

# Retail ★ LEASE

LanCarteCRE.com

611 HOUSTON ST FORT WORTH, TX 76102

UNIQUE BASEMENT SPACE - ENDLESS POSSIBILITIES!



LANCARTE  
COMMERCIAL

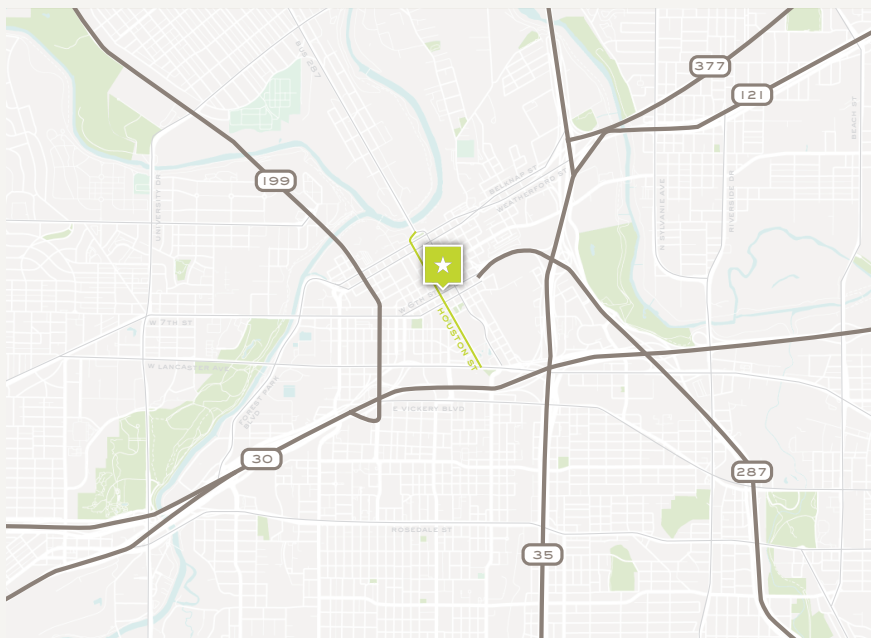
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### PROPERTY FEATURES

- Available SF: 8,697 SF
- Building Size: 23,639 SF
- Landlord will whitebox space + install new LED lights
- Freight & passenger elevators
- 100% air conditioned
- Tenant Improvement offered \$40/ SF

### PARKING LOCATION MAP



### LOCATION OVERVIEW

This property is a prime opportunity for a bar, lounge, private club, or any creative concept you envision. With a customizable layout, you have the flexibility to bring your unique vision to life. Nestled in a vibrant area surrounded by high-traffic dining and entertainment, this space offers excellent visibility and foot traffic. Its historic charm and distinctive architectural details add character and appeal, making it a standout destination. Whether you're looking to create an intimate lounge or a dynamic nightlife experience, this blank canvas is ready for your next concept! Walking distance from significant cultural landmarks such as the Bass Performance Hall and Tarrant County Courthouse.

