

Westside Village

Mass Timber

A Next-Generation Workplace

Mass Timber Office Opportunity
± 200,000 SF Class AA Office Building | Fort Worth, Texas

Why Mass Timber?

A differentiated, design-forward workplace positioned for the next decade of tenant demand.

01

Health & Wellness

Biophilic design principles — exposed timber, natural materials, and ample daylighting — deliver measurably better air quality, lower stress, and higher occupant satisfaction than commodity office.

02

Recruiting & Retention

A workplace employees choose to come to. Warm, design-forward interiors and integrated amenities drive in-office attendance and strengthen talent attraction across generations.

03

Identity

The first of its kind in Fort Worth. A signature building, not a commodity office — one that reflects the ambition and character of the tenants it houses.

04

Sustainability

Carbon-sequestering mass timber structure aligns with corporate sustainability mandates. A credible, story-worthy asset for annual reporting and stakeholder disclosures.

“Companies scoring high on corporate health and wellness assessments saw stock values appreciate 235% versus 159% for the S&P 500 over a 6-year period.”

SOURCE: “WORKPLACES: WELLNESS + WOOD = PRODUCTIVITY” (POLLINATE). WORKPLACE-SATISFACTION AND STRESS STATISTICS CITED ABOVE DRAWN FROM THE SAME STUDY.

Development Summary



Address	2901 Shotts Street, Fort Worth, TX
Product Type	6-Level Class AA Mass Timber Office
Construction	Type IIIA timber over Type IA podium
Gross Building Area	+/- 200,000 SF
Office SF	+/- 160,000 SF
Typical Floorplate	+/- 31,000 SF
Ground-Floor Retail/ F & B	+/- 13,000 SF
Fitness Center	+/- 4,800 SF
Private Terraces	Levels 2-6
Structured Parking	653 Spaces
Building Height	85 ft (mass timber maximum)
Design Architect	Gensler

ALL SQUARE FOOTAGES, AREAS, AND PROGRAM ELEMENTS ARE PRELIMINARY AND SUBJECT TO REFINEMENT THROUGH ONGOING DESIGN DEVELOPMENT.

Floorplates & Stacking

Efficient ± 31,000 SF rectangular plates. Full-floor or multi-tenant flexibility. Private terraces on every office level.

BUILDING STACKING

Level 6	30,182 USF
Level 5	30,182 USF
Level 4	30,182 USF
Level 3	30,596 USF
Level 2	30,869 USF
Ground	Retail, F & B, Lobby, Fitness
P1/B1/B2	673 Parking Access

TYPICAL FLOORPLATE

± 31K

Typical Office Plate

5

Full Office Floors

(L2-L6)

5,958

SF of Private Terraces

- Efficient rectangular plate — minimal core loss, maximum daylight penetration.
- Full-floor identity for a single user at ± 31,000 SF per floor, with the flexibility to divide for multi-tenant configurations.
- Private outdoor terraces on every office level (L2–L6) — 3,067 SF on Level 2 stepping down through the stack.
- Integrated structured parking at 4 per 1,000 SF — well above the Fort Worth market standard

A fully amenitized street-level experience — an activated ground plane that belongs to the district, not just the building.



13,570

SF across four retail, café & restaurant suites with patio & walk-up window.

FITNESS & LOCKER ROOMS

4,866

Best in class fitness and training areas and equipment inclusive of hospitality finished locker rooms.

Typical Office Floorplate - Level 02

A single-tenant, column-efficient plate with private terraces on three exposures.



30,869

USABLE SF | LEVEL 02 OFFICE

3,067

SF PRIVATE TERRACE | EAST, WEST & SOUTH

- Efficient rectangular plate — minimal core loss, full 300' length.
- Centralized core with four passenger elevators and a dedicated freight lobby.
- 30' column grid — open floorplan flexibility for any workplace strategy.
- Full-floor presentation — or divisible for multi-tenant configurations.











