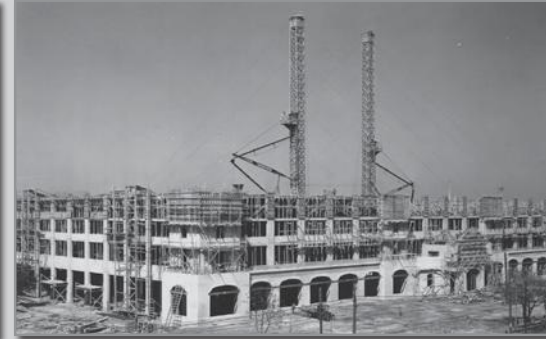




# History

Montgomery Plaza is a Fort Worth icon. A landmark design that dominates, and helps to redefine the character of West 7th Street. Proudly built to be the largest building in Texas, the original Montgomery Ward store and catalog building was completed in 1928 by Thos. S. Byrne quickly becoming an architectural icon recognized throughout the country. People marveled at the Mission Revival architecture with its graceful rhythmic beauty, stunning windows and 12-inch solid concrete walls. Built with quality craftsmanship, impossible to replicate economically in today's world, it withstood the 1949 flood and 2000 tornado, a testament to the powerful strength of this historical icon. Its twin-tower design allowed trains to enter between the two buildings to unload goods. The Montgomery Ward Company ceased operations in 2001, and in 2004 the building was purchased in order to be converted into the Montgomery Plaza luxury residential community.



The original Mission Revival warehouse character of the Montgomery Ward building was preserved during an extensive renovation and the front façade was enhanced to promote Montgomery Plaza's M-shaped profile. A six-story opening was added in the center of the building to create an 80-foot promenade bringing vehicles and pedestrian traffic into the center of the community, creating a delightful outdoor dining and shopping experience.

Floors three through eight were converted into 240 luxury condominiums. The architectural approach focused on preserving the building's Art Deco period roots. The unique exterior is balanced with an interior design that emphasizes contemporary Texas-style sophistication and takes maximum advantage of the soaring ceiling heights (up to 16 feet), enormous window areas and "industrial-grade" solidity of this unique building.

Outdoor resort-style rooftop amenities were created on the third floor including pools and spa, cabanas, fire pits, lush landscaping and outdoor dining. Additionally, oversized parking for owners was integrated into the original warehouse structure.



This is not an offer to sell or solicitation of an offer to buy to residents of any state and other legal requirements have not been fulfilled. This advertisement is void where prohibited by law. The prices, plans, amenities, availability and improvements shown are subject to change without notice.

[montgomeryplaza.com](http://montgomeryplaza.com)

## MONTGOMERY PLAZA



# Neighborhood

Montgomery Plaza fronts directly onto West 7th Street, which connects Fort Worth's Cultural District with the Downtown area.

West 7th has rapidly become Fort Worth's most exciting, vibrant urban neighborhood; a burgeoning community at the juncture of six major streets. Many of the city's best new eateries, specialty fashion retailers and design-savvy furnishing stores have migrated here to meet the growing local demand for style, taste and new experiences.

For Montgomery Plaza owners, a diverse collection of shops, boutiques, restaurants and bars are just an elevator ride away. And footsteps away, you'll find larger department stores and other major retailers and restaurants in a pedestrian-friendly environment.

West 7th has something for everyone.



Fort Worth's Cultural District is minutes away. The district offers science and cultural exhibits, performance art and theater, museums showing masterpieces by Old World and New World artists alike and the beloved Will Rogers Memorial Center. Montgomery Plaza is just 5 minutes east of Downtown, 5 minutes north of TCU and 10 minutes south of the Stockyards.



This is not an offer to sell or solicitation of an offer to buy to residents of any state and other legal requirements have not been fulfilled. This advertisement is void where prohibited by law. The prices, plans, amenities, availability and improvements shown are subject to change without notice.

[montgomeryplaza.com](http://montgomeryplaza.com)



# Amenities



## Rooftop Pool Deck

Entertain guests in style on the spectacular rooftop pool deck; the largest condominium amenity in Texas. A 66-foot pool features cascading water from a stone monolith and rain curtain that flows into the lower reflecting pool. From the fire pits and spacious outdoor dining and barbeque area to the relaxed lounge seating, Montgomery Plaza offers a luxury resort experience to owners.

## Poolside Cabanas and Spa Relaxation

Escape the midday sun in a private poolside cabana, or relax in the evening in Montgomery Plaza's heated spa. Located on the highest point of the deck, it is the ideal spot for a romantic evening, or just to soak in the ambience at the end of the day...



