

Creative Office ★ LEASE

LanCarte.com

707 W VICKERY BLVD FORT WORTH, TX 76104



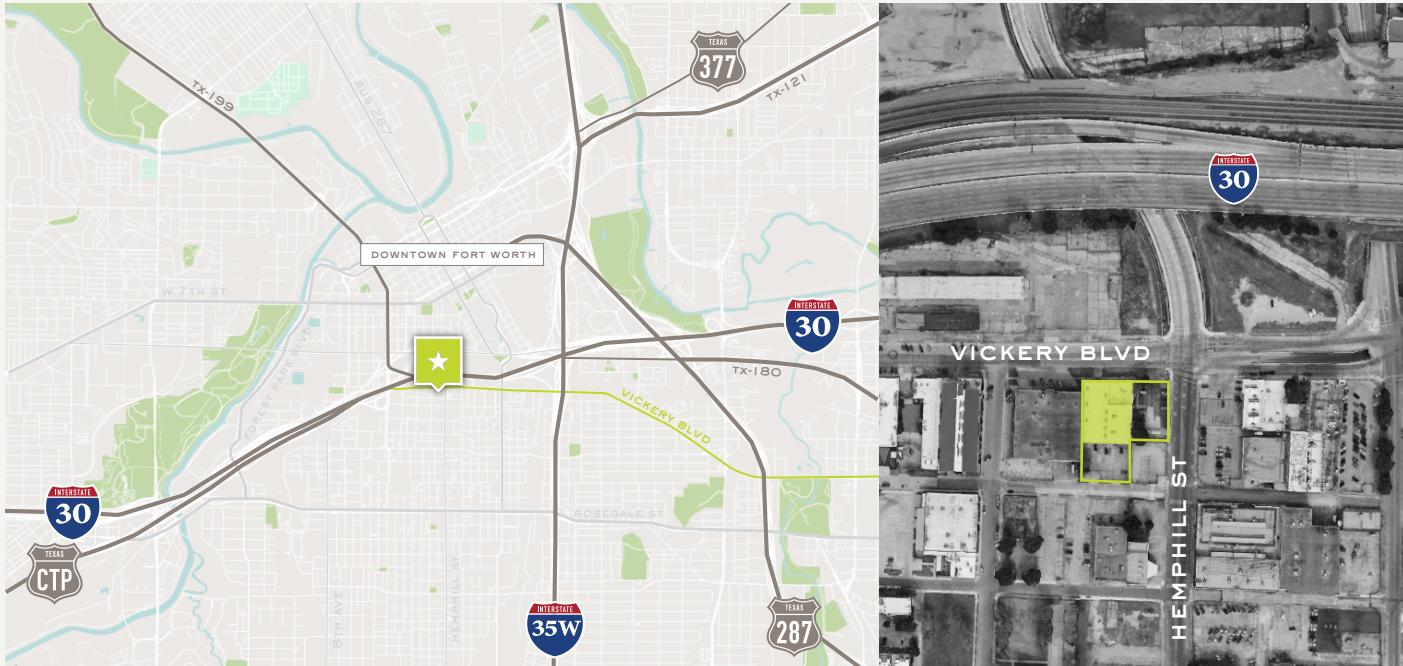
Riley Dean
817-992-2362
rdean@lancarte.com

Lindsey Shelley
713-816-5403
lshelley@lancarte.com

Creative Office ★ LEASE

707 W VICKERY BLVD

LanCarte.com



PROPERTY FEATURES

- 2,413 SF Available
- Single Story Building in the Near Southside
- Exposed Ceilings
- Open Floor Plan
- Key Fob Access
- Concrete Floors
- Free Parking

LOCATION OVERVIEW

- Located at the corner of Hemphill Street and Vickery Blvd, just South of downtown Fort Worth, in the heart of Fort Worth's Near Southside District.
- Walking distance to over 2,200 existing or planned residential units.
- Down the street from T&P station with rail connection to Dallas and DFW airport.