Master Plan Overview

WESTSIDE VILLAGE | FORT WORTH, TEXAS

A Premier Mixed-Use Development

Westside Village is a \$2 billion, 10-year master plan that will redefine Fort Worth's Cultural District. More than a development, it is a vision for the city's next great urban district — blending Class AA office, destination dining, residential, and hospitality into one connected community.

The Mass Timber Building will help set the tone — establishing the quality, character, and energy that will support the entire build-out over the next decade. As Fort Worth's first true mass timber office building, it delivers a $\pm 200,000$ SF Class AA workplace over structured parking, fitness and ground-floor retail.

As the anchor office building in a district that will ultimately include $\pm 800K$ SF of Class AA office, $\pm 250K$ SF of curated retail and restaurants, a 175-key luxury boutique hotel, and $\pm 2,000$ multifamily units, the building establishes a new benchmark for mixed-use development in Fort Worth.

Designed by Gensler, the building pairs warm mass timber structure with brick and glass to create a timeless, highly activated, best-in-class environment for tenants and visitors alike.

\$2B
Master Plan

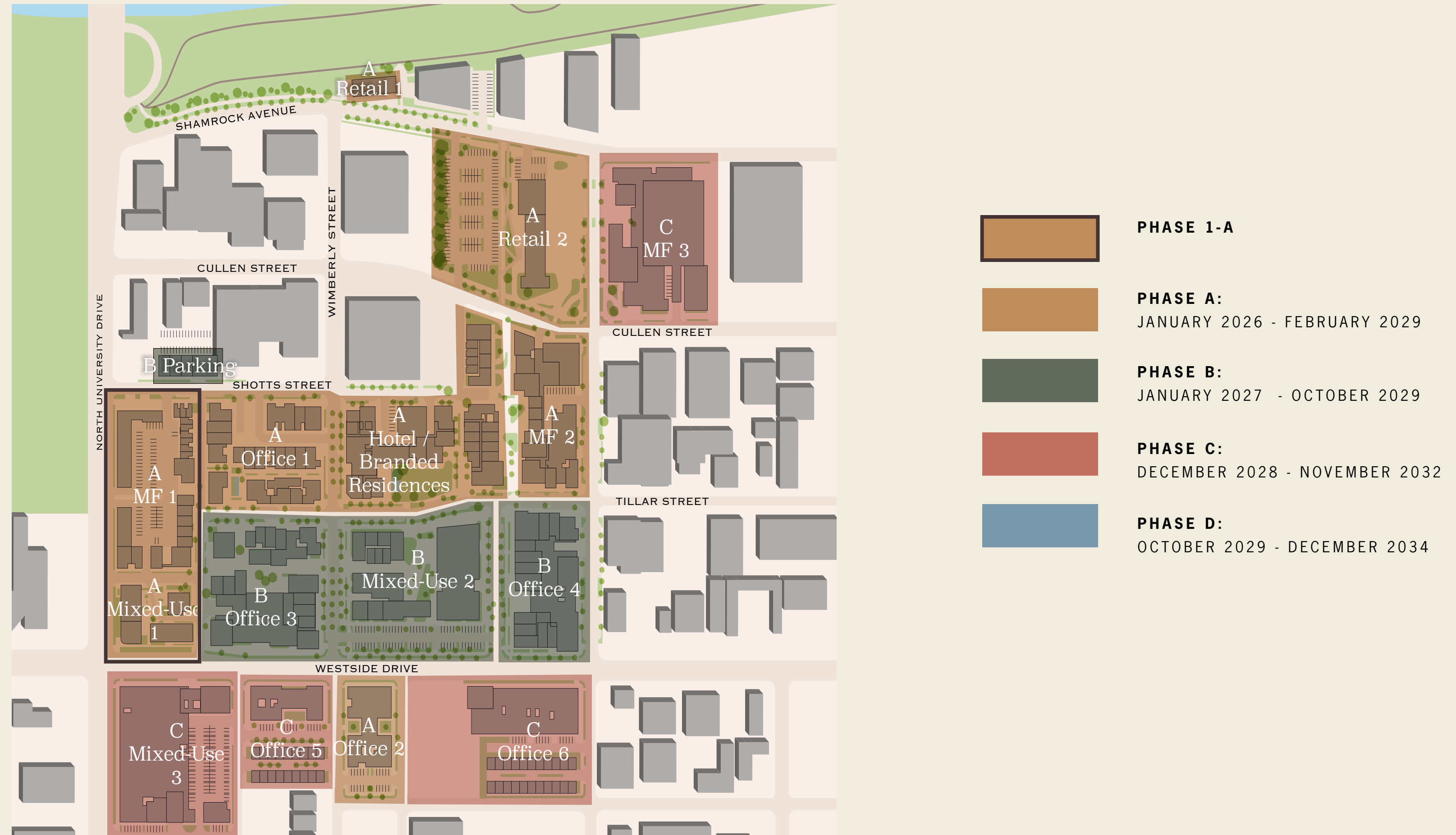
37
Acres

$\pm 800K$
Class AA Office SF

$\pm 2,000$
Multifamily Units

175
Key Boutique Hotel

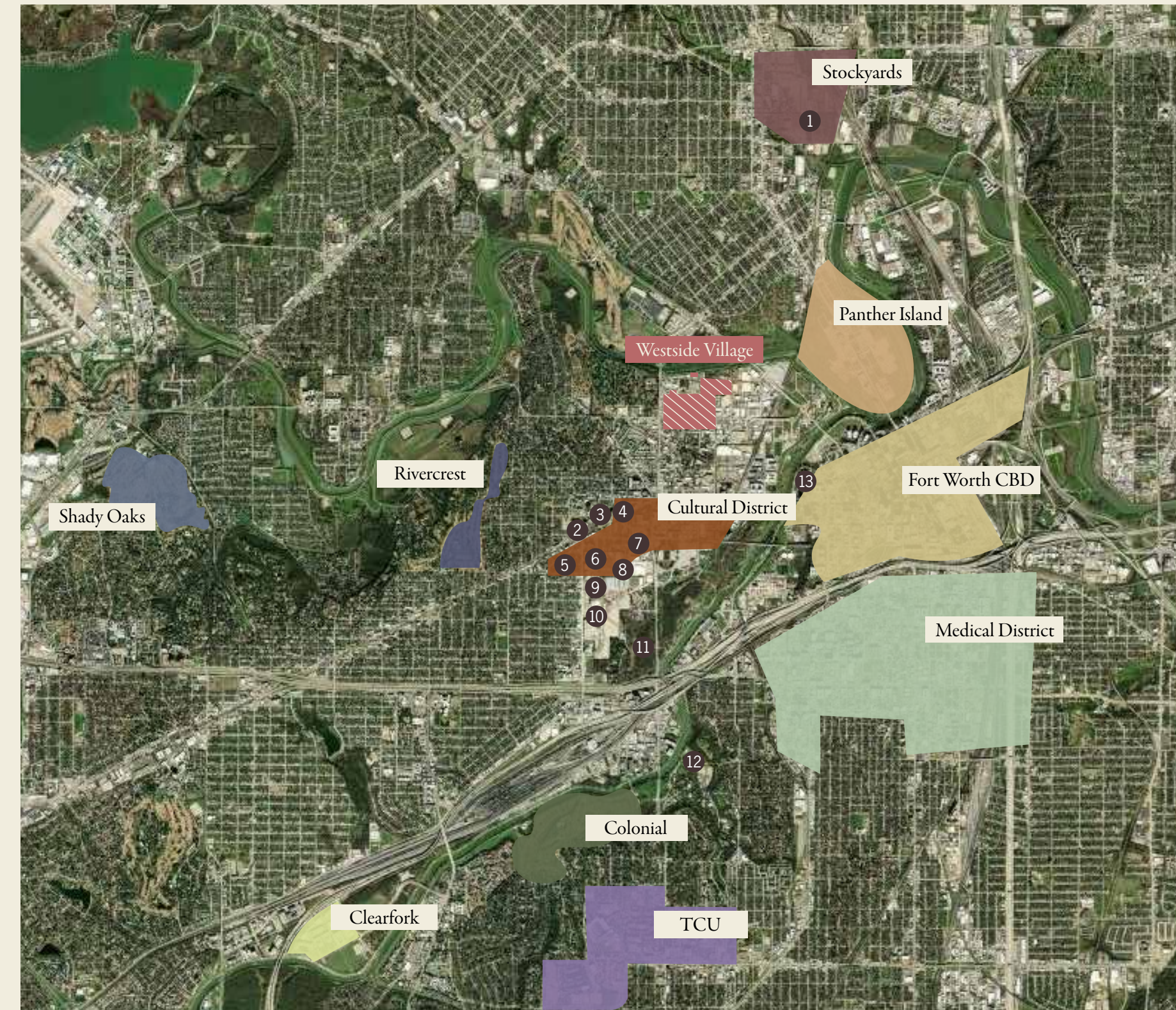




Location Overview