## Outdoor Dining and Fire Pits

The outdoor dining areas are an ideal place to entertain friends and family in style. Gourmet barbeque grills to prepare your favorite cuisine and plenty of private seating is available. On chilly evenings, cozy up near one of five fire pits to watch the sun set over the Fort Worth skyline.



## Theater & Media Room

Break out the popcorn and settle into your favorite seat in Montgomery Plaza's plush 14-seat theater. Enjoy the Oscars, your favorite DVDs, and all the big games on the 10-foot screen.



## Fitness Center

With walls of glass overlooking the pool deck, the "Free Motion" well-equipped fitness center provides a comprehensive range of weightlifting and cardio equipment as well as quiet corners for stretching or private yoga practice; the perfect space to energize your body, mind and spirit.



This is not an offer to sell or solicitation of an offer to buy to residents of any state and other legal requirements have not been fulfilled. This advertisement is void where prohibited by law. The prices, plans, amenities, availability and improvements shown are subject to change without notice.



# Stylish Condo Living

## One-Of-A-Kind Homes

- Residences located in one of the nation's most historic architectural icons in the heart of Fort Worth's Cultural District
- A diverse collection of shops, boutiques, restaurants and bars are just an elevator ride away. And footsteps away, you'll find larger department stores and other major retailers and restaurants in a pedestrian-friendly atmosphere
- Built with superb quality craftsmanship, the Mission Revival architecture and industrial grade solidity is impossible to replicate in today's world
- Pedestrian-friendly location, with easy access to nearby shops and services
- Spacious open floor plans with up to 3,483 sq. ft. of room
- Soaring ceilings (12 ft. – 16 ft.) and 12 inch thick concrete exterior walls
- Stunning windows (9 ft. – 13 ft.)
- Interior acrylic glass glazing allows for transference of natural light
- Sliding interior doors maximize interior space planning (in some homes)
- Studio Collection hardwood flooring in main living areas
- Energy Fusion carpeting in bedrooms
- Spacious, well-appointed lobbies with distinctive entrances for both towers



## Gourmet Kitchens

### Urban Homes

- Maple cabinetry with stainless steel pulls
- Granite countertops
- Glass mosaic backsplash
- Bar counter in clear annealed glass
- Dropped wooden ceilings over the bar with stylish pendant lighting
- GE Profile stainless steel appliances: slide-in range, 36" refrigerator, built-in dishwasher
- Blanco stainless steel undermount sink with Blanco pull-down spray chrome faucet
- Porcelain tile flooring

### Estate Homes

- Cherry wood cabinetry, glass insert in the uppers with stainless steel pulls
- Granite countertops
- Glass mosaic backsplash
- Bar counter in acid-etched glass with stainless steel hardware
- Dropped wooden ceilings over the bar with stylish pendant lighting
- GE Monogram stainless steel appliances: 36" cooktop, counter-depth 25 cu. ft. refrigerator, 30" convection wall oven, wine captain, dishwasher with hidden controls and 30" microwave
- Blanco stainless steel undermount sink with Elkay Arezzo faucet
- Porcelain tile flooring



