OVERTON CENTRE

FOR LEASE

4150 & 4100 INTERNATIONAL PLAZA
FORT WORTH, TEXAS 76109

BUILDING FEATURES

- Tower I Typical Floor Plate - 21,068 RSF
- Tower II Typical Floor Plate - 22,471 RSF
- Renovated Lobbies, Common Areas, Deli, Restrooms and Elevator Cabs
- On-Site Property Management, Engineering, Security & Leasing
- Monument Signage Available
- Dual Electrical Feed From Two Separate Substations
- 4.00/1,000 Parking Ratio
- Fitness Center With Locker Rooms
- 50 Seat Auditorium/Conference Center
  - 75" Cart-mounted TV
  - Premium Ultra-HD conference camera system with 15X zoom
  - Dual speakers and two mic pods included
  - Table and Display hubs localize connections and minimize cross-room cabling
  - RightSense technologies with auto-framing automate a better user experience
  - Certified for Google Hangouts Meet Hardware, Zoom Certified, and Ready for Microsoft Teams
- Document Storage Available In Basement
- Prime location at NE Corner of New Chisholm Trail Parkway & I-20
- Centrally Located Between Bryant Irvin and Hulen
- Close proximity to TCU, Colonial Country Club, Edwards Ranch & High-End Residential Retail
- Tower II is a BOMA 360 building designated for best operational practices

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HOLT LUNSFORD COMMERCIAL

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BUILDING UPGRADES

- New Entries
- New Exterior Paint
- Updated Plaza
- Updated Common Areas
- Updated Restrooms

