

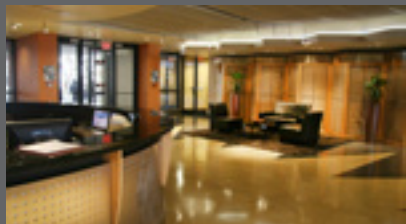
300 Burnett

Fort Worth, Texas 76102



Jim Finley Properties

EVOLVING | INNOVATING | EXCELLING



Formerly the corporate headquarters of a prominent Fort Worth insurance company, this 145,000 square foot building sits conveniently located downtown three short blocks from Sundance Square just across the street from the Fort Worth Public Library. 300 Burnett offers easy access and ample parking in close proximity to the heart of the Fort Worth central business district.

300 Burnett is more than 4 walls and a roof. Our business is all about our tenants, our families of communities. We're committed to an evolving culture that offers business environments like none other. We're constantly innovating by exploring new ways to manage and maintain our property, providing greater value for our clients. We strive to make excelling a hallmark in every service we provide.

WE PAY ATTENTION:

- ✦ Attractive spaces with well-designed floor plans
- ✦ Energy management yielding cost savings and reliability
- ✦ Health and hygiene control through regular maintenance
- ✦ Amenities to complement our business communities

THE MANAGEMENT TEAM

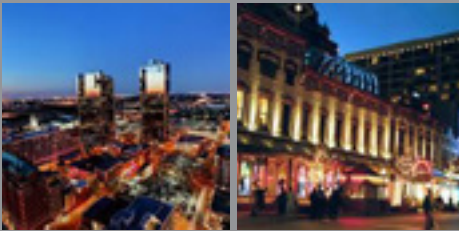
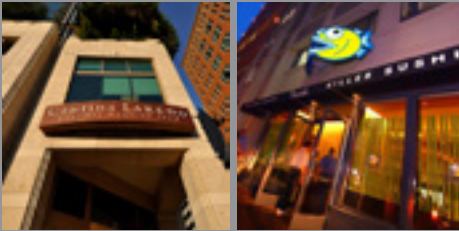
300 Burnett, a Jim Finley Property, is exclusively leased and managed by Steve Nichols, Broker, and Linda Votaw, Agent, a management team has been together for over 20 years. Most unique in the industry, the JF management team has ownership in a number of its portfolio of properties. The team has experience in leasing and managing over 3 million square feet of space, having developed \$75 million of new construction projects and having closed 238,000 square feet of government contracts in its spaces. The depth of experience in the management team is reflected in the quality and care of the portfolio.



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TENANT SERVICES



Service to our tenants is an on-going commitment at 300 Burnett. We're evolving and innovating every day by keeping pulse on our tenant needs and continuing to address new technology through:

Access

- ★ Offers an easy access CBD location without the parking garage hassle.
- ★ The building's location allows rapid access to major thoroughfares (1-30, Hwy 121, Hwy 287) making for easy commuting to and from the building.
- ★ Full service rental rates with 2:1000 parking (up to 4:1000 available).

Mobility

- ★ Lack of traffic congestion provides for easy mobility in and around the building.
- ★ Walking distance to Sundance Square and restaurants such as Taverna, Cantina Laredo, Frankie's Sports Bar & Grill, PF Chang's and Piranha Killer Sushi.
- ★ Close proximity to high-rent Class A buildings offers sophisticated tenants the opportunity to decrease occupancy costs by relocating support functions to 300 Burnett.
- ★ Walking distance to the YMCA, YWCA and the Fort Worth Public Library.

Stability

- ★ Stable local owner/manager with the financial strength to properly maintain the property.
- ★ Well established and experienced management and leasing team dedicated to creating a quality mix of tenants while establishing a community within the building.

Health and Hygiene

- ★ 300 Burnett Maintenance Staff perform routine maintenance and annual cleaning of the air handling units.
- ★ During flu season, daily cleaning and sanitizing of all common area door handles is performed by maintenance staff.

Other Amenities

- ★ Large floor plates that offer load capacities capable of supporting heavy file systems.
- ★ Large freight elevator combined with off-street loading dock offers convenient deliveries without disrupting normal building activities.
- ★ Large oak trees create a park-like atmosphere around the building along with a recently remodeled contemporary lobby area with unique artwork.
- ★ United States Postal Service has daily pickup and delivery in each suite. FedEx and UPS also have drop boxes in the mail room.

TO LEARN MORE, CONTACT

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