## Spa-Inspired Bathrooms

### Urban Homes

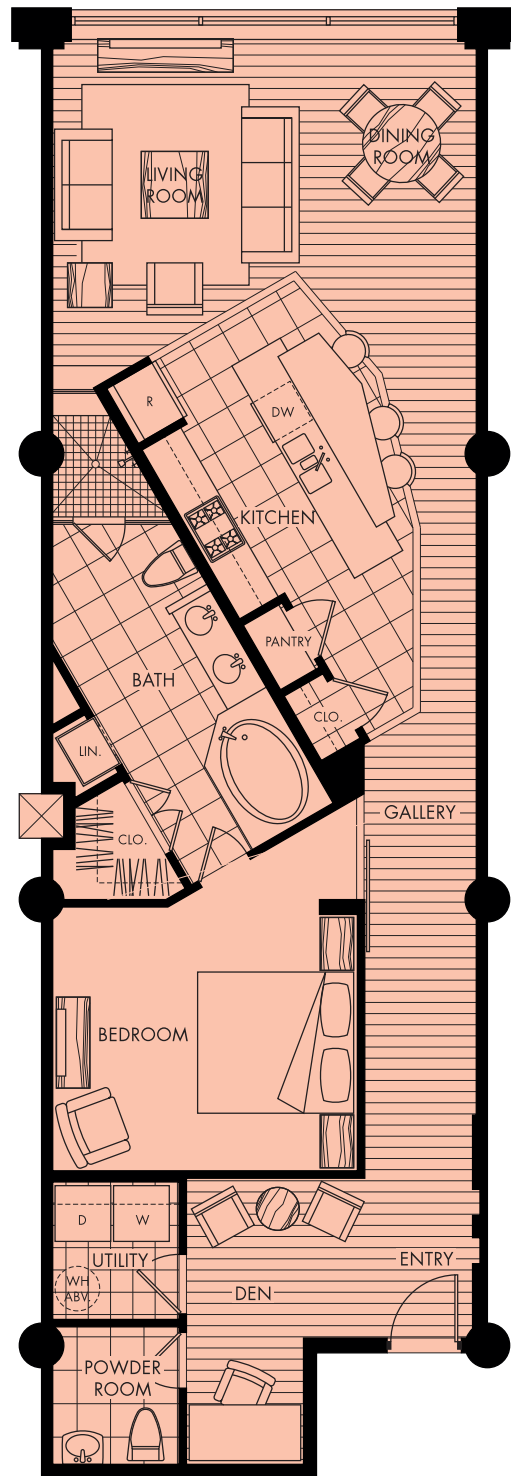
- Floating wall-mounted maple cabinetry
- Granite countertops
- Vitreous square vessel china sink with wall-mounted faucet in polished chrome
- Kohler soaking tub
- Mosaic tile shower walls
- Kohler lavatory
- Polished chrome accessories

### Estate Homes

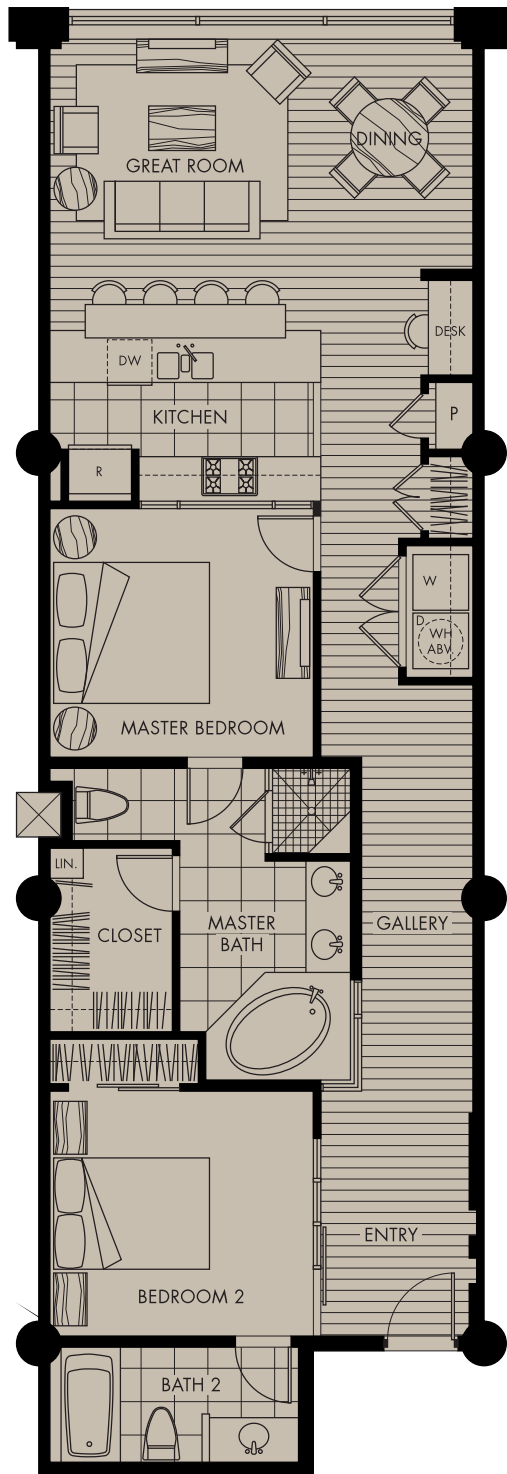
- Floating wall-mounted cherry wood cabinetry
- Granite countertops
- Vitreous round vessel china sink with high-arc faucet in polished chrome
- Kohler whirlpool tub
- Kohler lavatory
- Shower walls, floors and full-height vanity wall in mosaic interglass tiles
- Limestone full height bath walls
- Limestone tile flooring
- Polished chrome accessories



