

Office ★ LEASE

LanCarteCRE.com

201 S CALHOUN ST, FORT WORTH, TX



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COMMERCIAL

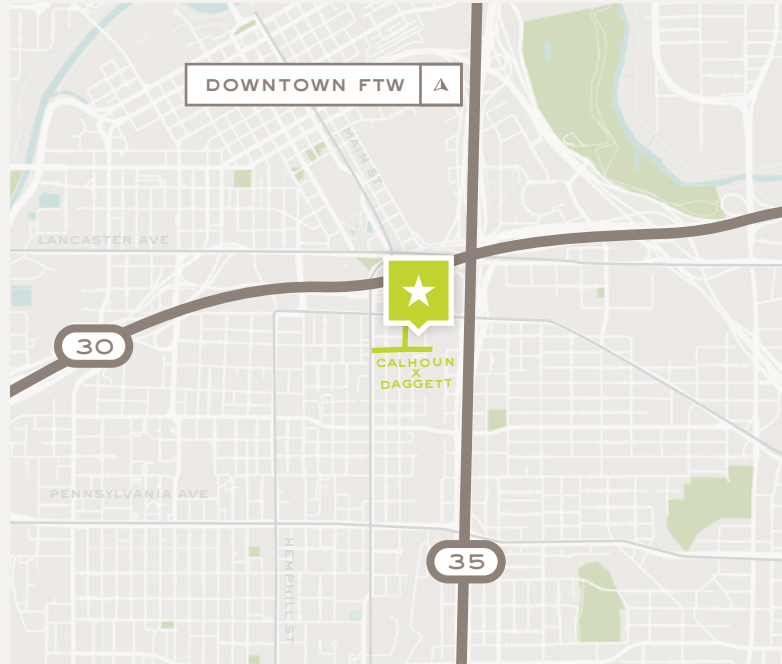
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PROPERTY FEATURES

- Multi-Tenant Building
- Furnished shared reception area
- Common break room
- Signage at entrance of Suite 125
- Open Creative Space with Industrial Modern Finish Out
- Steps from S Main Street restaurants
- 5 minutes from Downtown
- Direct access to I-30 & I-35
- 1 Parking Spot Comes with Office in the Gated Lot
- Traffic Count: 8,092 VPD (S Main St & W Vickery Blvd)
- Access to 14,000 SF The Social Space event space

LOCATION OVERVIEW

The property is located in the Near Southside District which features new improved streets, art, and bike lanes. It's a short walk from over 2,200 existing or planned residential units and next to the UTSW Moncrief Medical Center, close to other major regional hospitals. Less than half a mile from the T&P Station with connection to Dallas and DFW. It also offers immediate access to Highways I-35 and I-30, via Main Street and Pennsylvania Avenue.