LEASING STRUCTURE

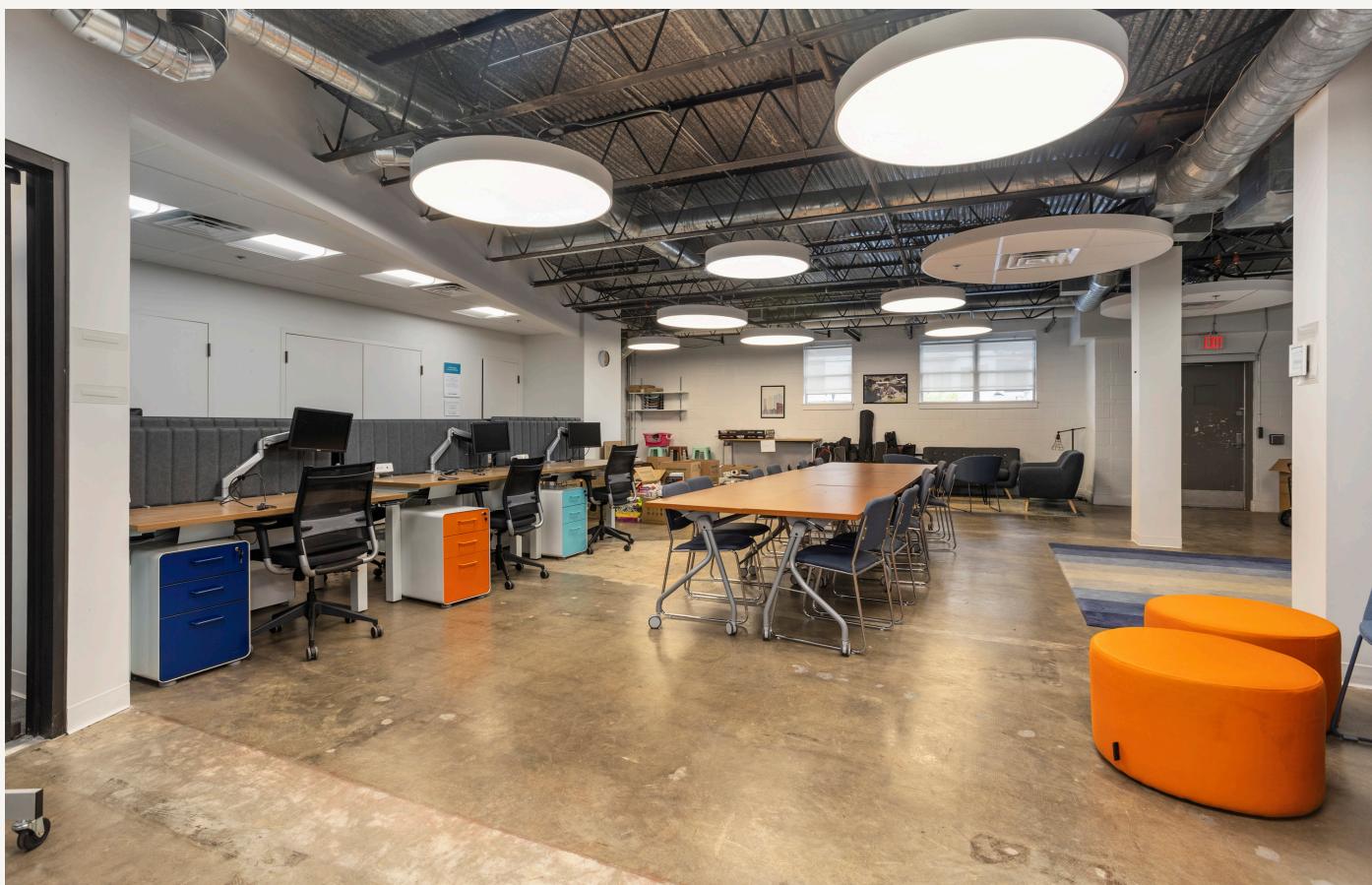
\$30.00 /SF + E

Creative Office ★ LEASE

707 W VICKERY BLVD