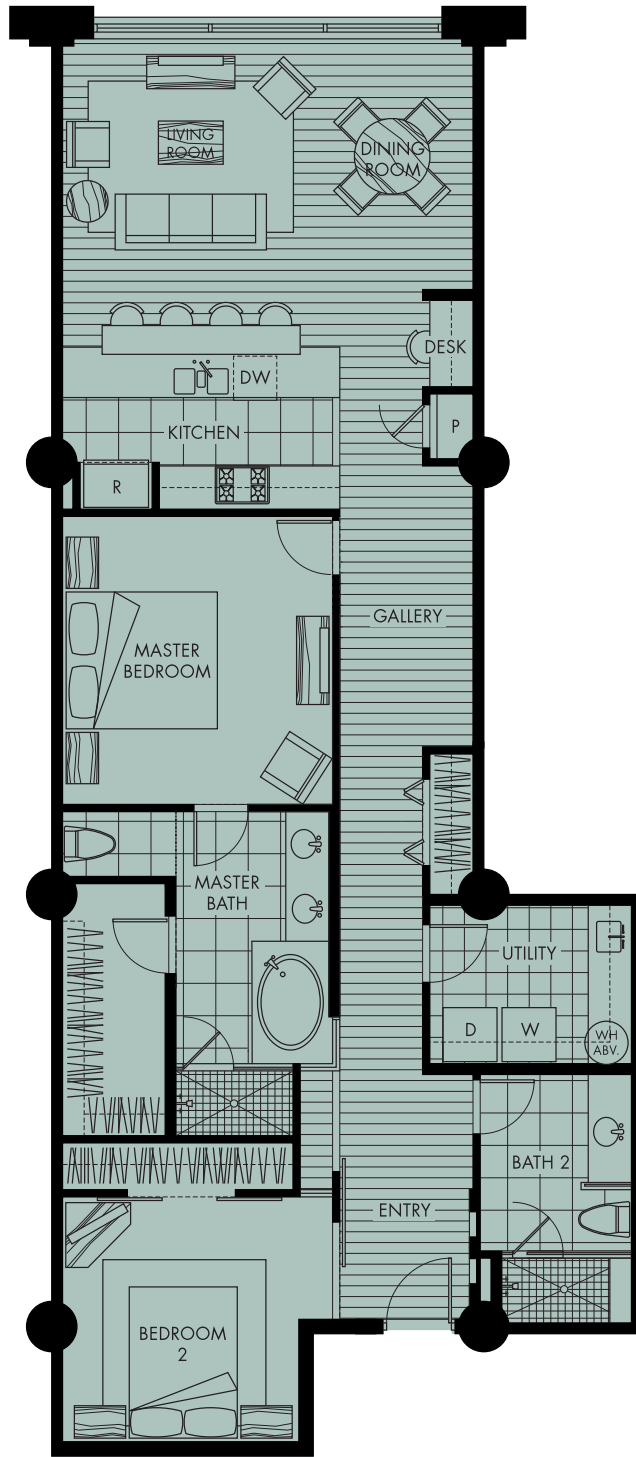
This is not an offer to sell or solicitation of an offer to buy to residents of any state and other legal requirements have not been fulfilled. This advertisement is void where prohibited by law. The prices, plans, amenities, availability and improvements shown are subject to change without notice.



