THE HISTORIC KRESS BLDG. | FORT WORTH, TX

604 MAIN STREET | RESTAURANT AND ENTERTAINMENT SPACE FOR LEASE



THE retail CONNECTION

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604 MAIN STREET | RESTAURANT AND ENTERTAINMENT SPACE FOR LEASE



- *Tenant operating, please do not disturb.*
- Second generation restaurant | entertainment space available for lease in the historic Kress Building
- 10,353 SF across two floors. Ground floor features a full kitchen, bar, and dining area while the mezzanine includes a secondary service kitchen with additional dining | entertainment space.
- Currently the 11th largest city in the country, Fort Worth is also generating an impressive $2.5 billion in new development downtown.
- Main Street: 19,972 VPD
- Houston Street: 8,087 VPD

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2026 Population	14,708	94,449	277,466
2026 Total Households	6,091	38,904	100,527
2026 Daytime Population	58,251	198,044	373,083
2026 Average HH Income	$115,761	$110,402	$100,657
2026 Median HH Income	$83,375	$73,497	$68,497

TRAFFIC GENERATORS:

Buffalo Rock Pizza Wings & Subs · Al Biernat's · 61 Osteria · The Archibald Fort Worth TX · Thompson's · The Capital Grille · Wicked Butcher · Pete's Dueling Piano Bar est. 1992 · Del Frisco's Double Eagle Steakhouse · Studio 80 · Texas de Brazil Churrascaria Steakhouse

THE HISTORIC KRESS BLDG.

FORT WORTH, TX | 604 MAIN STREET



A MAIN STREET LANDMARK. A NEW CHAPTER.

With it's distinctive façade and prominent Main Street address, The Kress Building offers a setting rooted in Fort Worth's history and positioned for its future. Here, downtown's architectural character, brick streets, and pedestrian experience create an authentic backdrop for a memorable dining and entertainment destination.

As new investment brings renewed energy to downtown, 604 Main Street offers an opportunity to become part of that evolution – bringing a new chapter to a familiar landmark in the heart of the city.

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HISTORIC KRESS BLDG. | SPACE FOR LEASE

