

# Flex/Office ★ LEASE

LanCarte.com

2921 ALTAMESA BLVD FORT WORTH, TX 76113



Sarah LanCarte  
CCIM, SIOR  
817-228-4247  
sarah@lancarte.com

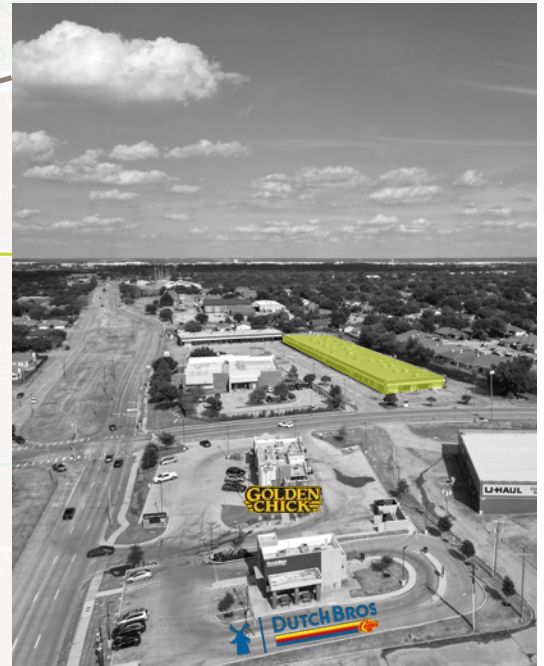
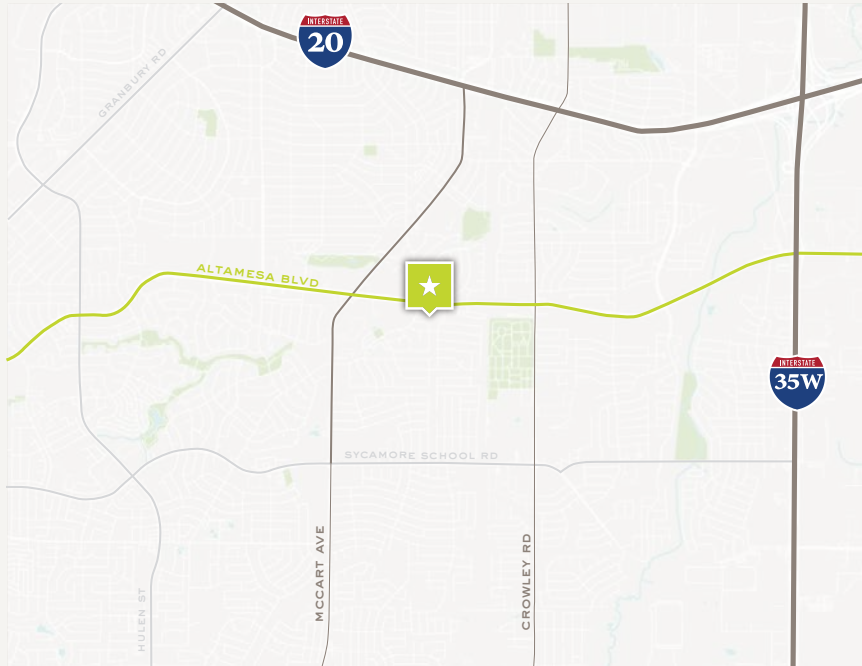
Ben Gehrke  
612-306-5401  
bgehrke@lancarte.com

Finn Wilson  
817-713-8771  
fwilson@lancarte.com

# Flex/Office/Retail ★ LEASE

2921 ALTAMESA BLVD

LanCarte.com



## PROPERTY FEATURES

Formerly occupied by the U.S. Geological Survey Water Resources Division, this versatile space offers a rare combination of private offices, open work areas, and shop/flex functionality. Ideal for a user needing both office and light industrial or service capabilities, the suite is move-in ready and adaptable to a wide range of professional and service-based uses.

- ±4400 SF of functional office/ flex/ retail space
- 5 private offices
- Large open work areas – ideal for bullpen, cubicles, or collaborative teams
- Shop/flex area with 2-14'W x 10'H grade-level overhead doors
- Restrooms to be added per tenant preferences
- Flexible layout suitable for office, lab, tech, and retail or service-related uses
- Zoned "E" Neighborhood Commercial
- TI Allowance Available
- NNN = \$4.65

## LOCATION OVERVIEW

Located just off Southwest Loop 820 on Altamesa Blvd, this property offers excellent accessibility to key Fort Worth corridors, including I-20, Chisholm Trail Parkway, and I-35W. The site is surrounded by a mix of industrial, office, and retail uses and is within a short drive to major commercial hubs and growing residential communities in Southwest Fort Worth. This location provides a strategic advantage for businesses needing connectivity to both Fort Worth's central business district and the growing suburban markets.

## LEASING STRUCTURE

**\$11.50** /SF NNN

**Flex/Office/Retail** ★ LEASE  
2921 ALTAMESA BLVD

LanCarte.com





**Flex/Office/Retail** ★ LEASE  
2921 ALTAMESA BLVD

LanCarte.com





**LANCARTE**  
**COMMERCIAL**  
BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

**Sarah LanCarte CCIM, SIOR**  
817-228-4247  
sarah@lancarte.com

**Ben Gehrke**  
612-306-5401  
bgehrke@lancarte.com

**Finn Wilson**  
817-713-8771  
fwilson@lancarte.com