A1 option c Floor Plan  
 1 Bedroom | 1.5 Bath | Den  
 1,263 Square Footage



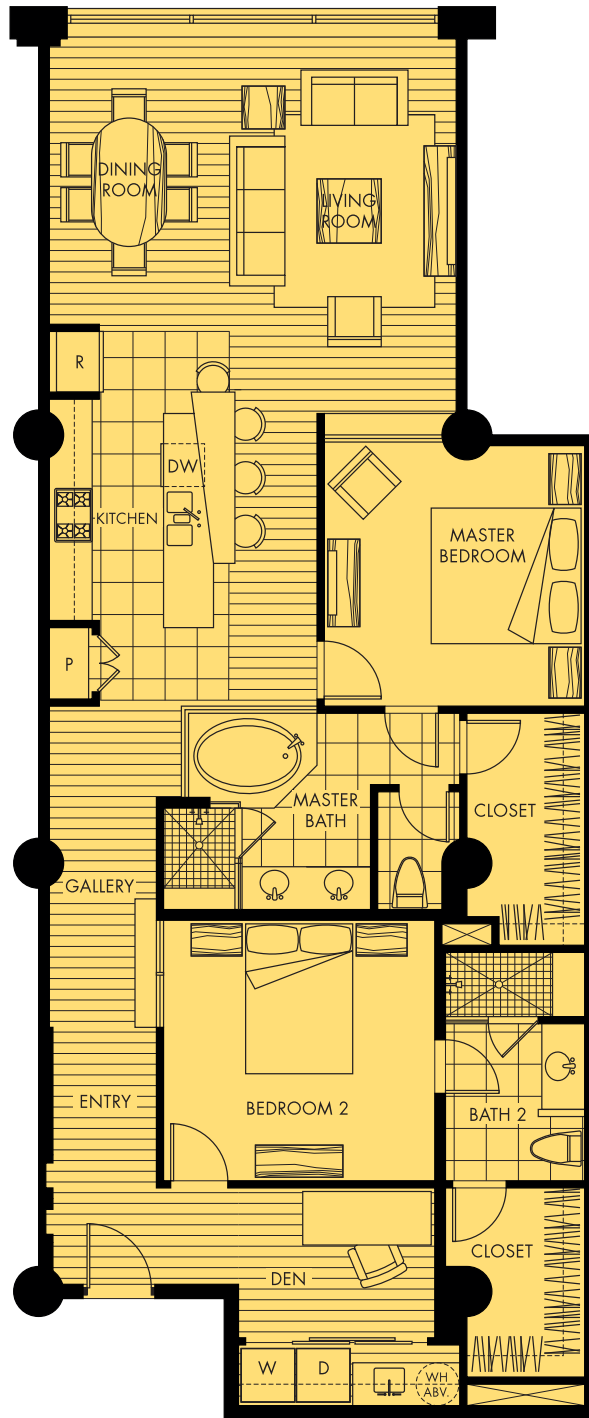
A 1 option d Floor Plan  
2 Bedroom | 2 Bath  
1,263 Square Footage