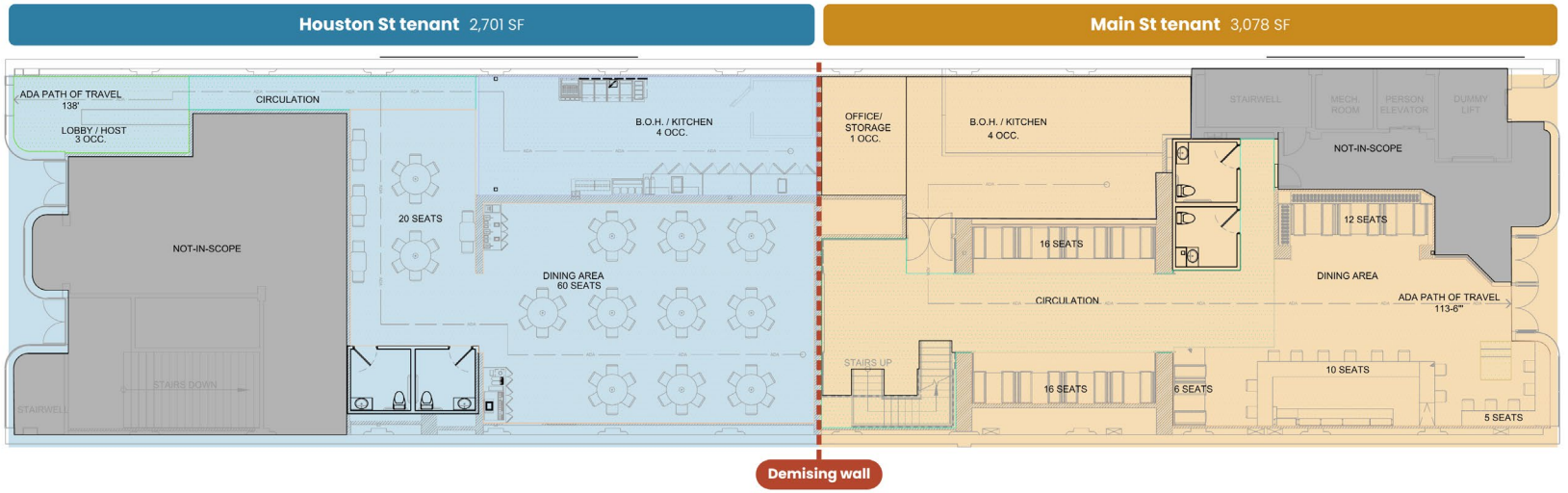
FORT WORTH, TX | 604 MAIN STREET

HOUSTON ST

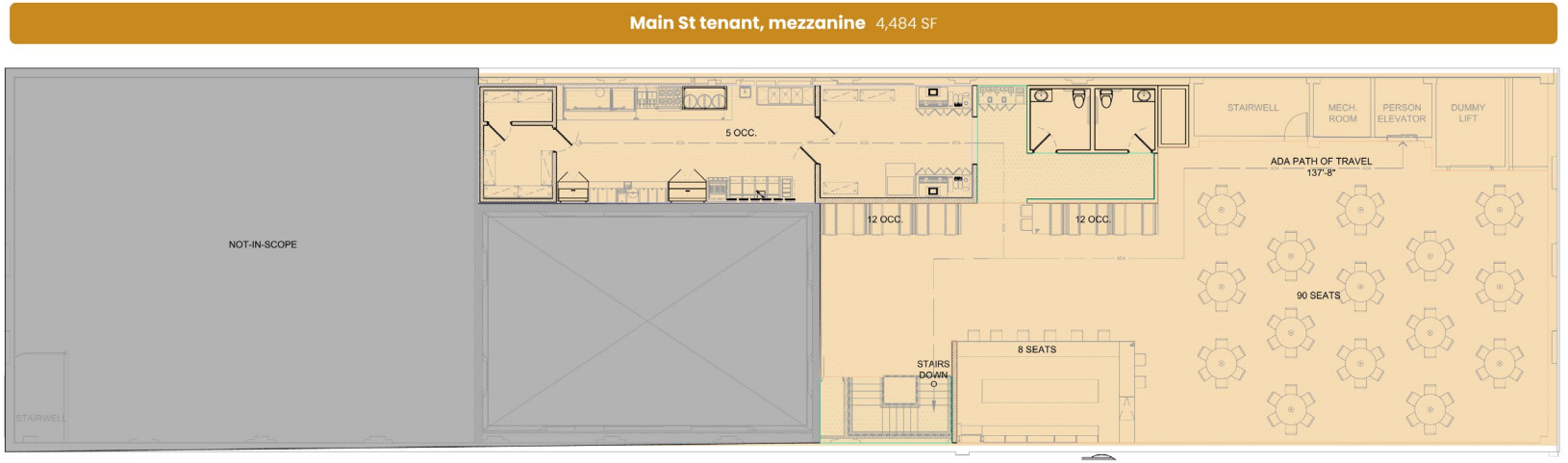
MAIN ST

Alternate Demised Space Plan

1st floor



Mezzanine



MAIN ST.

