

## BUILDING INFO

- Class A Office
- Built in 1976, Renovated in 2008
- Managed and Leased by Spire Realty Group, LP
- Total Building Square Footage: 329,225 RSF
- 19-stories
- Typical floor plate is 16,000 RSF
- 2.5 : 1,000 RSF parking ratio
- 24-hour security and tenant controlled access for building and parking garage
- Telecommunications and Fiber Providers: AT&T, Verizon and TW Telecom of Texas
- Quoted Rental Rate: \$15.00 (NNN)
- OPEX: \$13.45
- Electricity: \$1.60

## AMENITIES INCLUDED

- On-site Leasing and Management Office
- On-site fitness facility
- On-site restaurants include: Wild Salsa, Chop House Burger, Jimmy John's, Subway and Hooters
- On-site conference center
- On-site Banking and ATM Services
- Prominent building and monument signage available
- Located in the heart of downtown Fort Worth, with easy access to all major transportation arteries
- Overlooks Sundance Square

## ABOUT TWO CITY PLACE

Located in downtown Fort Worth at the intersection of Throckmorton and 3rd, City Place was originally developed as the Tandy Center and served as a mixed-use town center and the headquarters of RadioShack Corporation from its opening in 1976 until 2005. Recently, Spire undertook a complete renovation of the project. Today, City Place is a 1.2 million square foot twin tower landmark which spans four blocks in the heart of Fort Worth's dynamic Central Business District. It consists of three separate buildings: One City Place, Two City Place, and City Place.

The property is adjacent to Sundance Square and offers convenient access to many unique area attractions, including Bass Performance Hall, seven hotels, and numerous restaurants and clubs.

Two City Place, the 19 story, 329,225 RSF north tower located at 100 Throckmorton Street, was fully renovated into a Class A office building in 2008. Through its attached parking garage, the buildings boasts and above-average parking ratio of 2.5 spaces per 1,000 RSF. On-site amenities include, 24-hour security patrols with controlled after-hours access, on-site property management, state-of-the-art systems, high-end finishes and impressive views of Downtown and the Trinity River basin.

## LEASING

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TWO CITY PLACE

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