# B 1 option b Floor Plan

## 2 Bedroom | 2 Bath

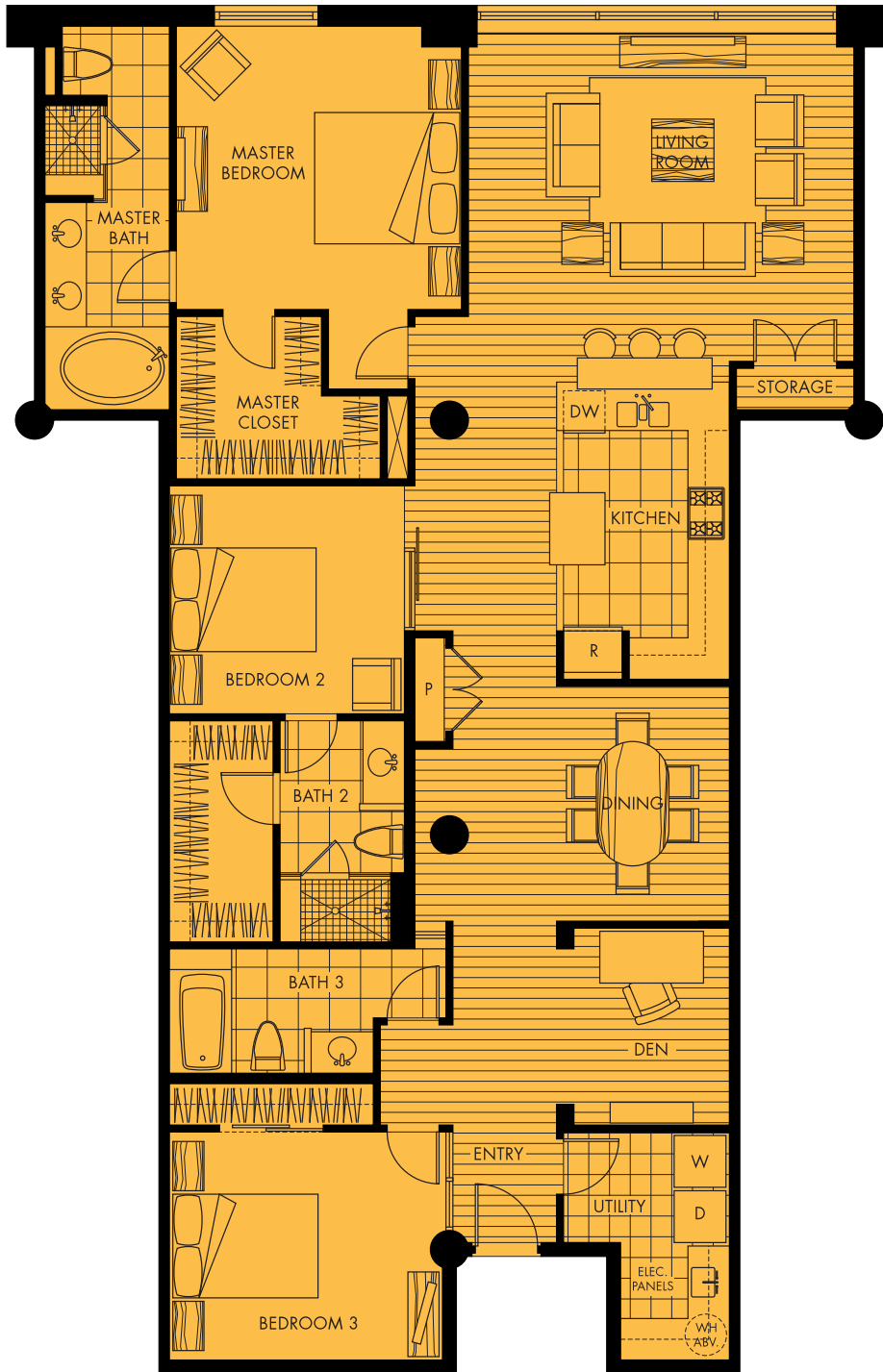
1,438 Square Footage



# E1 Floor Plan

2 Bedroom | 2 Bath | Den

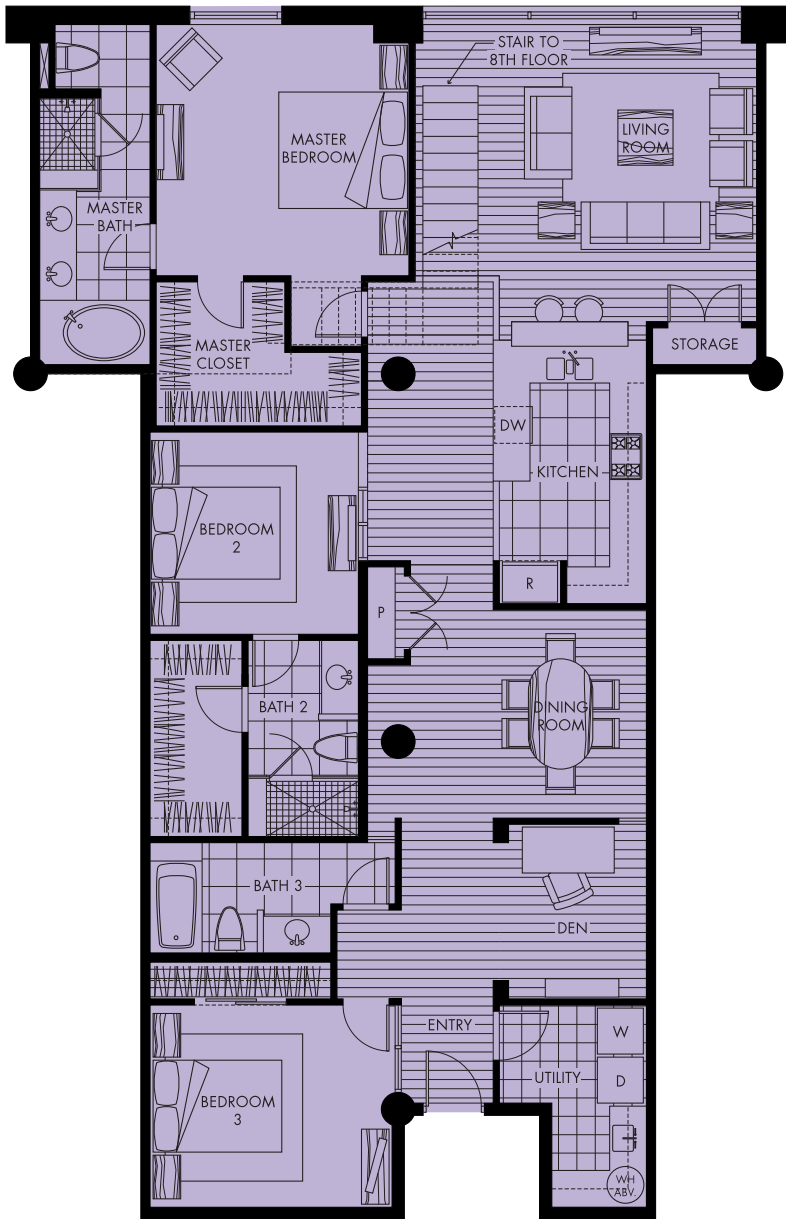
1,546 Square Footage



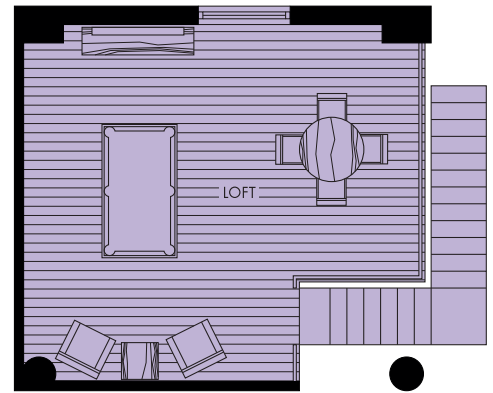
