

# 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 and leasing
- Monument signage available
- Dual electrical feed from two separate substations
- 4.00/1,000 parking ratio
- Fitness center with locker rooms
- Document storage available in basement
- Prime location at NE corner of New Chisholm Trail Parkway & I-20
- Centrally located between Bryant Irvin and Hulen
- 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
- Close proximity to TCU, Colonial Country Club, Edwards Ranch & high-end residential retail
- Tower I and Tower II are BOMA 360 buildings designated for best operational practice
- Energy Star Certified
- Kingsley Excellence Award for tenant satisfaction in 2023, 2024, and 2025

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FORT WORTH, TEXAS 76109

## BUILDING UPGRADES

- New entries
- New exterior paint
- Updated plaza
- Updated common areas
- Updated restrooms



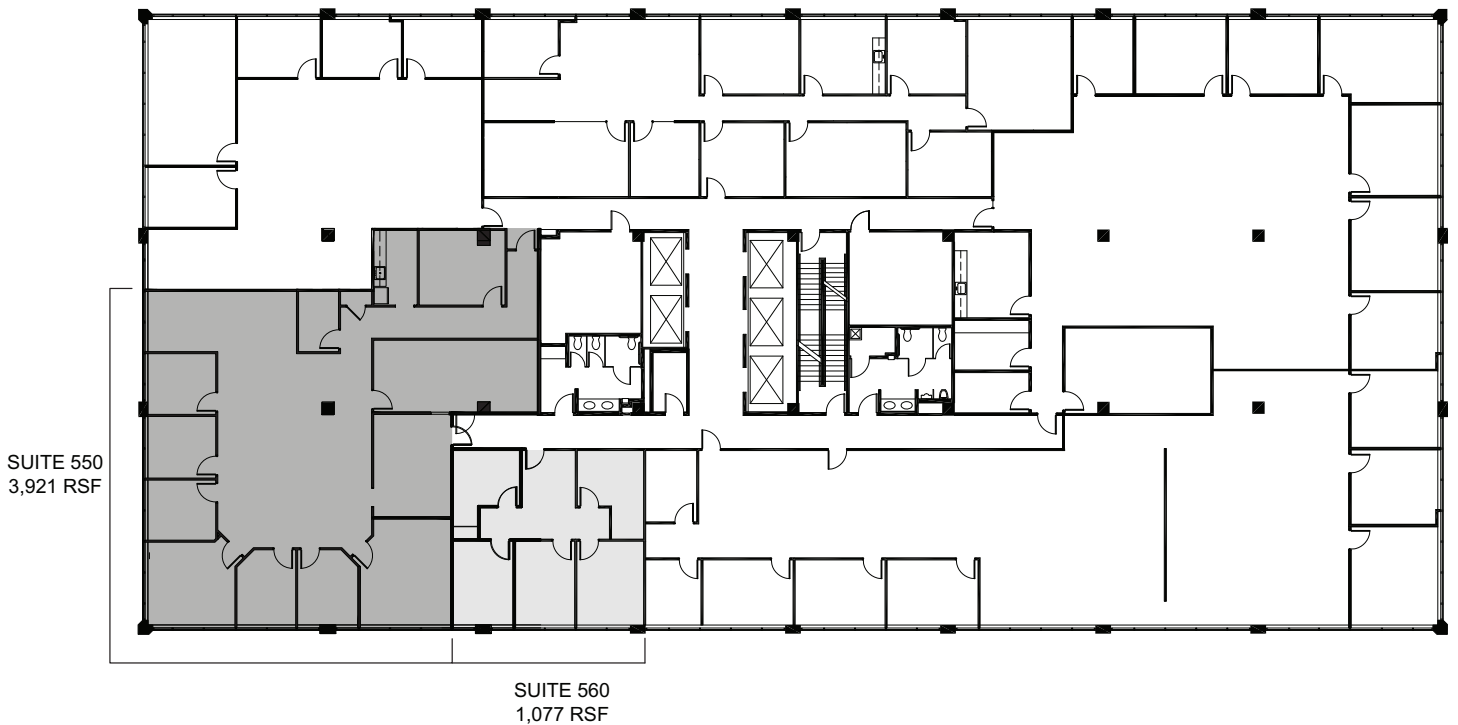
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## FLOOR 5 | 1,077 - 4,998 RSF AVAILABLE



