

Office ★ LEASE

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451 S MAIN STREET, FORT WORTH, TX 76104



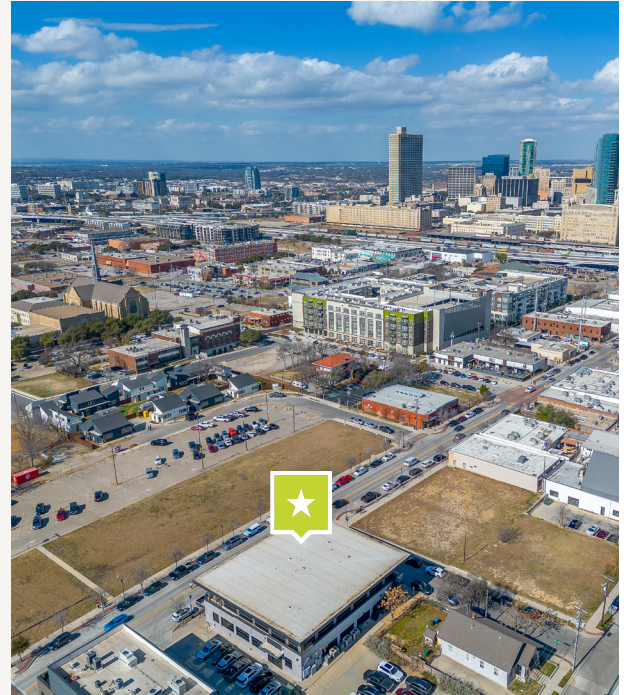
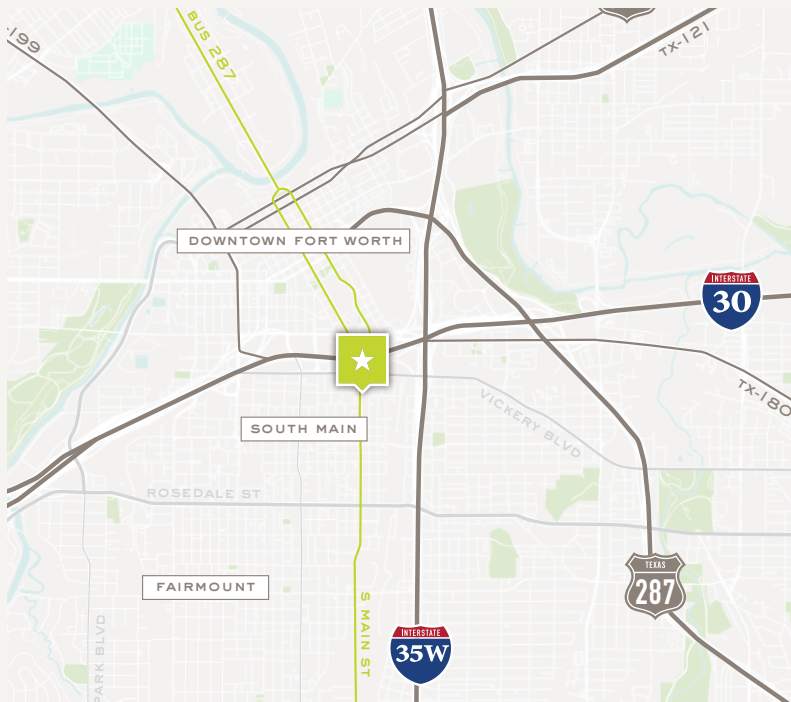
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PROPERTY FEATURES

- +/- 4,446 SF Available (Divisible into Two ± 2,223 SF Suites)
- Built out with private offices, conference rooms and open areas/bullpens
- Direct access to balcony patio with views overlooking downtown
- Common area kitchen
- Abundant natural window light
- Furniture can be included

AVAILABLE SPACES

SUITE 210	2,223 SF
SUITE 220	2,223 SF

LOCATION OVERVIEW

Located in the heart of Fort Worth's Near Southside, the available suite offers a flexible layout well-suited for a variety of professional or creative office users and is close to local restaurants, coffee shops, retail, and entertainment, including Coco Shrimp and Summer Moon Coffee. Situated just south of I-30 and west of I-35, the property provides quick access to Downtown Fort Worth, making it an ideal setting for businesses seeking convenience in a vibrant and growing community.

