

# Office ★ LEASE

LanCarteCRE.com

201 N RUPERT STREET FORT WORTH, TX 76107



**LANCARTE**  
COMMERCIAL

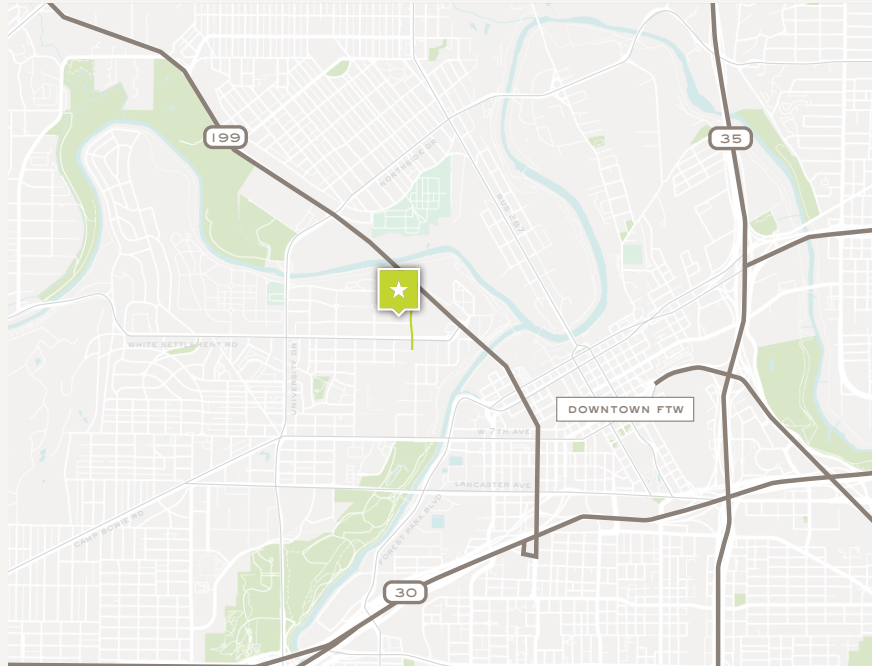
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## PROPERTY FEATURES

- 3,354-9,337 Total SF Available
- Secure Indoor Surface Parking
- Oversized Industrial Windows
- 12'-18' Ceilings
- Contemporary Industrial Finishes
- Abundant Natural Lighting
- Sealed Concrete Floors
- Exposed Brick Walls
- Restroom with Showers

## LOCATION OVERVIEW

Located in Fort Worth's up and coming Panther City District where inspiration and industry intersect. The district is located just west of Downtown Fort Worth between the intersections of White Settlement Road and University Drive. The district is adjacent to Panther Island and provides access to the Trinity River and trails.

## AVAILABLE SPACES

SUITES 3,500 - 9,337 SF

SUITE B 3,354 SF

Move-in Ready with Furniture In-place  
Conference room, breakroom, offices

\* Suites can be combined to 9,337 RSF

## LEASING STRUCTURE

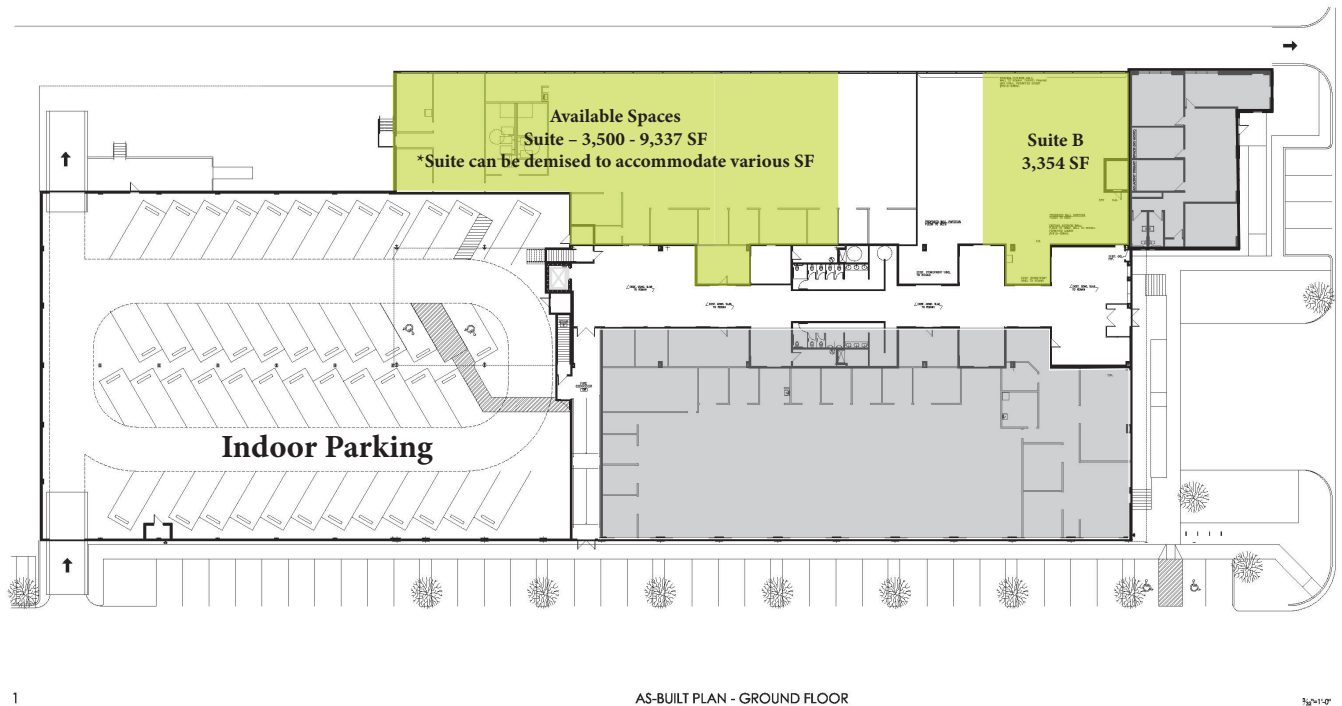
**\$18.50** SF NNN

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## FLOOR PLAN



## PARKING

This building offers a total of 107 parking spaces:

- Indoor parking: 50
- Uncovered parking: 57

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*Relentlessly Pursuing What Matters*

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