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FLOOR 6 | 21,068 SF AVAILABLE



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## FLOOR 8 | 5,449 SF AVAILABLE

SUITE 810  
5,449 RSF  
AVAILABLE 6/1/26



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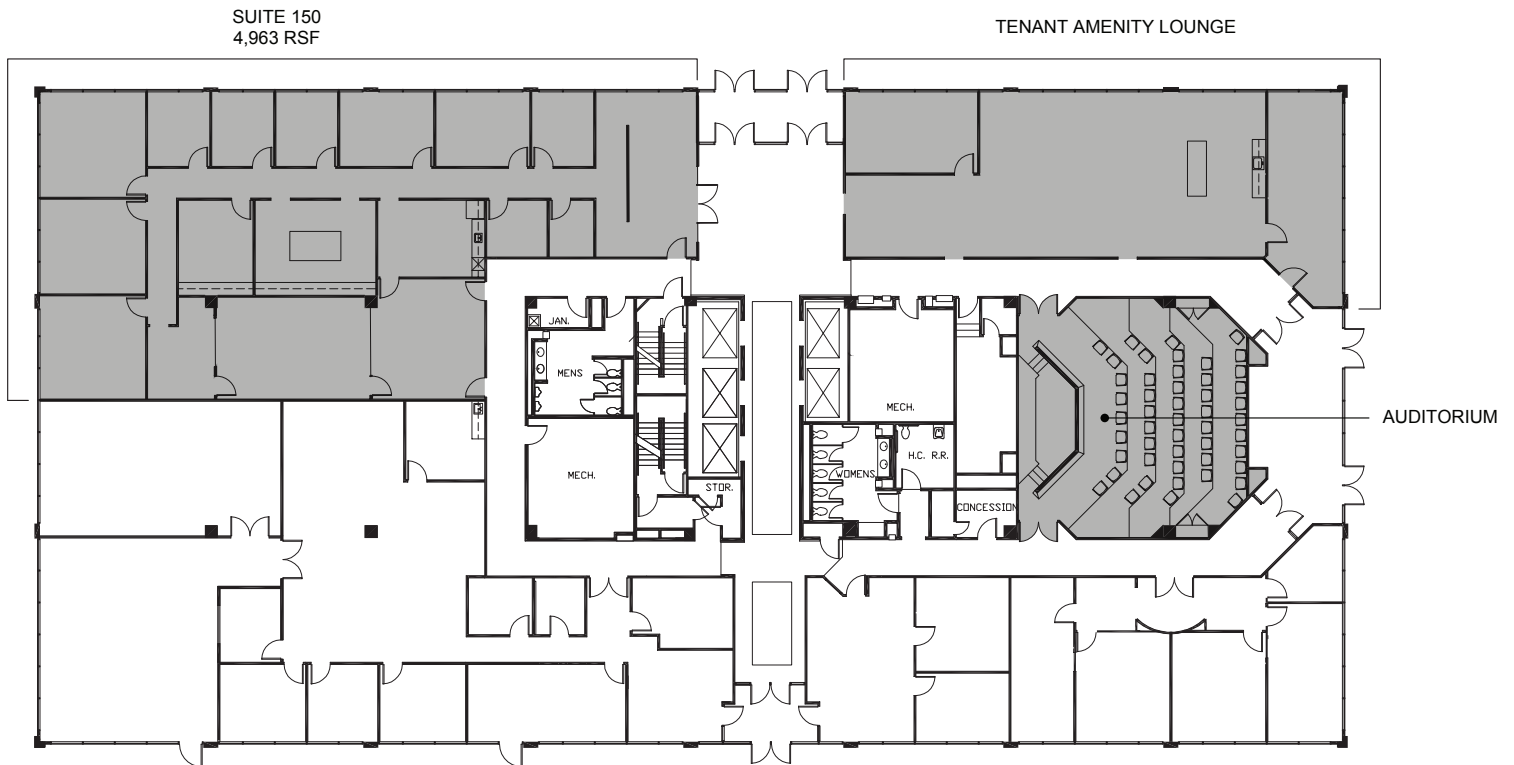
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# OVERTON CENTRE II