# G 1 Floor Plan

3 Bedroom | 3 Bath | Den

2,046 Square Footage



MAIN LEVEL



LOFT

LEVEL 8



# G 1 with loft Floor Plan

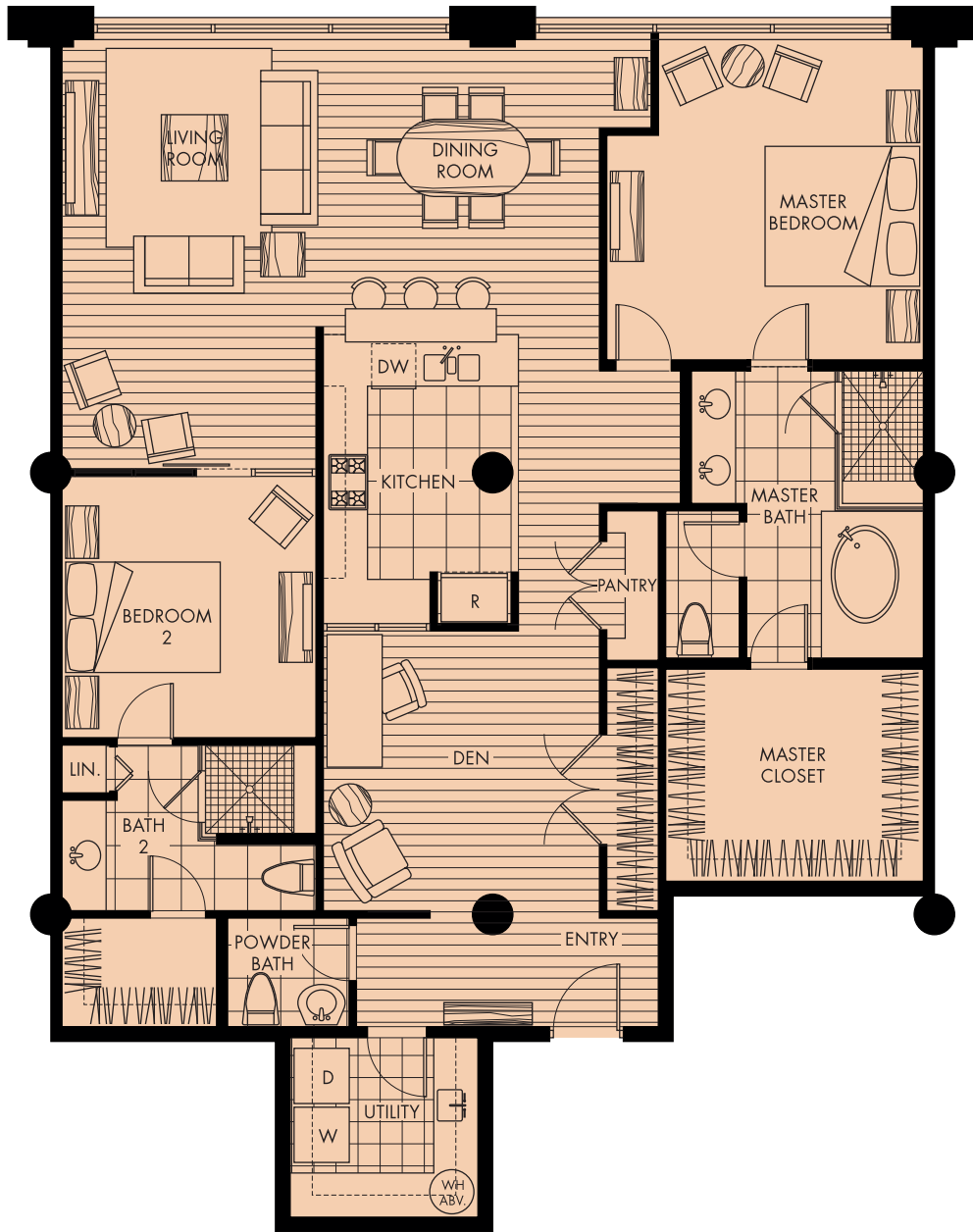
3 Bedroom | 3 Bath | Den | Loft

2,463 Square Footage