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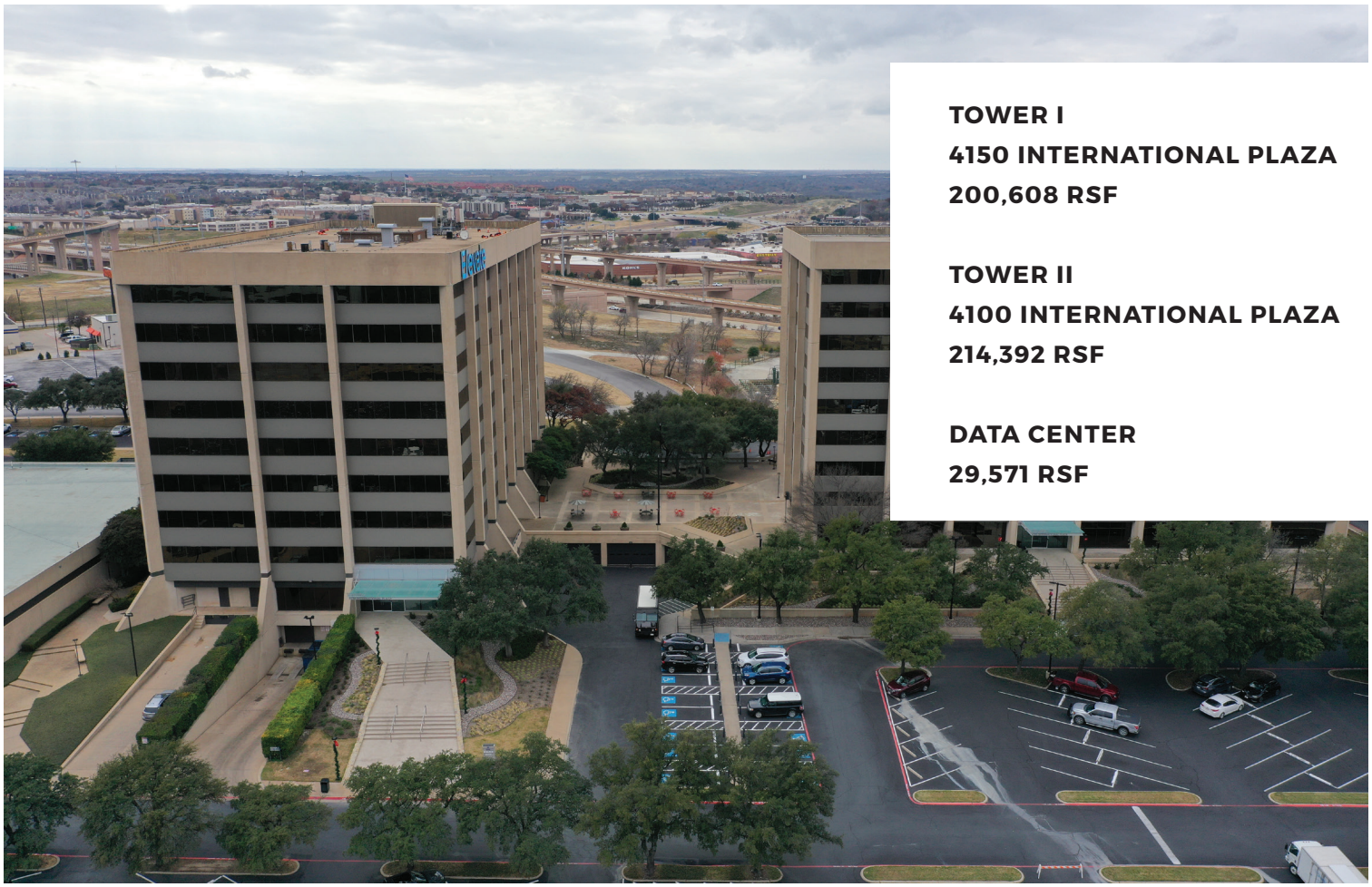
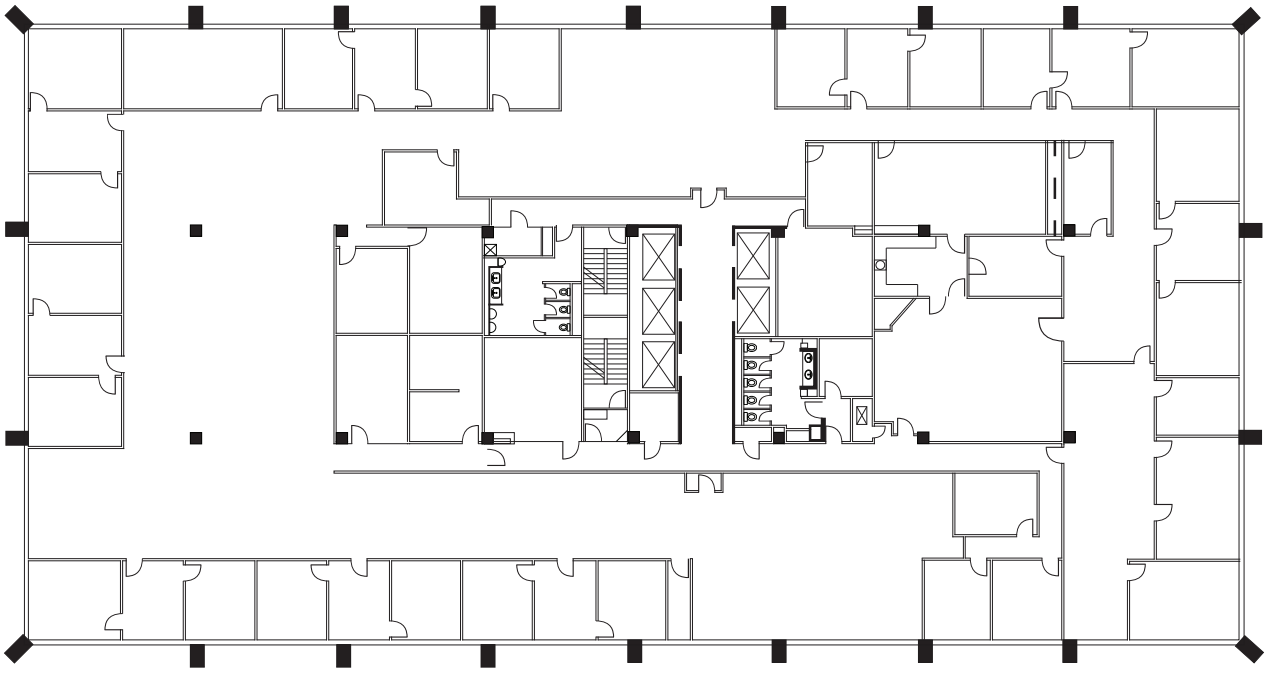