The Space is not Currently Demised

1st Floor: 5,869 SF | **Mezzanine: 4,484 SF** | **Total: 10,353 SF**

DOWNTOWN FORT WORTH | ALCOHOL SALES

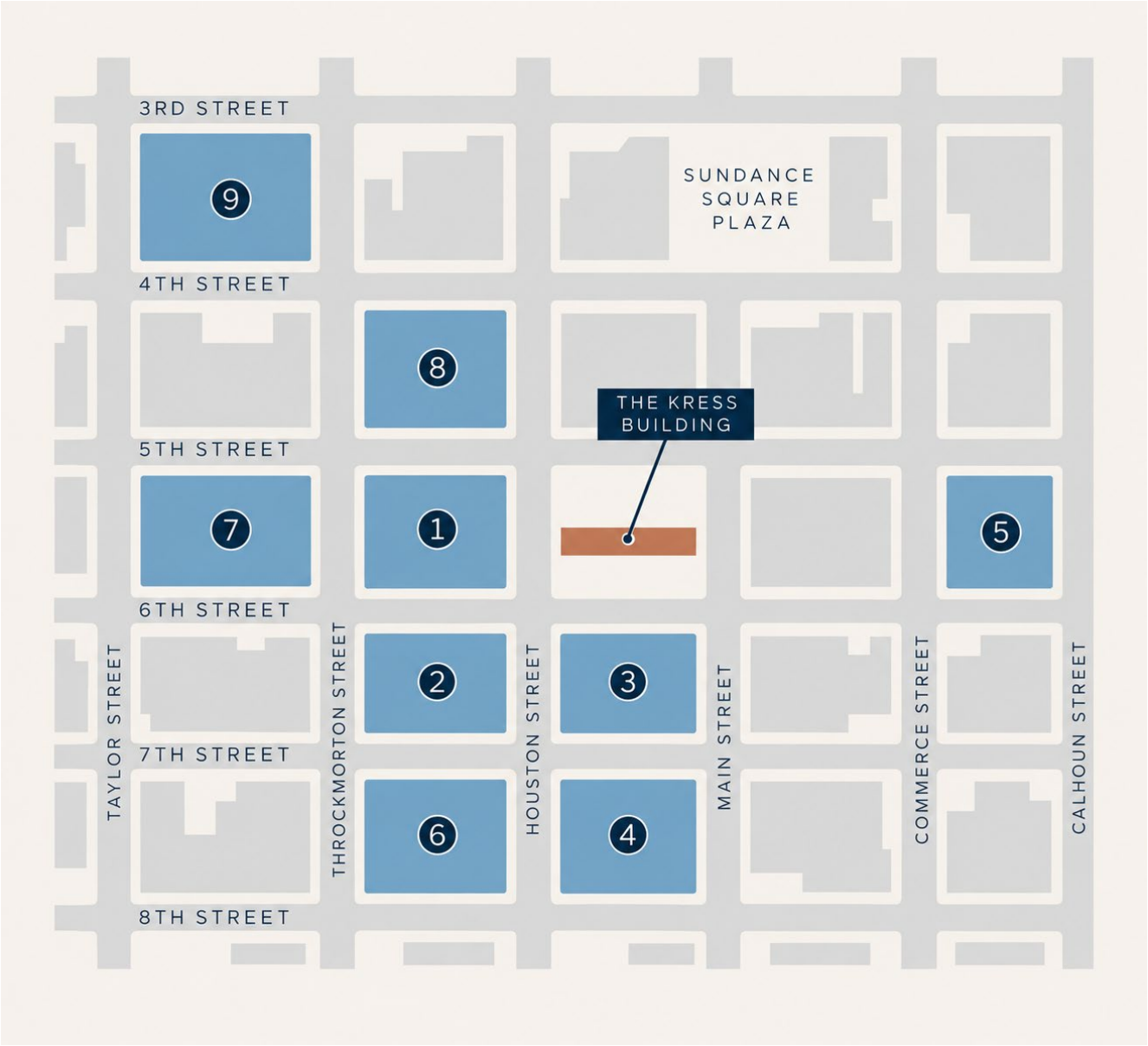
FORT WORTH, TX



ID	Names	Alc. Sales #	Address
1	Omni Fort Worth	$6,598,009	1300 Houston Street
2	Wicked Butcher	$2,479,673	512 Main Street
3	Buffalo Bros	$2,627,648	415 Throckmorton St
4	Del Frisco's Double Eagle Steak House	$2,978,309	812 Main Street
5	Pete's Dueling Piano Bar	$2,226,826	621b Houston Street
6	Thompson's Book Store	$1,926,658	900 Houston Street
7	Studio 80	$1,861,959	500 Taylor Street
8	Polanco Fine Cuisine	$1,285,209	570 Throckmorton Street
9	The Archibald	$1,844,987	902 Houston Street
10	The Flying Saucer Draught Emporium	$1,851,813	111 E 4th Street
11	Curfew Bar	$1,202,329	350 W 5th Street
12	The Capital Grille	$1,890,679	800 Main Street
13	Fort Worth Club	$1,584,812	306 W 7th Street
14	Hospitality International, Inc. [Riscky's Bar-B-Q]	$3,577,089	300 Main Street
15	Harper Kimpton Fort Worth	$1,287,681	714 Main Street
16	Mi Cocina - Sundance Square	$1,337,769	509 Main Street
17	Del Frisco's Grille	$1,486,420	154 E 3rd Street
18	Library Bar	$1,185,996	611 Houston Street
19	61 Osteria Bar	$1,235,934	500 W 7th Street

HISTORIC KRESS BLDG. | PARKING OPTIONS

FORT WORTH, TX | 604 MAIN STREET



#	LOT
1	Sundance Square Garage #4
2	Premium P1250
3	Premium P1262
4	Premium P1258
5	777 Main North Garage
6	Premium P1253
7	Premium P1255
8	W. 4th, W. 5th & 287 Lot
9	Sundance Garage #3

WHY DOWNTOWN FORT WORTH?