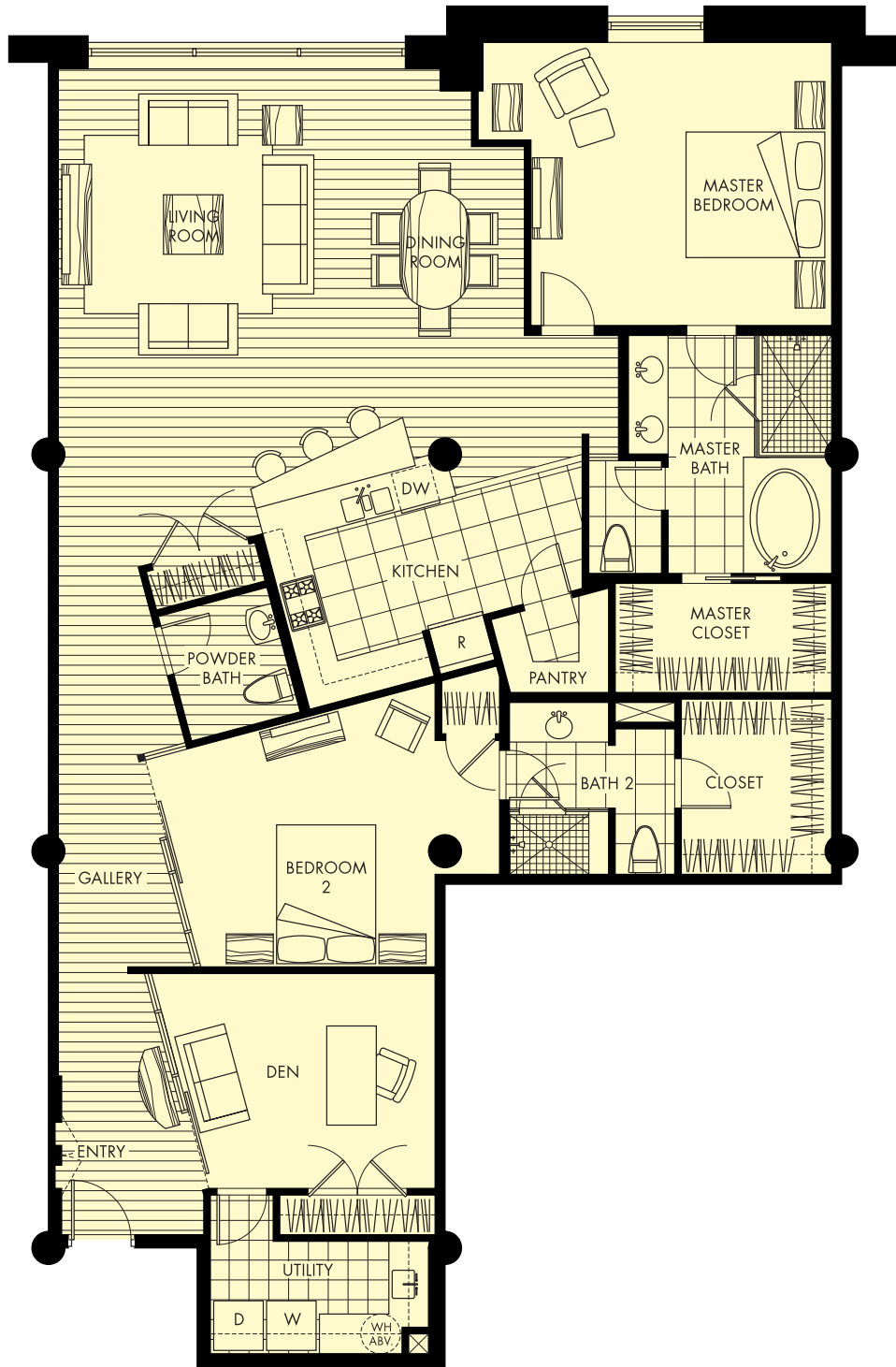
# G2d Floor Plan

2 Bedroom | 2.5 Bath

1,773 Square Footage



H3 Floor Plan  
 2 Bedroom | 2.5 Bath | Den  
 1,865 Square Footage



# I1 Floor Plan

2 Bedroom | 2.5 Bath | Den

2,146 Square Footage