LEASING STRUCTURE

CONTACT BROKER

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RETAIL MAP



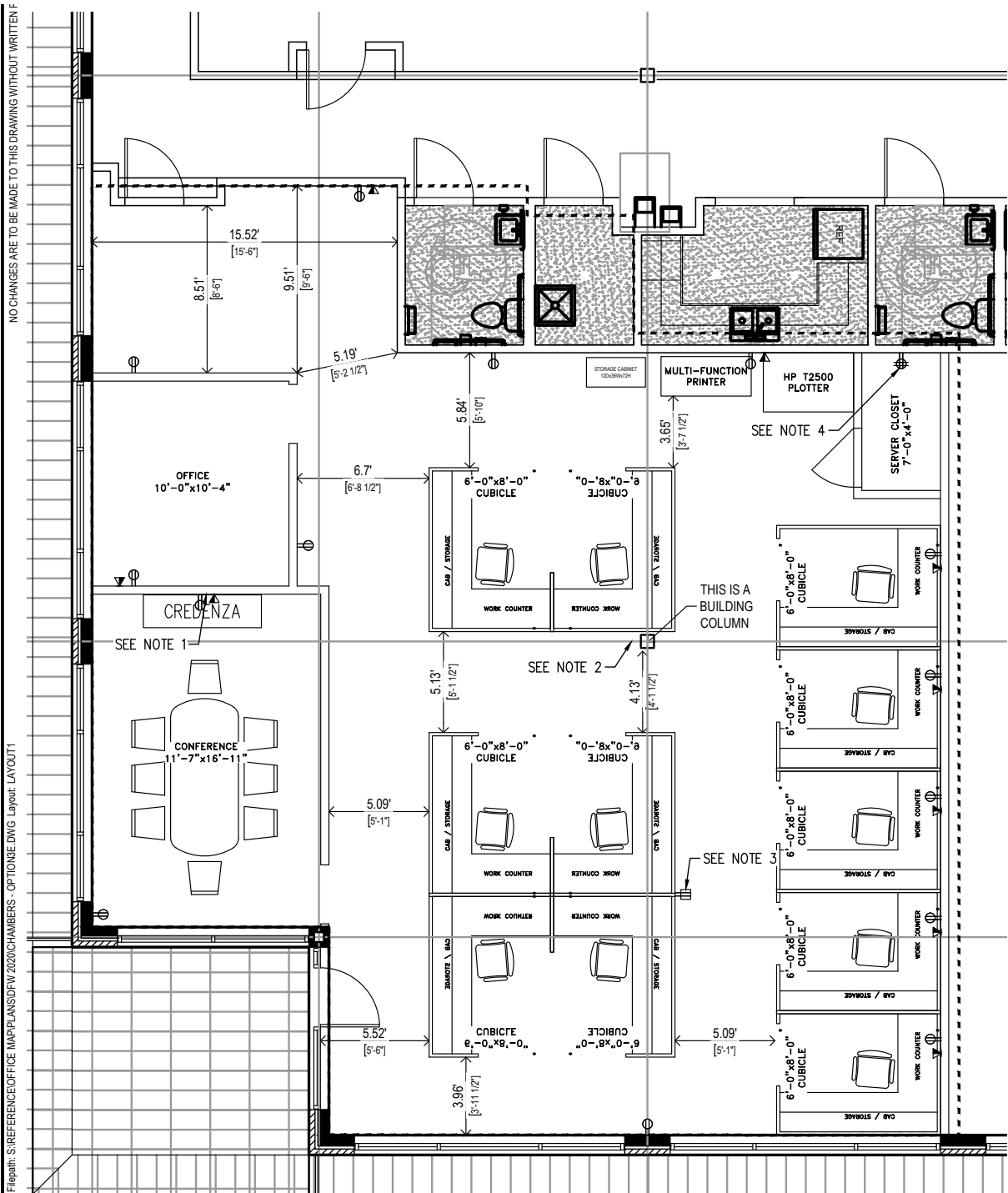
- | | | | | | |
|----|--|----|-------------------|----|------------------|
| 1 | | 5 | | 9 | THE BEARDED LADY |
| 2 | | 6 | | 10 | |
| 3 | | 7 | | 11 | |
| 4 | | 8 | | 12 | |
| 13 | | 14 | ROOTS COFFEEHOUSE | | |