FORT WORTH, TX | 604 MAIN STREET

Downtown Fort Worth is Tarrant County's largest employment center and the city's front door, built around a walkable, 37-block entertainment district. With $2.8B in development underway, it's entering the biggest building cycle in its history, adding daytime, evening and weekend demand to a core that already draws millions of visitors a year.

Three catalyst projects are reshaping downtown, each profiled on the pages to follow:

Texas A&M – Fort Worth | an urban research campus and law school bringing students, faculty, and industry partners downtown

Convention Center | a multi-phase transformation sized for larger conferences and crowds

Omni Hotel Expansion | a second tower nearly doubling downtown's flagship convention hotel









shopping + entertainment

Sundance Square | 37 blocks and 3.7M SF around the city's signature plaza

Arts + Events | Bass Performance Hall, FWSO, Circle and Jubilee Theatres, plus plaza concerts, festivals, and Main Street Arts Festival

High-Income Visitors | ~1 in 11 downtown visitors come from a $200K+ household income

business

Return to Office | downtown jobs grew 2.5% in 2025 and employee visits rose 6%, fueling weekday lunch and happy hour

New City Blocks | straightening Commerce Street created three new blocks, slated for a 600–1,000 room convention HQ hotel

Innovation District | the southeast quadrant is planned as a hub for research, tech, and corporate partners

housing + people

Downtown Living | 85% occupied, with luxury high rises like Deco 969 pushing rents past $3.00 PSF

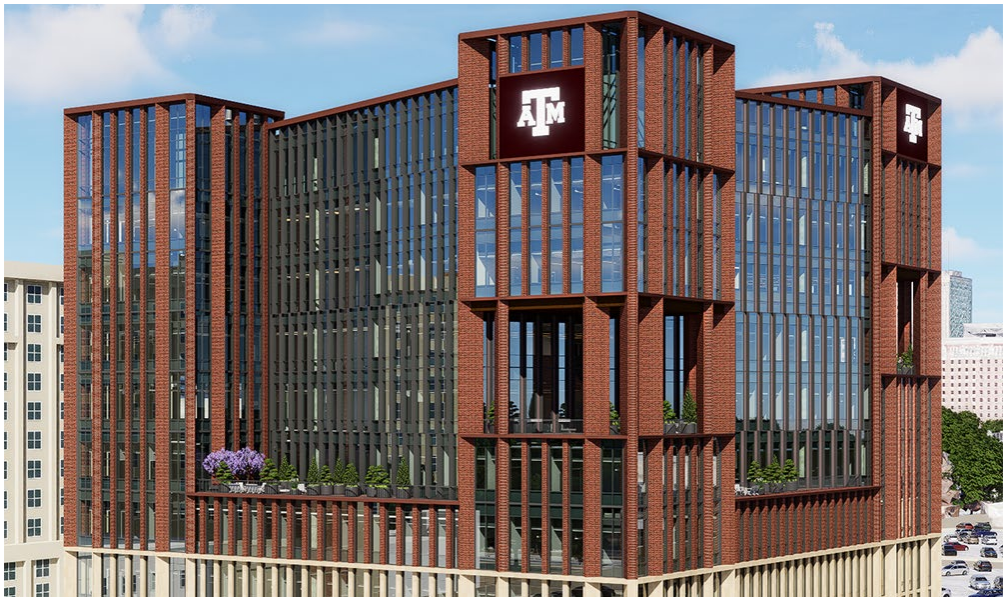
Residential Pipeline | 1,592 additional units in various stages of development

Heritage + Paddock Parks | a ~$50M project reconnecting the courthouse bluff, where Fort Worth began, to the Trinity River

52,800	1M+	20M	$2.8B	3,999
downtown employees	Fort Worth residents	annual downtown visits	development pipeline	downtown hotel rooms

WHY DOWNTOWN FORT WORTH?