4100 INTERNATIONAL PLAZA  
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## FLOOR 1 | 4,963 SF AVAILABLE



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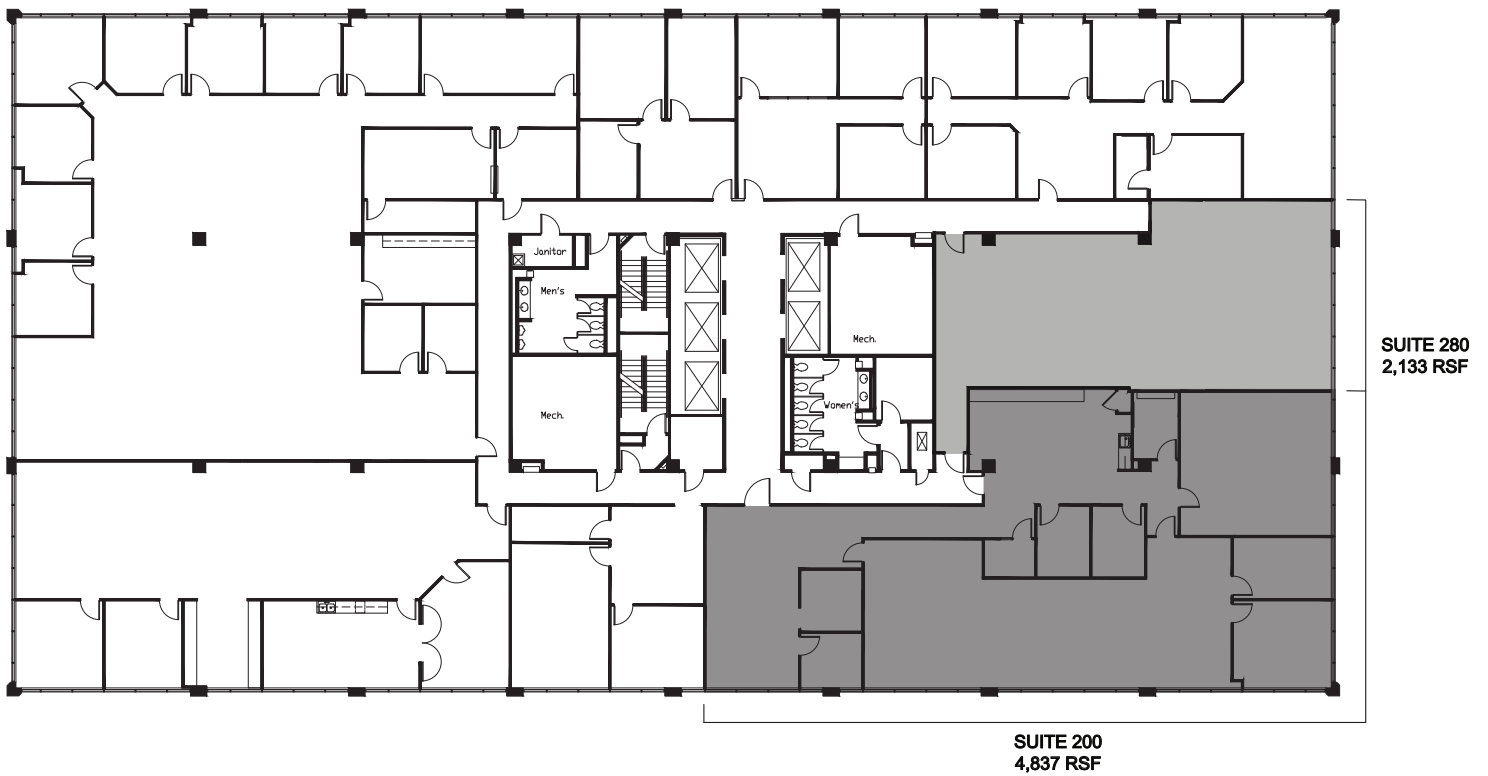
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# OVERTON CENTRE II