LanCarte.com

INTERIOR

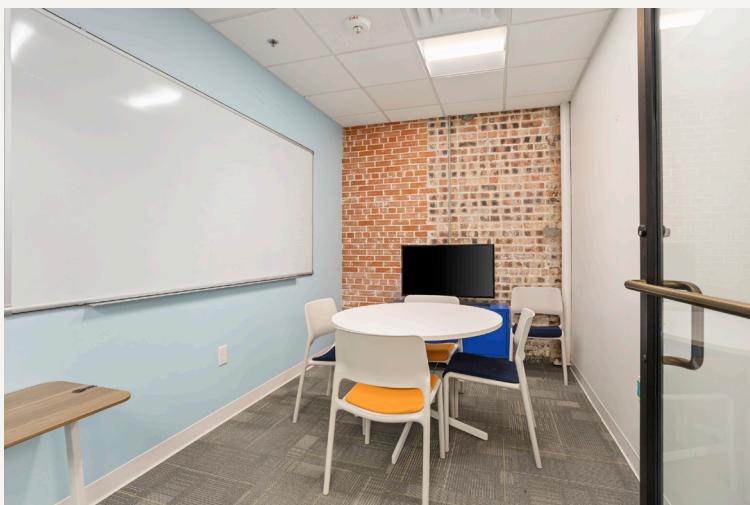
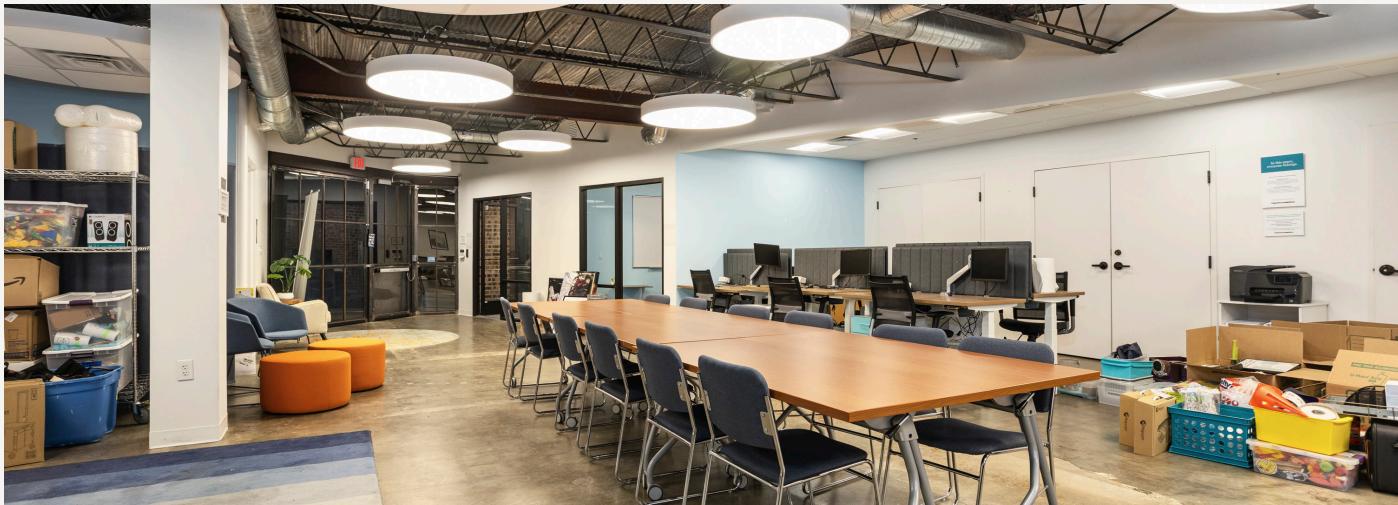