The Project spans 37 acres at the corner of N. University Drive and Westside Drive, offering exceptional visibility and connectivity to the CBD, Cultural District, Stockyards, and the Westside.

- Direct 5-minute connection to Fort Worth’s CBD via Westside Drive.
- One mile north of the Cultural District — Camp Bowie Road, West 7th Street, and Dickies Arena.
- Bordered by premier residential neighborhoods — Linwood, Monticello, Crestwood, and Rivercrest — providing a deep, high-income employee draw.
- Positioned to serve your Fort Worth-based workforce with excellent commute access across West Fort Worth and the Mid-Cities.
- Steps from the Trinity Trails System — ±40 miles of connected trail network along the Trinity River.



 Westside Village	 Medical District (10 min. Drive)	 1 Hotel Drover	 8 Will Rogers Coliseum
 Stockyards (7 min. Drive)	 Colonial Country Club (8 min. Drive)	 2 Bowie House	 9 Museum of Science & History
 Cultural District (3 min. Drive)	 Shady Oaks Country Club (10 min. Drive)	 3 UNT Health	 10 Dickies Arena
 Panther Island (3 min. Drive)	 River Crest Country Club (7 min. Drive)	 4 The Crescent	 11 Botanical Garden
 Fort Worth CBD (4 min. Drive)	 Texas Christian University (9 min. Drive)	 5 Amon Carter Museum	 12 Fort Worth Zoo
 Clearfork (14 min. Drive)		 6 Kimbell Art Museum	 13 Fort Worth City Hall
		 7 Modern Art Museum	





Sponsorship & Development Team

Crow Holdings