4100 INTERNATIONAL PLAZA  
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FLOOR 2 | 2,133 - 6,970 SF AVAILABLE



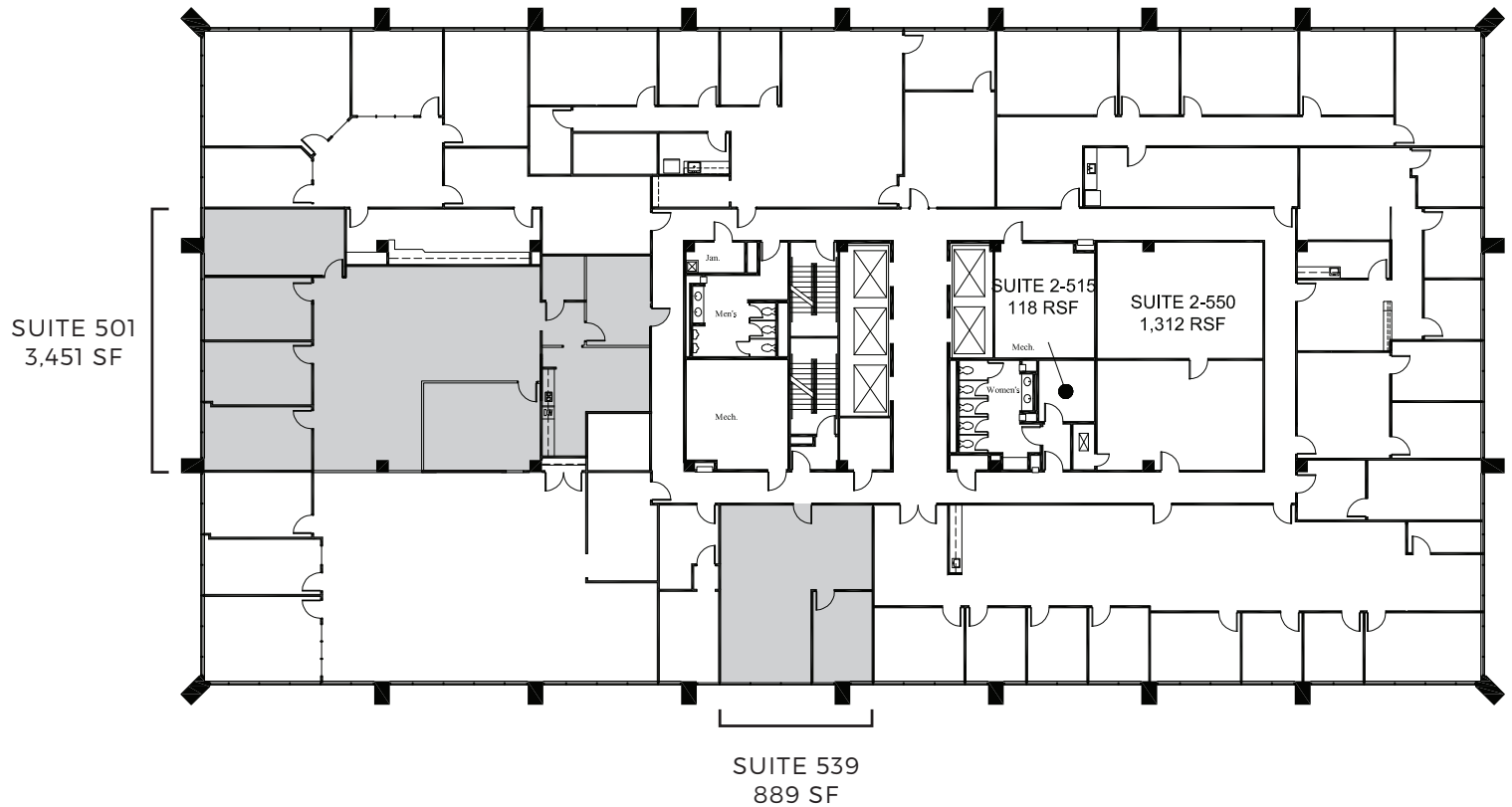
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## FLOOR 5 | 4,340 SF AVAILABLE



