



Creative Office/Flex Space ★ SALE/LEASE

WHITE SETTLEMENT PROPERTY

- 1701
- 1709
- 1717



LANCARTE
COMMERCIAL

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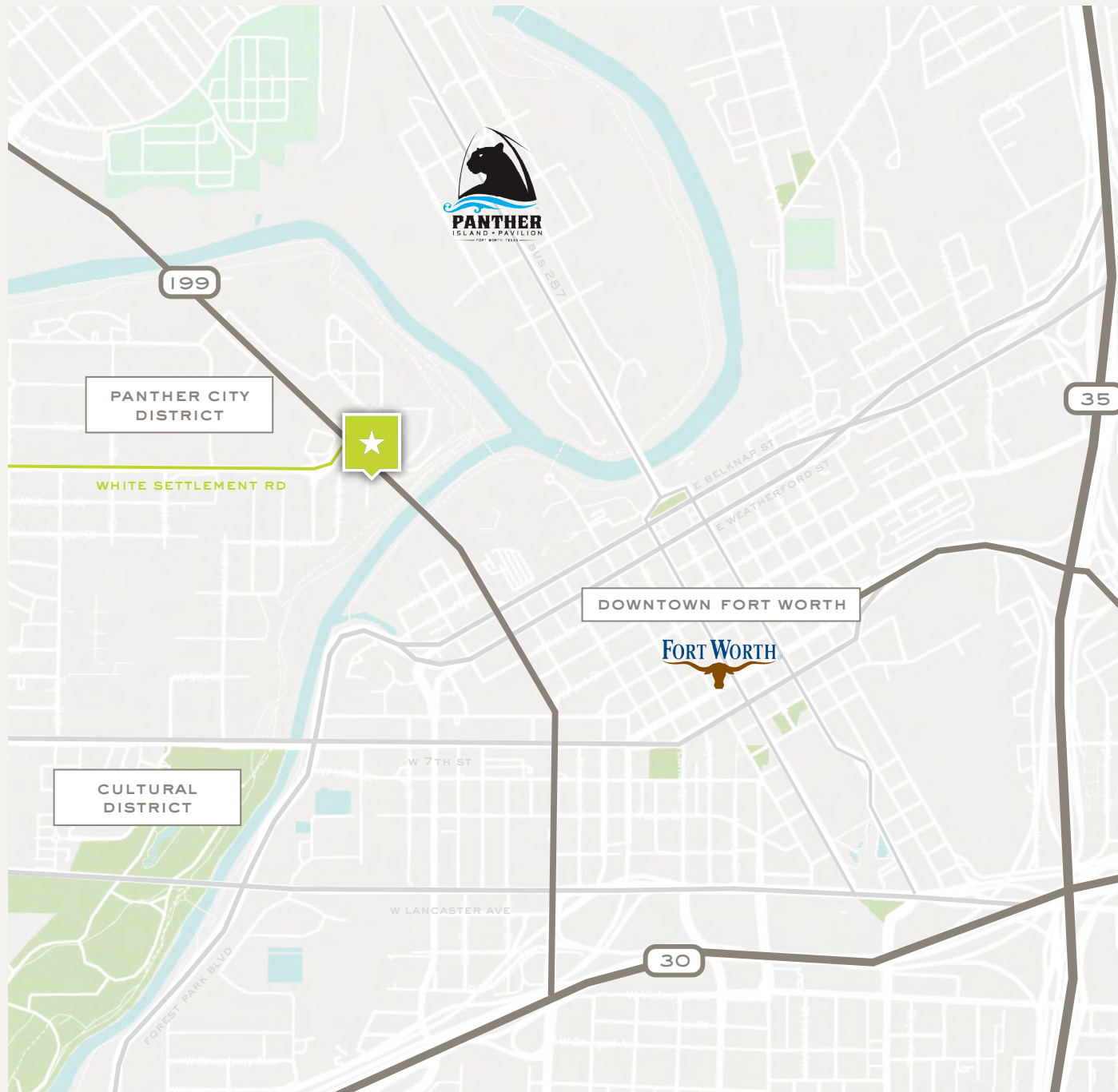
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1701-1717 WHITE SETTLEMENT

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PORTFOLIO FEATURES

- 3,750 - 21,175 SF Available
- Land Area: 1.1936 AC Total
- Zoning: PI N3
- Buildings can be leased separately
- Sale is for the entire portfolio only

LOCATION OVERVIEW

This property is ideally situated near the heart of downtown, offering easy access to I-30 and I-35W. Located just minutes from Panther Island and the emerging Panther City District, this property is perfectly positioned for businesses seeking a vibrant, centrally-located space. With close proximity to the Trinity River and Fort Worth's cultural and commercial hubs, it provides an exceptional opportunity for growth and visibility.

