: I represent the Buyer, Seller, Tenant or Landlord.

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Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate brokers and salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real state licensee, you should contact TREC at P. O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960