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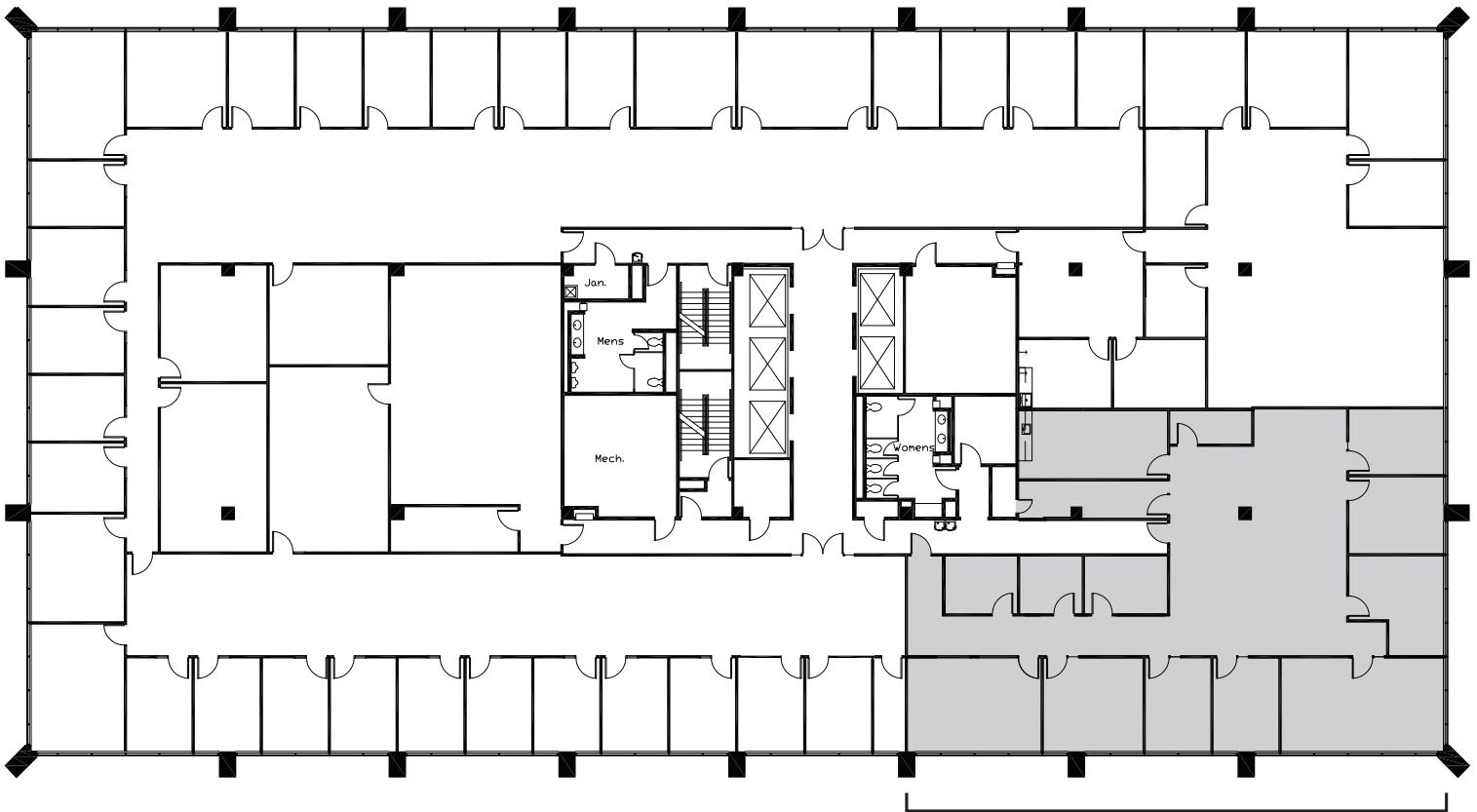
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# OVERTON CENTRE II