### LEASING STRUCTURE

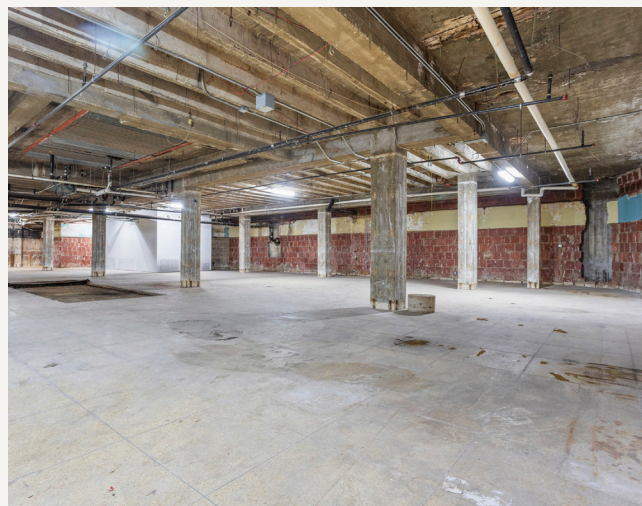
**\$14.00** SF + NNN



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**INTERIOR PHOTOS**

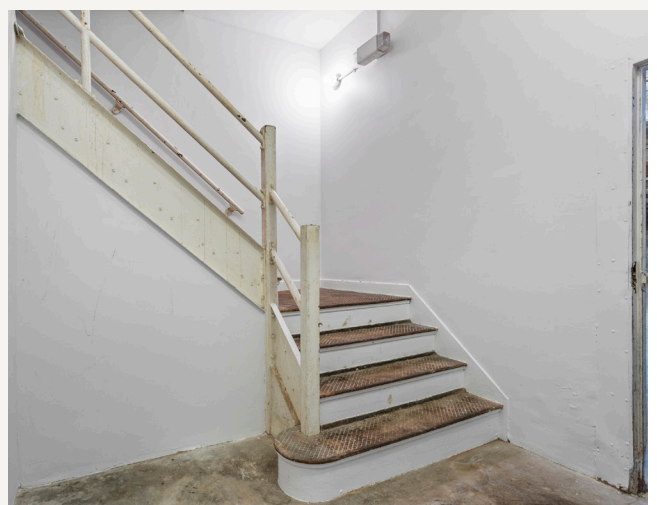




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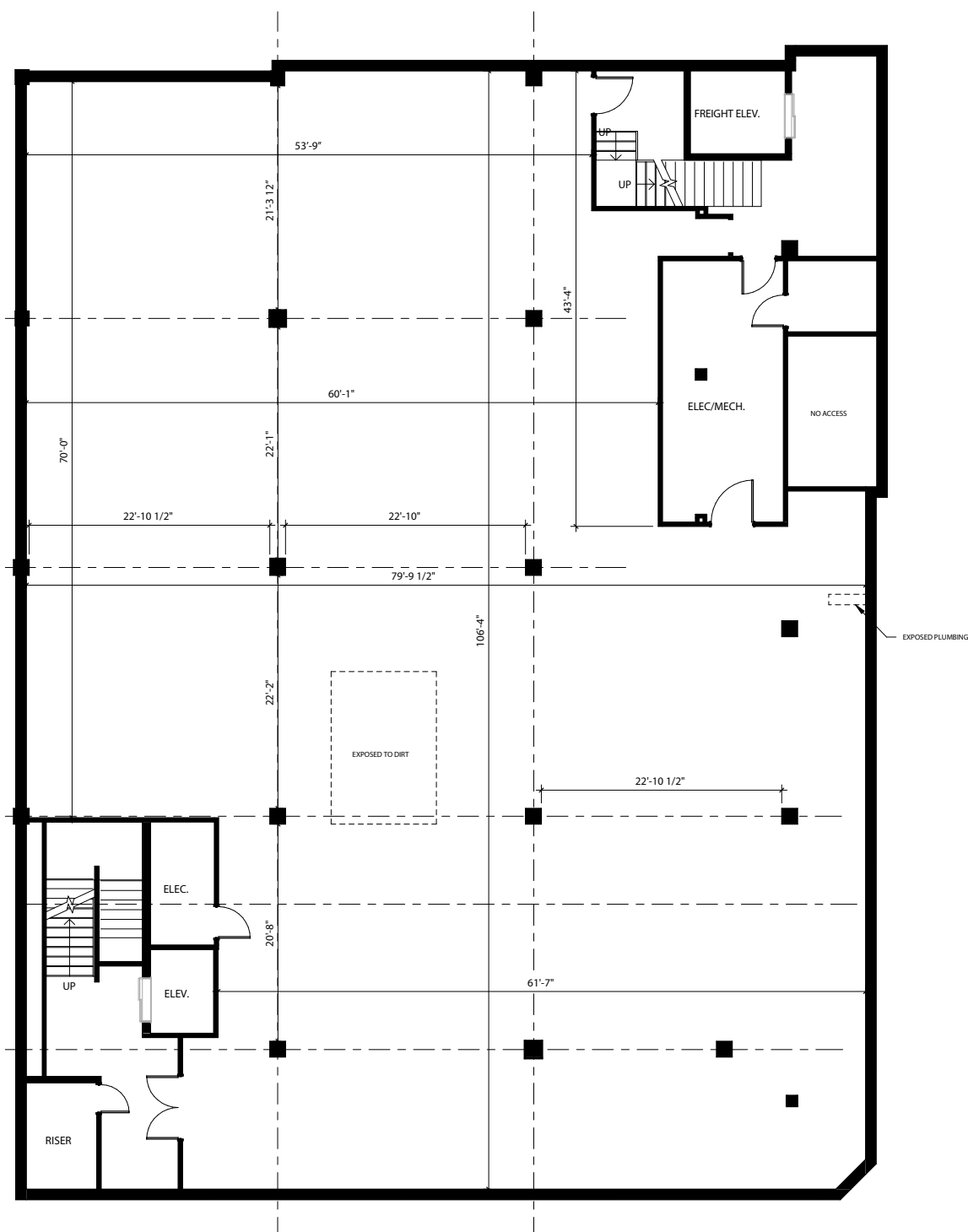
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**INTERIOR PHOTOS**



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## FLOOR PLAN





# LANCARTE

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*Relentlessly Pursuing What Matters*

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