

# Office ★ LEASE

LanCarteCRE.com

201 S CALHOUN ST, FORT WORTH, TX



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**LANCARTE**  
COMMERCIAL

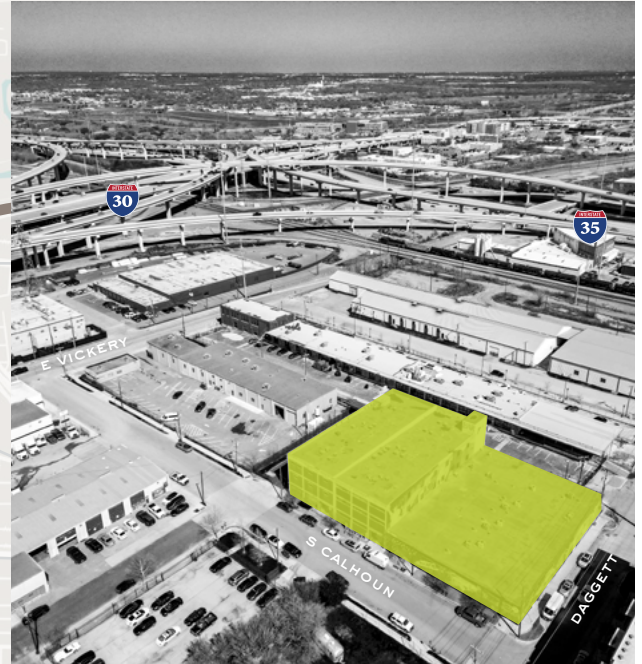
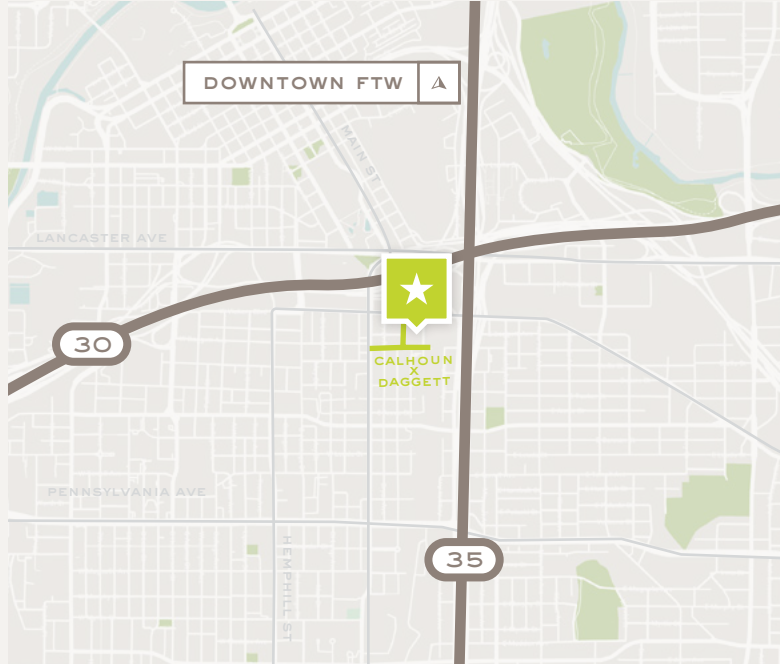
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## PROPERTY FEATURES

- 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

## AVAILABLE SPACES

SUITE 125-A    **1,029** SF

SUITE 125-C    **568** SF

## 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.

## LEASE RATE & STRUCTURE

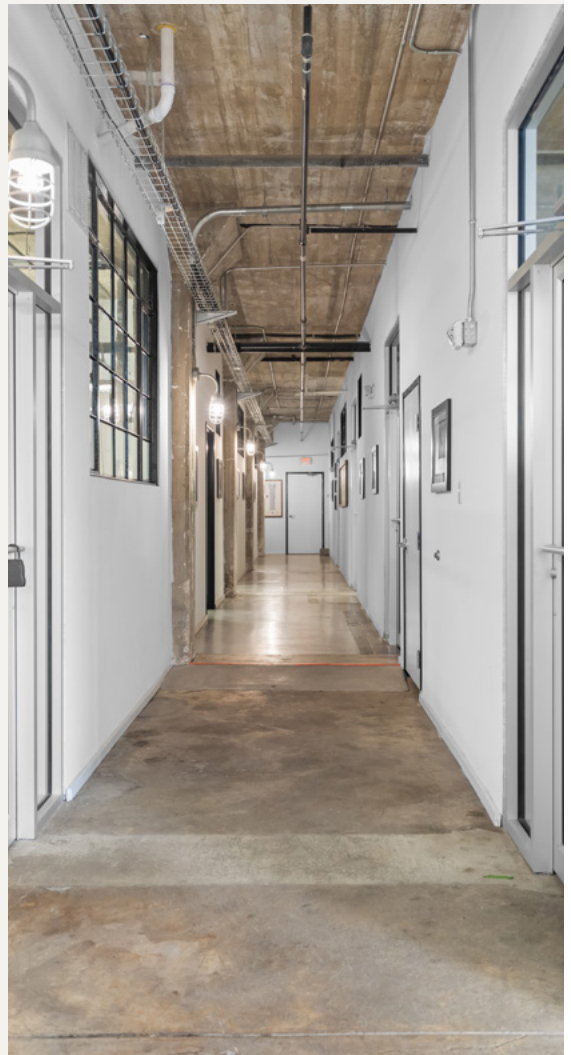
SUITE 125-A    **\$2,550** PER MONTH

SUITE 125-C    **\$1,455** PER MONTH

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CONFERENCE ROOM/SHARED SPACE