4100 INTERNATIONAL PLAZA  
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FLOOR 8 | 4,628 SF AVAILABLE



SUITE 850  
4,628 SF

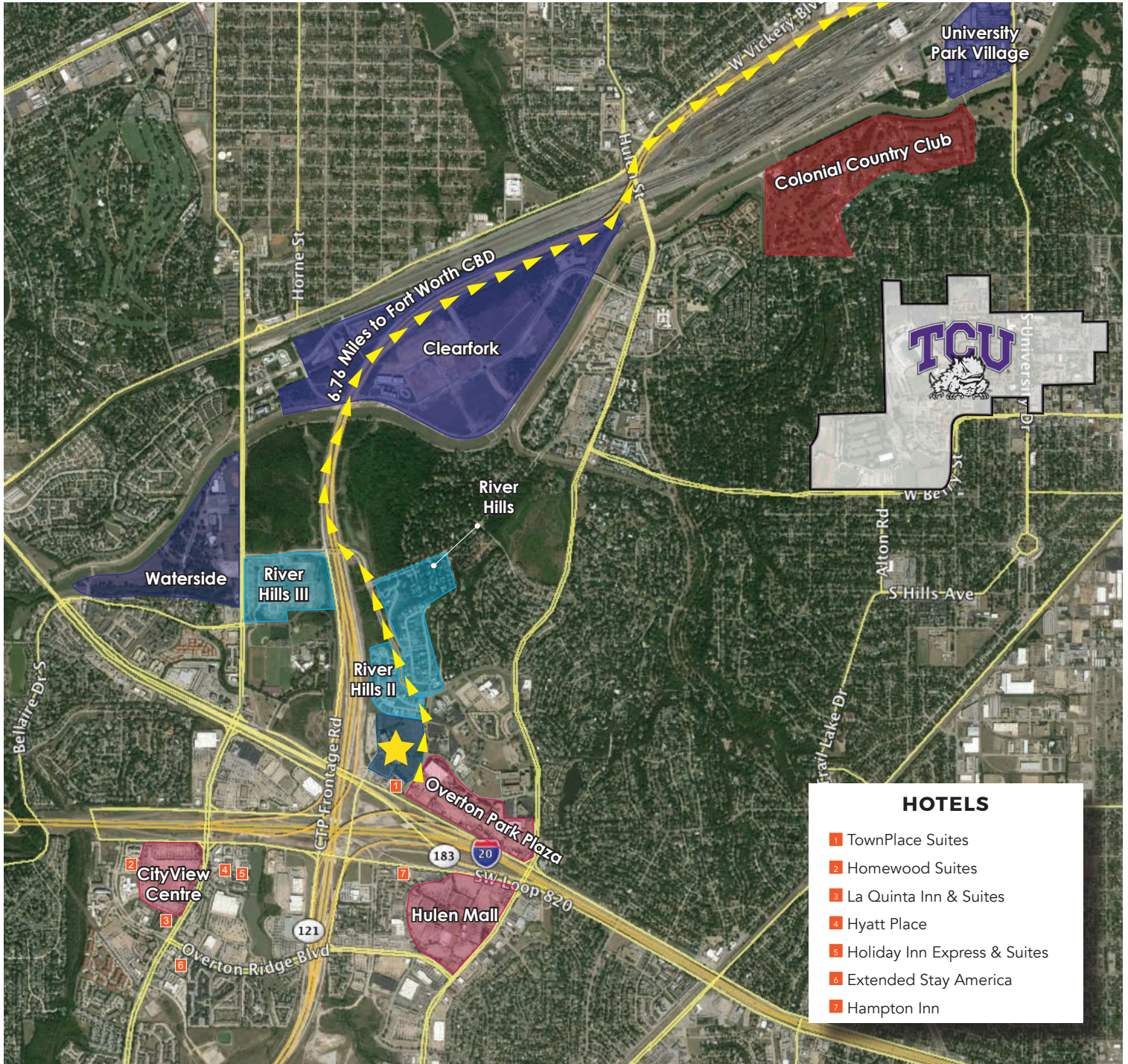
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## NEARBY DEVELOPMENTS & HOTELS