AVAILABLE SPACES

SUITE 125-A **1,029 SF**

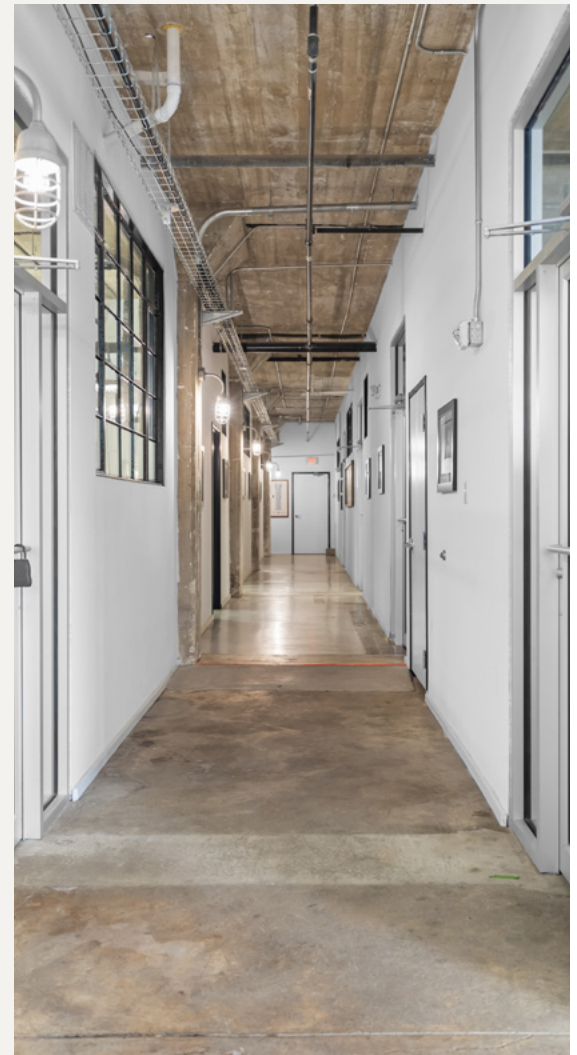
LEASE RATE & STRUCTURE

SUITE 125-A **\$2,550 PER MONTH**

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CONFERENCE ROOM/SHARED SPACE



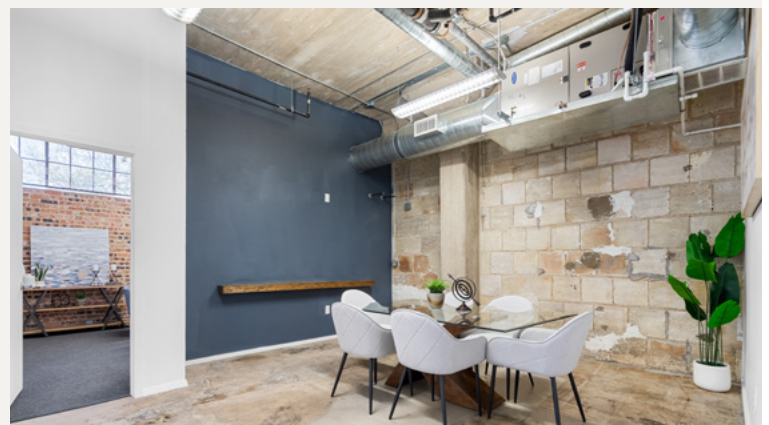
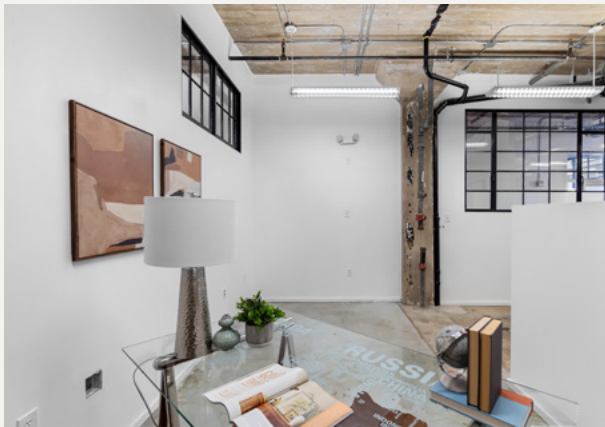
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SUITE 125-A: 1,029 SF

- Built with an open area with 2 semi-private offices and 1 executive private office
- Potential for showroom space or client meeting space
- Frosted glass front door
- Light on three sides
- Furnished reception area
- Shared common area, wet pantry and corridor
- Polished concrete floor
- Open creative space with industrial-modern finish out