TOWER I
4150 INTERNATIONAL PLAZA
200,608 RSF

TOWER II
4100 INTERNATIONAL PLAZA
214,392 RSF

DATA CENTER
29,571 RSF

TYPICAL FLOOR PLAN



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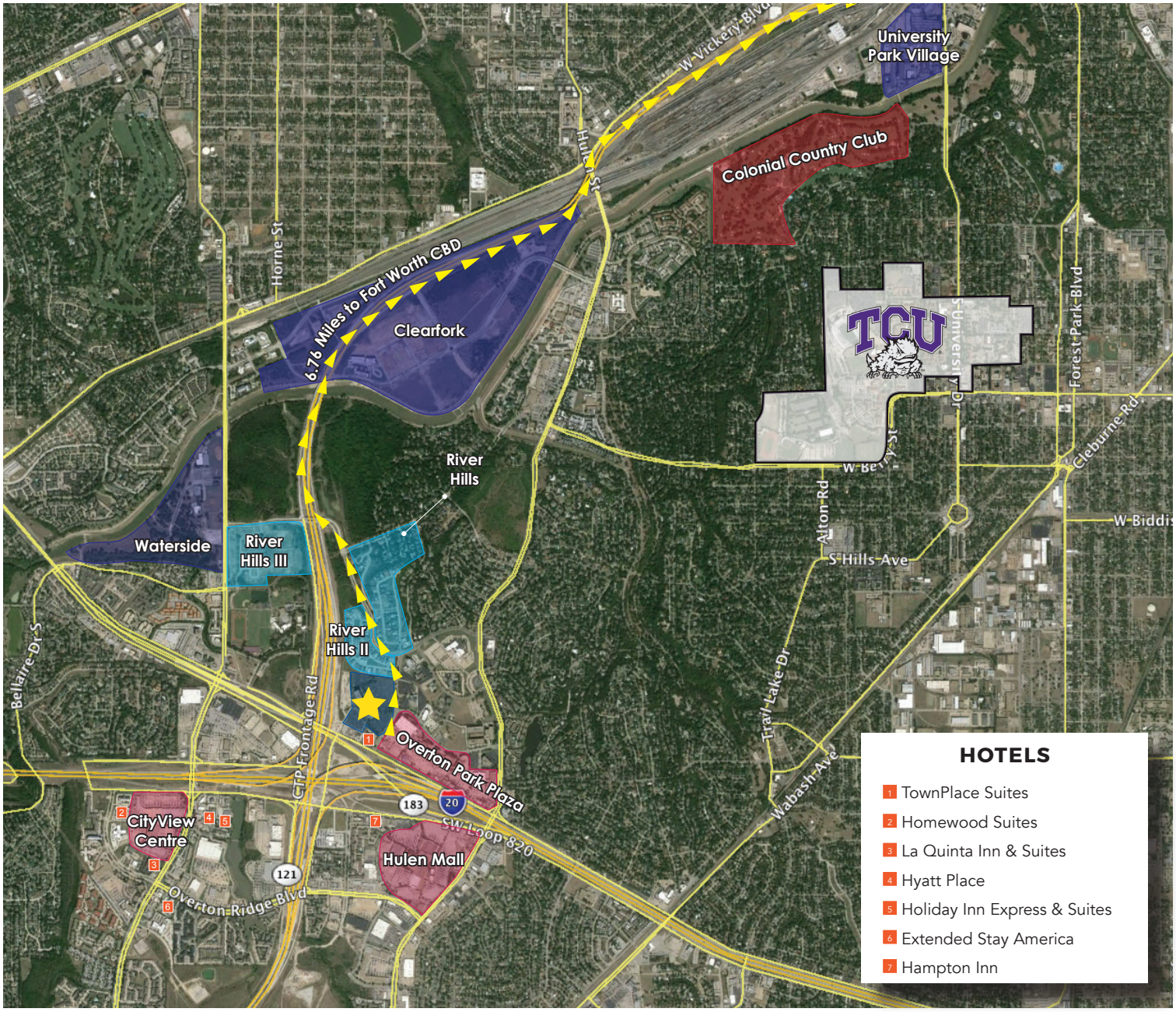
NEARBY DEVELOPMENTS & HOTELS