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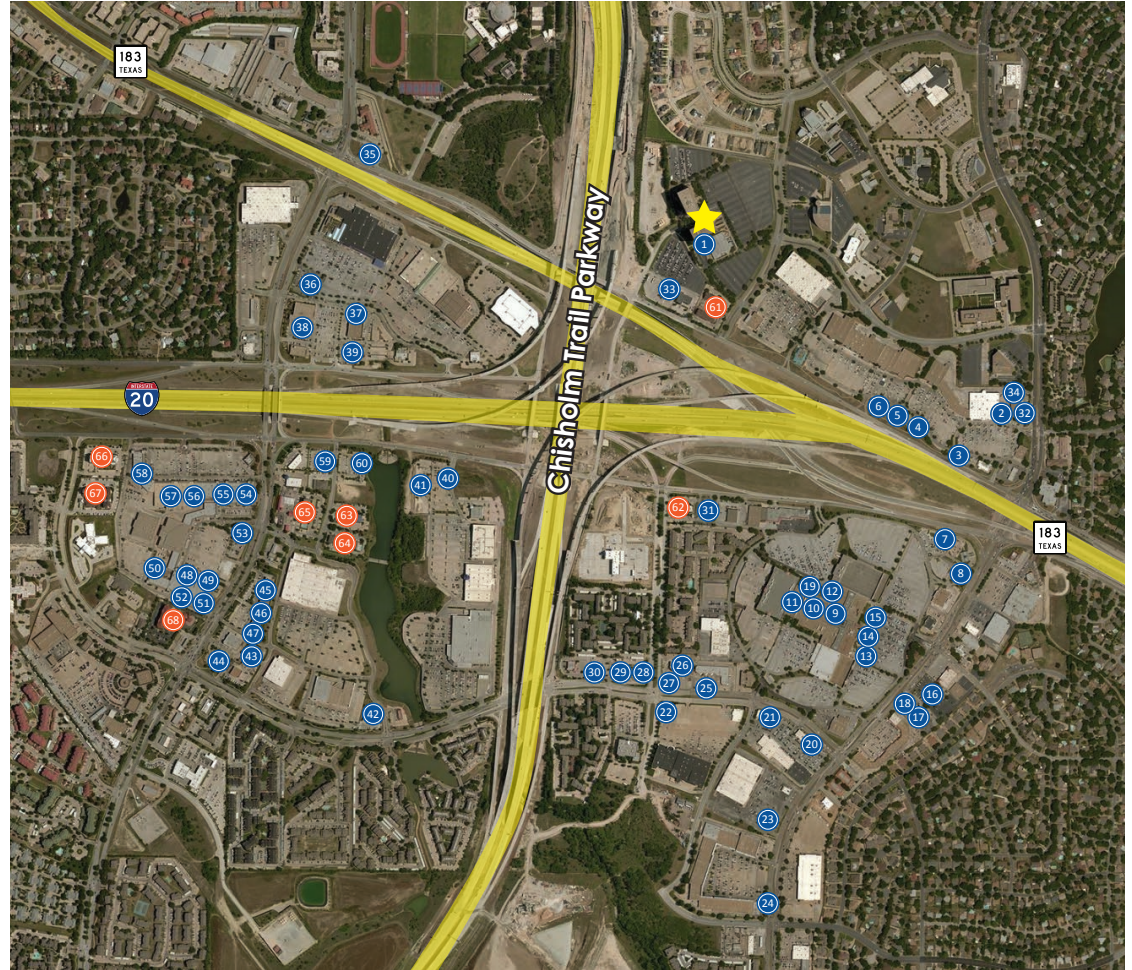
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## AMENITIES

### ● 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

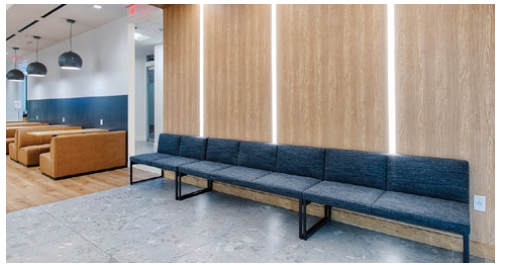
61. TownePlace Suites
62. Hampton Inn
63. Holiday Inn
64. Extended Stay America
65. Hyatt Place
66. Courtyard
67. La Quinta Inn & Suites
68. Extended Stay

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