LEASE RATE & STRUCTURE

\$14.00 SF NNN

PURCHASE PRICE

Contact Broker

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1701 White Settlement Rd ★ LEASE

PROPERTY FEATURES

- 3,900 SF Building
- Year Built: 1951
- Clear Height: 13'
- 100% HVAC
- Space was formerly occupied by marketing agency



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1701 WHITE SETTLEMENT

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1701 WHITE SETTLEMENT

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1709 White Settlement Rd ★ LEASE

PROPERTY FEATURES

- 3,750 SF Building
- Year Built: 1959
- Clear Height: 10'
- 100% HVAC



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1709 WHITE SETTLEMENT

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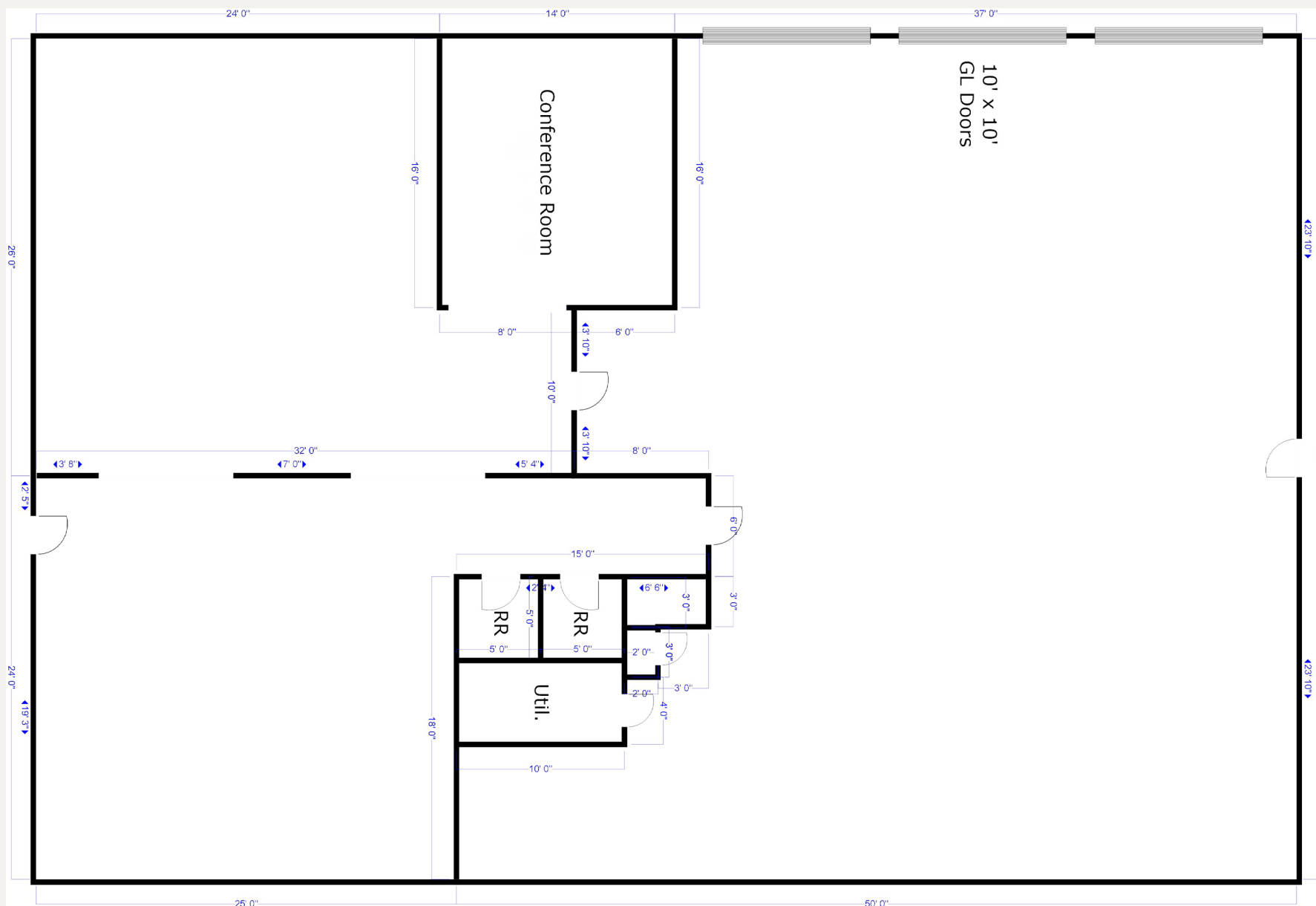
1709 WHITE SETTLEMENT

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1709 WHITE SETTLEMENT

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1717 White Settlement Rd

PROPERTY FEATURES

- 7,860 SF Building
- Two Buildings
- 6 Bay Doors
- Point Booth
- Small Office
- Currently Occupied





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Relentlessly Pursuing What Matters

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