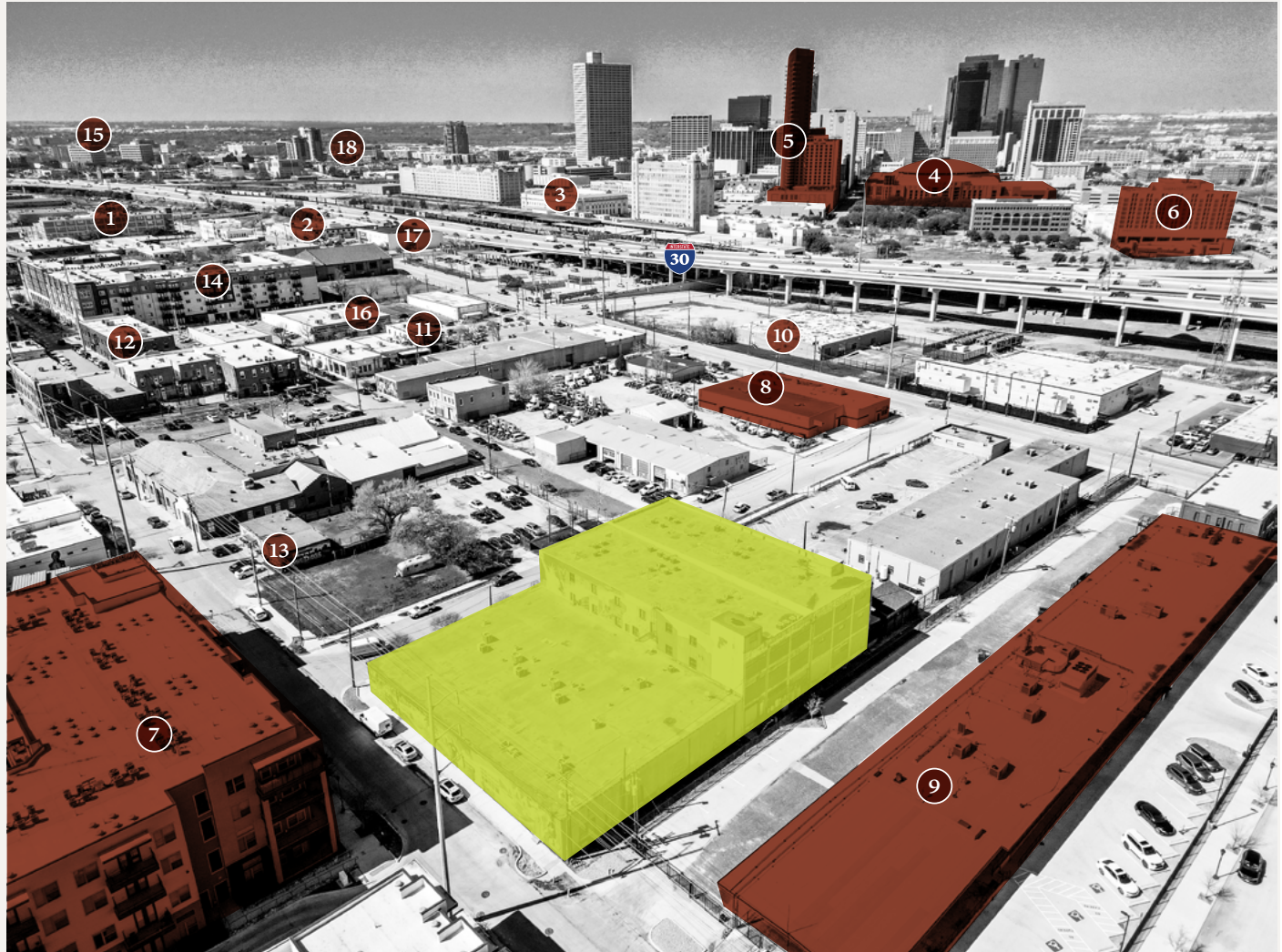

















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RETAIL MAP



- | | | | |
|---|---|--|---|
| 1  | 6  Sheraton
FORT WORTH
DOWNTOWN
HOTEL | 11  TINIES | 16  |
| 2 CALIBER
COLLISION | 7  BOWERY | 12  NICKEL
CITY | 17  GRAINGER |
| 3  | 8  FORT
CONSTRUCTION | 13 Doggie Digs | 18 west 7th |
| 4  FORT WORTH
CONVENTION CENTER | 9  BIO-RAD | 14  MONTAGE <i>Southside</i> | |
| 5  | 10  EXECUTIVE
PROTECTION SYSTEMS | 15  | |



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Relentlessly Pursuing What Matters

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