

Office ★ LEASE

LanCarteCRE.com

504 BAILEY AVE. FORT WORTH, TX 76107

REDUCED PRICE



LANCARTE
COMMERCIAL

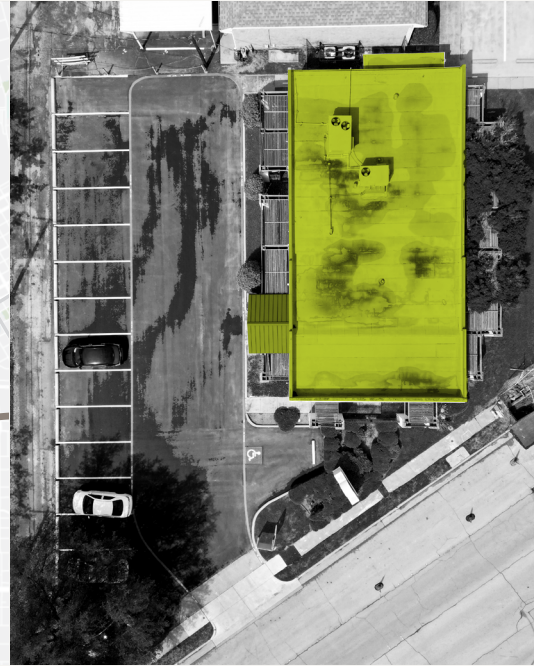
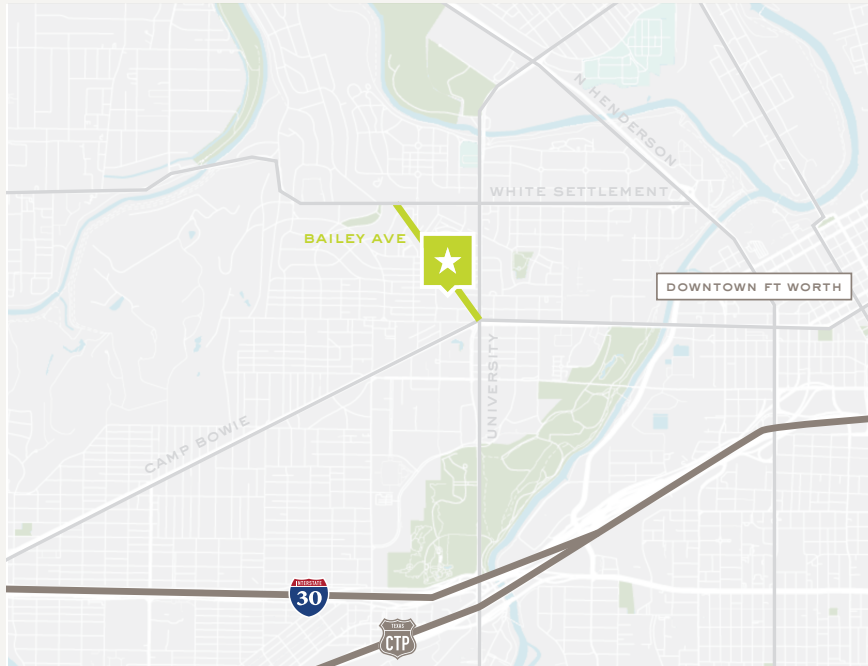
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PROPERTY FEATURES

- 2,887 Available SF
- +/- .31 AC
- Newly Paved Parking Lot with 14 Spaces
- 3 Bathrooms; 2 Showers
- Break Room
- Conference Room with Multi Purpose Possibilities
- Private Offices
- Closet with Washer and Dryer Connections
- Multiple Storage Areas
- Heavy Plumbing (Former Tenant Dentist)

LOCATION OVERVIEW

Located on the corner of Bailey Ave. and W 4th St. near the University Area, Cultural District, and Crockett Row at 7th Street. This location is just minutes from Downtown Fort Worth and in close proximity to I-30 and Chisholm Trail. The property is within walking distance to local restaurants and coffee shops.

LEASING RATE & STRUCTURE

\$25.00 SF NNN

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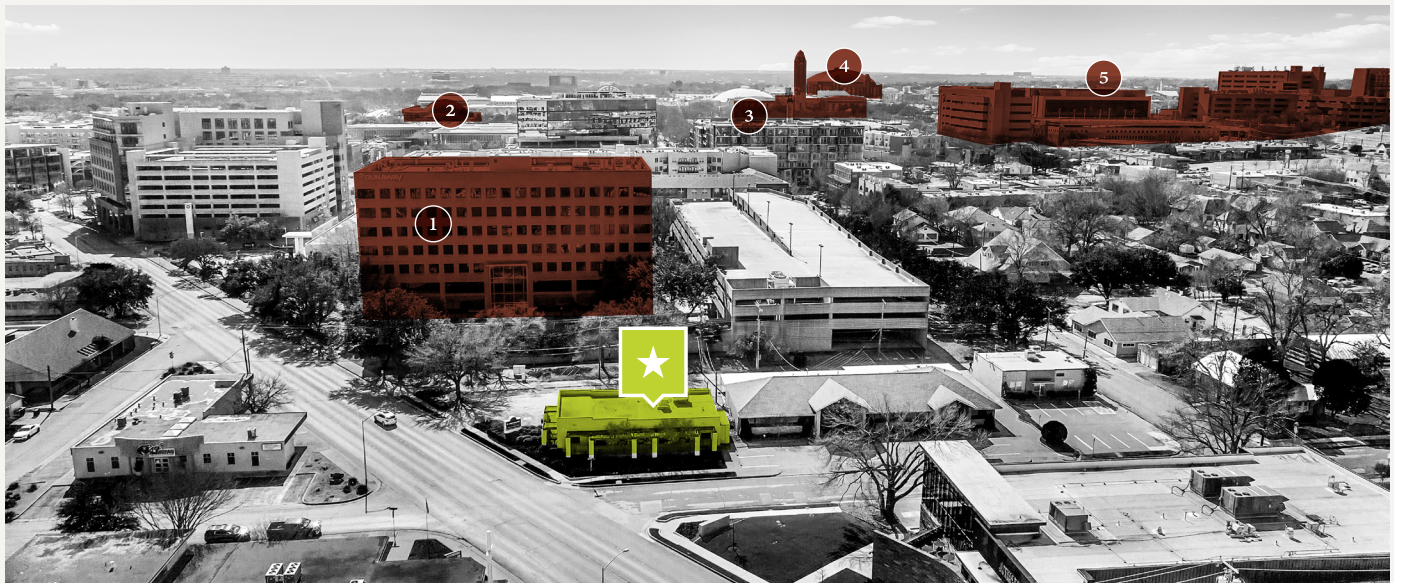
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LOCATION MAP



- 1 CUS BATES
financial services
- 2 DUNAWAY
- 3 REGIONS
- 4 FORT WORTH MEDICAL DISTRICT
- 5 Fidelity INVESTMENTS
- 6 MONTGOMERY PLAZA
- 7 DOWNTOWN FORT WORTH



- 1 DUNAWAY
- 2 casa mañana
- 3 WILL ROGERS MEMORIAL CENTER
- 4 Dickies Arena
- 5 hsc THE UNIVERSITY of NORTH TEXAS HEALTH SCIENCE CENTER at FORT WORTH

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INTERIOR





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Relentlessly Pursuing What Matters

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