Crow Holdings is a leading national real estate investment and development firm with over 75 years of experience across commercial, residential, and mixed-use platforms. As developer of the Mass Timber Building, Crow brings institutional-scale execution capability and a deep track record of delivering best-in-class office environments across Texas and the broader U.S.

Larkspur Capital LP

Larkspur Capital is a real estate investment and development firm specializing in institutional-grade projects in Dallas–Fort Worth’s urban core. Larkspur is the master developer of Westside Village and a co-developer in the Mass Timber Building, known for revitalizing transitional micro-districts through innovative, design-forward developments.

The Keystone Group

The Keystone Group is a private investment firm based in Fort Worth, generating long-term value through strategic investments across logistics, industrial manufacturing, consumer goods, and real estate. Keystone is a capital partner in the Mass Timber Building and a long-standing sponsor of the Westside Village master plan.

DEVELOPMENT TEAM

Office Developer	Crow Holdings
Master Developer	Larkspur Capital LP
Capital Partner	The Keystone Group
Office Leasing	HPI Real Estate Services & Investments
Building Architect	Gensler
Master Plan Architect	Michael HSU Office of Architecture

Additional Consultants to be confirmed.

HPI | OFFICE LEASING

For You...

Westside Village awaits.

HPI REAL ESTATE SERVICES AND INVESTMENTS