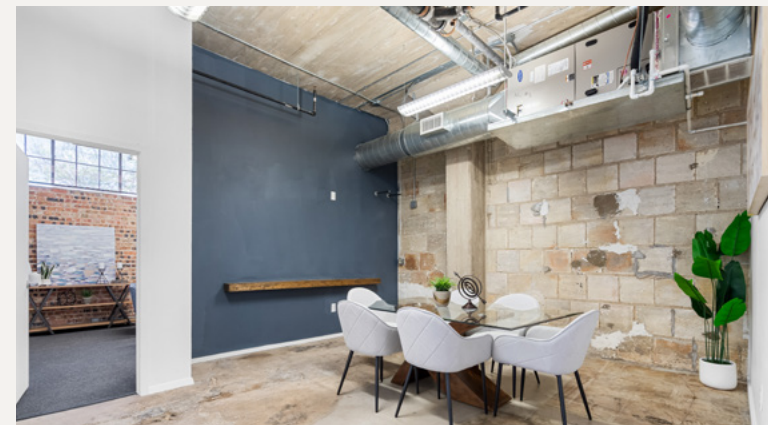
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## SUITE 125-A: 1,029 SF

- 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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## SUITE 125-C: 568 SF

- Open space for 3-4 workstations
- Frosted glass door
- Light on two sides
- Furnished reception area
- Polished concrete floor
- Shared common area, wet pantry and corridor
- Open creative space with industrial-modern finish out

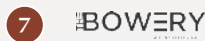
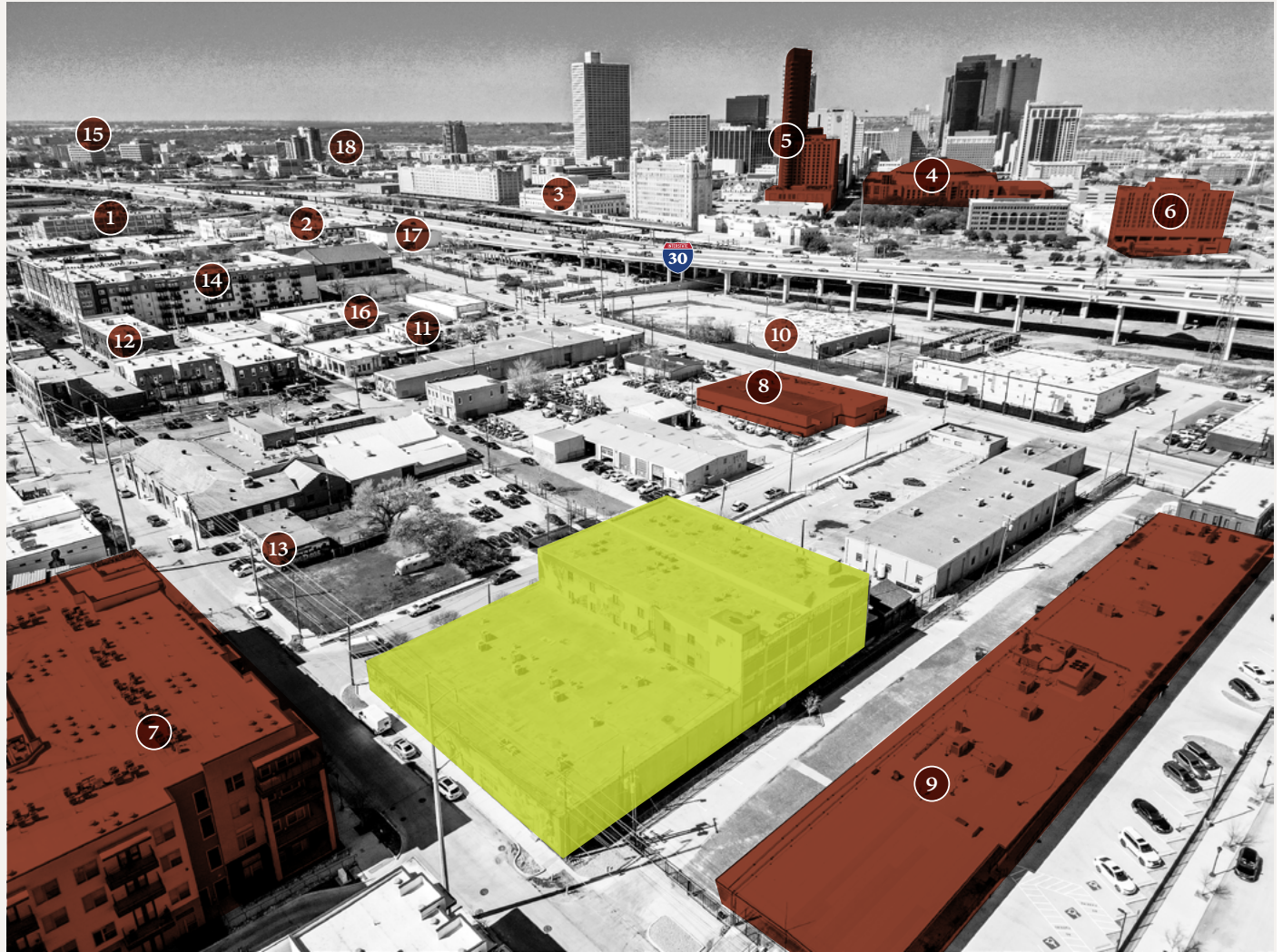


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## RETAIL MAP





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*Relentlessly Pursuing What Matters*

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