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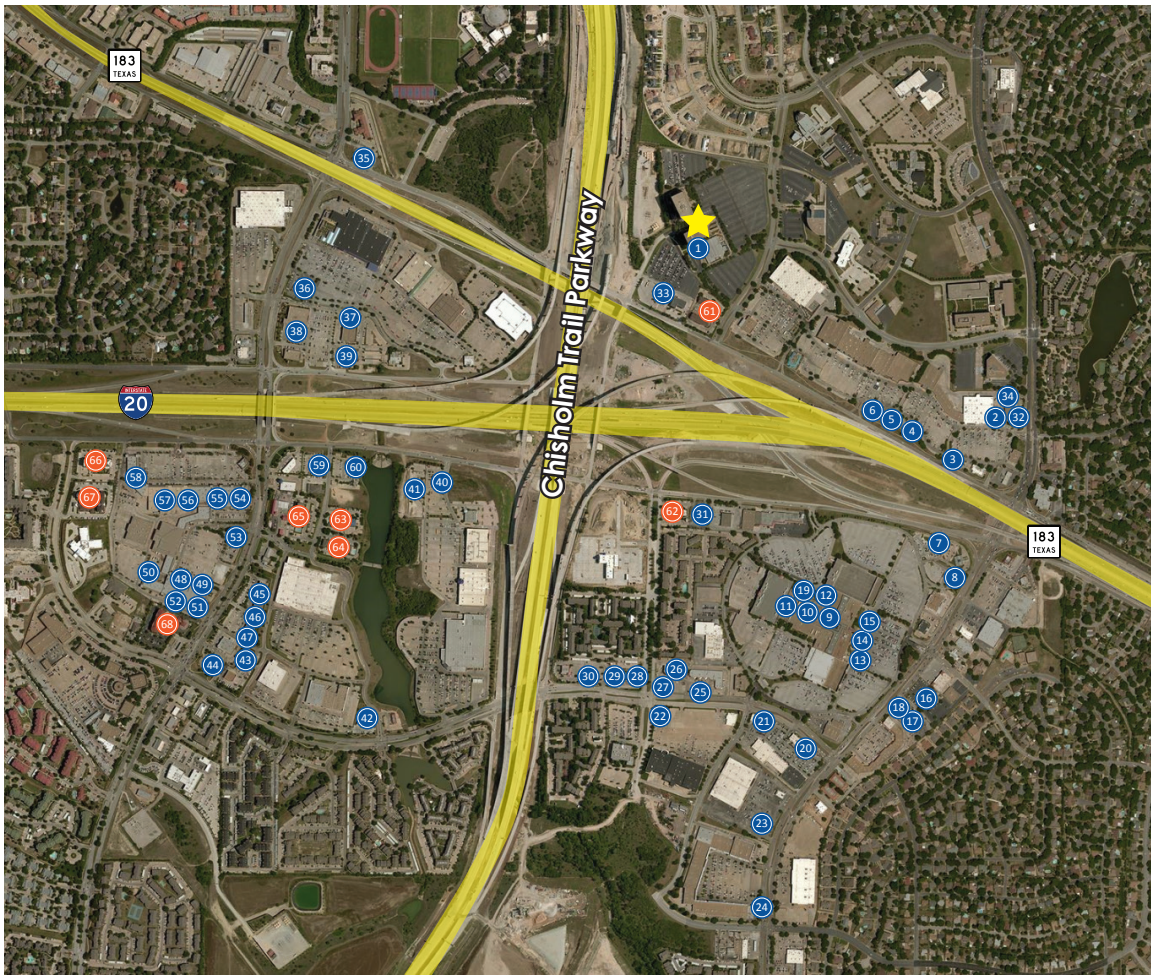
AMENITIES

RESTAURANTS



1. DELI-icious
2. Thai Select
3. Original Pancake House
4. Olive Garden
5. Ninja Sushi and Grill
6. Texas Roadhouse
7. In-and-Out Burger
8. Jack-in-the-Box
9. Frullati Café
10. Little Tokyo
11. Villa Pizza
12. Panda Express
13. Abuelo's
14. BJ's Restaurant & Brewhouse
15. Red Robin Burgers
16. Red Lobster
17. Five-Guys
18. Jersey Mike Subs
19. Chik-fil-a
20. Jamba Juice
21. Pot Belly Sandwich Shop
22. Freebird World Burrito
23. Cotton Patch Café
24. Chili's Grill & Bar
25. Pho & Grill
26. Sushi Tao
27. Cowboy Chicken
28. Rosa's Café
29. Steak 'n Shake
30. Jason's Deli
31. Chicken Express
32. Chef Chen Chinese Buffet
33. Hooters
34. Rosas Café
35. Bonnell's Fine Texas Cuisine
36. On the Border Mexican Grill & Cantina
37. Edohana Hibachi Sushi
38. Genghis Grill
39. Mimi's Cafe
40. Fuddruckers
41. Twin Peaks
42. Pizza Hut
43. Pei Wei
44. Chick-fil-a
45. Firehouse Subs
46. Palio's Pizza Café
47. Tart Yogurt Bar
48. Ume Sushi & Korean BBQ
49. Szechuan Restaurant City View
50. Woody's Tavern
51. Lone Star Oyster Bar
52. Joe's Pizza Pasta
53. Razoo's Cajun Café
54. Schlotzsky's
55. Outback Steakhouse
56. Wingstop
57. Fox & Hound
58. Rio Mambo
59. IHOP
60. Saltgrass Steak House

HOTELS

61. TownePlace Suites
62. Hampton Inn
63. Holiday Inn
64. Extended Stay America
65. Hyatt Place
66. Courtyard
67. La Quinta Inn & Suites
68. Extended Stay

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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.

EQUAL HOUSING OPPORTUNITY

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

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____