SUBMARKET OVERVIEW | TEXAS A&M UNIVERSITY DEVELOPMENT





Texas A&M University Development

Fort Worth, despite hosting several colleges and universities, stands out as one of the few large cities in Texas without its own institution boasting the coveted Tier One research university status. However, the Texas A&M University System aims to change this by constructing a new campus in the heart of downtown Fort Worth. Led by Texas A&M System Chancellor John Sharp, this initiative seeks to elevate the city's academic standing. The Carnegie Classification of Institutions of Higher Education has bestowed its Tier One designation upon 11 Texas institutions, recognizing their high level of research activity.

The Law School building is already open, with a project cost of $150 million. The new Research and Innovation Building will be complete in 2026 and will cost an estimate of $260 million.

Notably, Fort Worth is the largest city in the state without a Tier One research university. In a groundbreaking collaboration, Lockheed Martin, a major aerospace and defense company with a significant Fort Worth presence, is partnering with the incoming campus to foster a pipeline of quality engineers for the city. This strategic move promises to enhance Fort Worth's educational landscape and contribute to its thriving future.

SUBMARKET HIGHLIGHTS

Law & Education Building
A $150 million, eight-story home for the Texas A&M School of Law as well as other academic offerings by Texas A&M University, Texas A&M Health and Tarleton State University.

Research & Innovation Buidling
The second structure, the Research & Innovation Building, is where several Texas A&M System agencies will work alongside private sector tenants.

Gateway Building
A third structure, the Gateway Building, will house offices, more classroom and meeting spaces and a conference center.

WHY DOWNTOWN FORT WORTH?





Fort Worth Convention Center Re-Development

The Fort Worth Convention Center was constructed in 1968 and has seen expansions in 1983, 2002, and 2003. The 253,226 square-foot facility attracts events and visitors from across the country, and the first phase of yet another expansion of the property, a $95 million renovation, was completed in December 2025, with the facilities remaining open during construction.

This expansion and redevelopment costs approximately $701 million, with the $606 million second phase expected to begin in late 2026 and run through early 2030. These new plans are set to bring 257,250 square feet of exhibit hall space, accompanied by 60,900 square feet of meeting space, nearly doubling the facility's capacity. According to Visit Fort Worth, the city's visitor economy generates $3.5 billion annually and employs more than 30,000 people.

Phase 1 realigned Commerce Street, creating a site for a future convention hotel and additional shops and restaurants surrounding the Convention Center. Mike Crum, director of public events for the City of Fort Worth, called Phase 1 "only the first step in a bolder future for Fort Worth as a convention destination."

WHY DOWNTOWN FORT WORTH?





Omni Hotel Expansion Project

The Omni Fort Worth Hotel, situated in the vibrant heart of downtown, is poised for an impressive expansion and modernization. With a budget of $217 million, this ambitious project will introduce 400 new hotel rooms and ample meeting space. The proposed tower will extend southward from the existing building at 1300 Houston Street, creating a dynamic addition to the cityscape. Additionally, a new parking garage is planned for an existing surface lot across Throckmorton Street.

According to documents filed with the city, the construction work is estimated to be valued at $206 million. Developers envision the expansion spanning a substantial 342,000 square feet. In 2023, Bob Rowling, founder of Omni Hotels' holding company TRT Holdings, indicated that construction would take approximately two years; a start date has not yet been announced.

The expansion will occupy an entire city block, currently housing a Tarrant County College administrative building at the corner of Houston Street and West Lancaster Avenue. Once completed, the Omni Fort Worth will boast a total of 1,008 rooms spread across two blocks, directly opposite the Fort Worth Convention Center along Houston Street.

Despite setbacks during the COVID-19 pandemic, the Omni Fort Worth Hotel's expansion regained momentum in August 2022, when developers presented revitalized plans to the Fort Worth City Council. As part of the proposed agreement, the city of Fort Worth will contribute $53 million in incentives to support this transformative endeavor. Notably, the project's original price tag of $174 million [from March 2020] underwent a comprehensive reevaluation due to pandemic-related considerations.

The existing Omni tower, standing tall at 33 stories, was constructed in 2009. While the exact height of the new tower remains undisclosed, renderings suggest it will harmonize with other buildings along the Lancaster corridor. The Omni Fort Worth's expansion promises to enhance the city's skyline and contribute to its thriving urban landscape.

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THE retail CONNECTION

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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
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 _____