Creative Office ★ LEASE

707 W VICKERY BLVD

LanCarte.com

INTERIOR



Creative Office ★ LEASE

707 W VICKERY BLVD

LanCarte.com

EXTERIOR

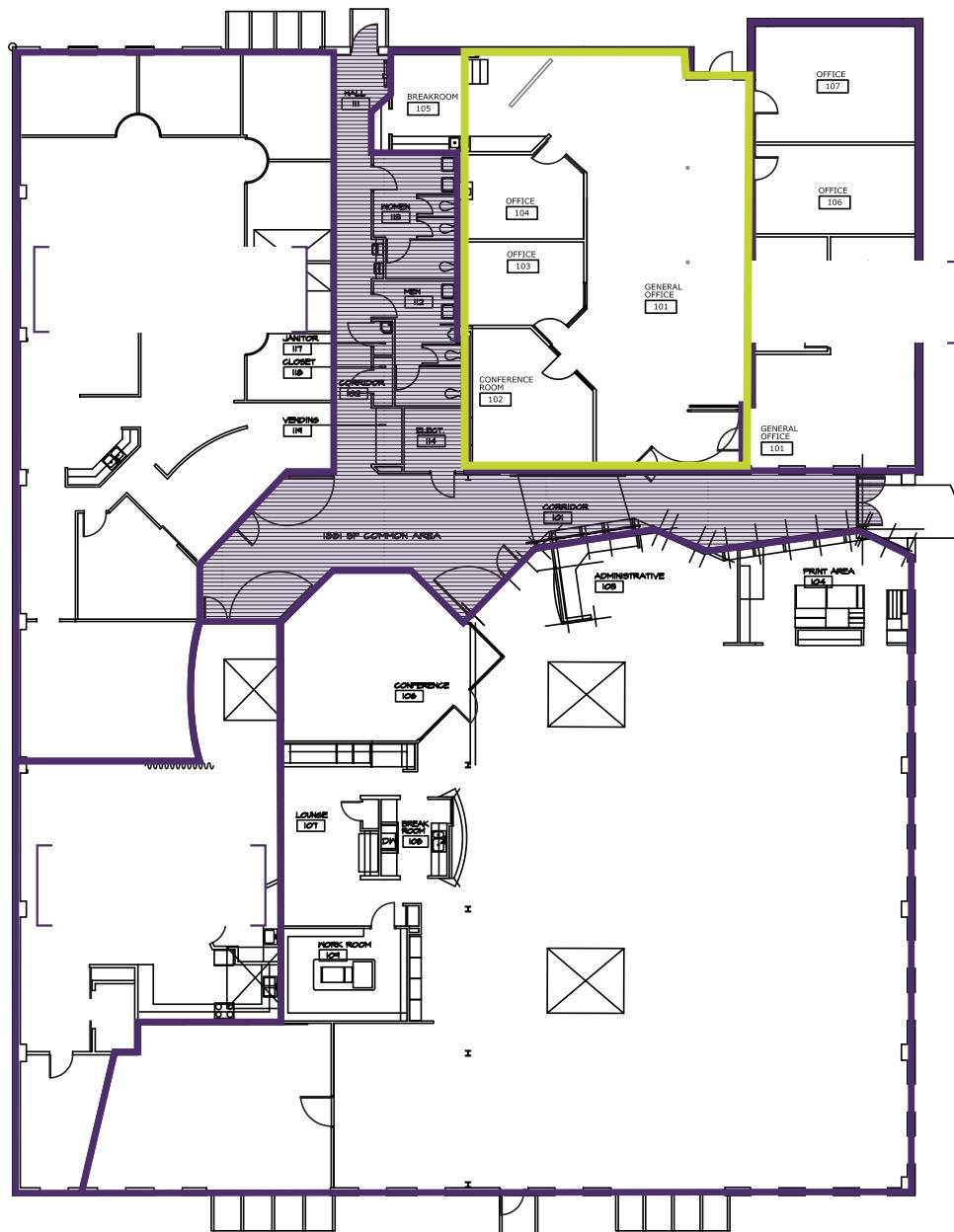


Creative Office ★ LEASE

707 W VICKERY BLVD

LanCarte.com

707 WEST VICKERY



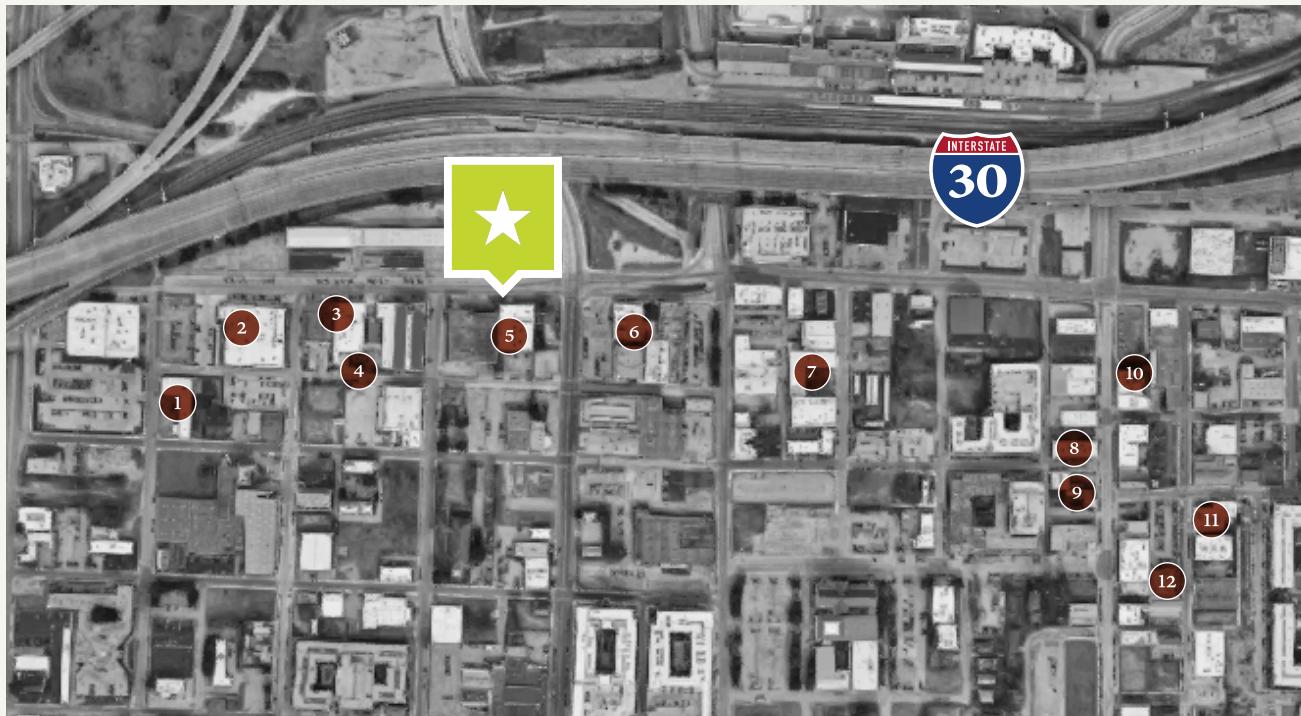
COMMON AREA

Creative Office ★ LEASE

707 W VICKERY BLVD

LanCarte.com

RETAIL MAP - NEAR SOUTHSIDE



1



5



9

THE BEARDED
LADY

2



6



10

TINIES

3



7



11

HopFusion
ale works

4



8



12

COCO SHRIMP



LANCARTE COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

Riley Dean
817-992-2362 | rdean@lancarte.com

Lindsey Shelley
713-816-5403 | lshelley@lancarte.com

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2026 LanCarte Commercial Real Estate, LLC.