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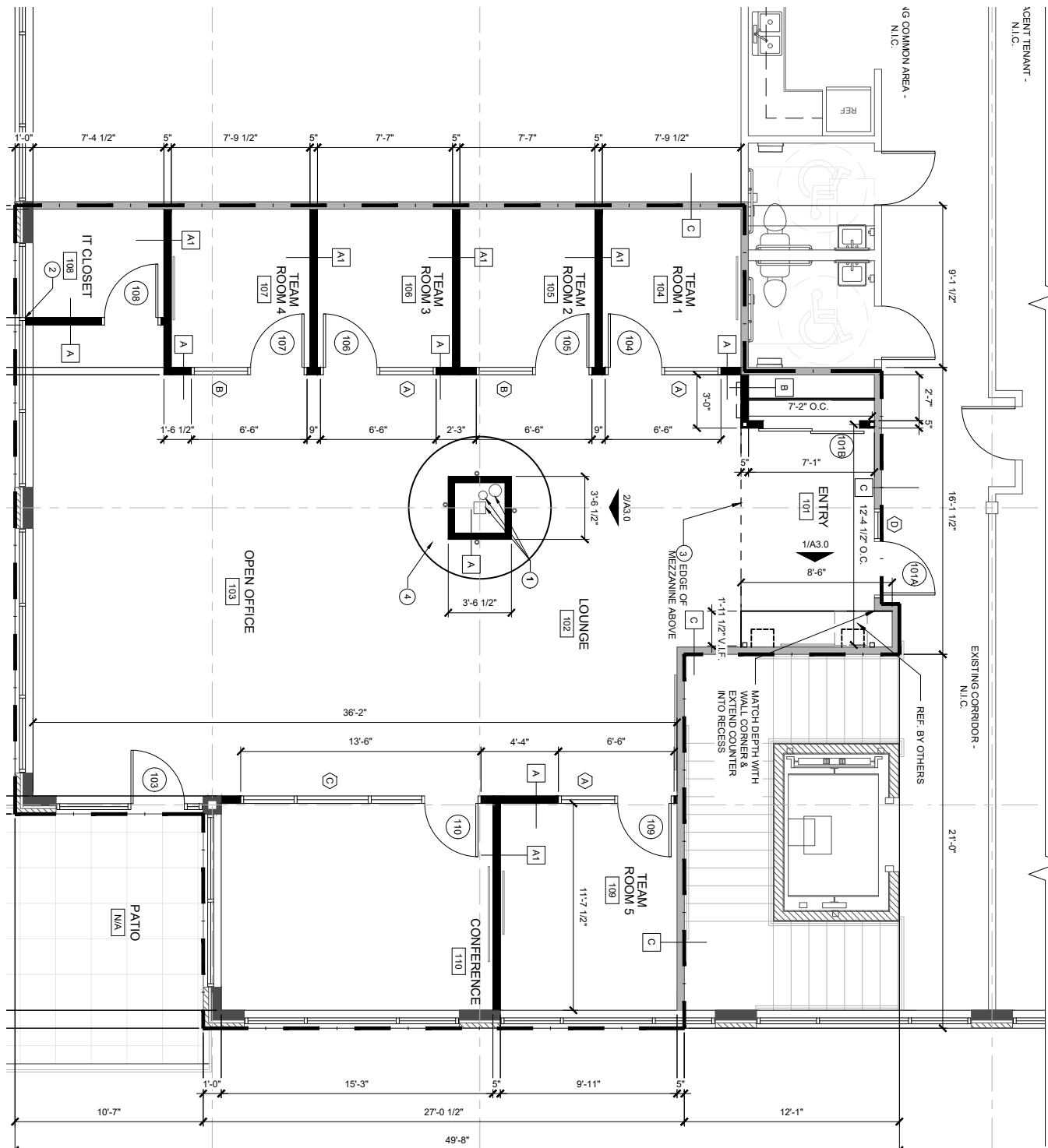
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SUITE 210 FLOORPLAN



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SUITE 220 FLOORPLAN



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INTERIOR



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EXTERIOR





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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