

street™

Retail For Lease

1455 W Magnolia Ave, Fort Worth, TX, 76104



Forward thinking
commercial real estate.

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OFFERED BY

Ryan Ladd
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Street Realty, LLC
3909 Hulen St.
Fort Worth, TX 76107





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1455 W Magnolia Ave, Fort Worth, TX 76104



PROPERTY DESCRIPTION

Exceptional property for lease at 1455 W Magnolia Ave, Fort Worth. Attractive frontage, authentic architecture, and abundant on-site amenities. Strategic location at vibrant Magnolia Ave, with ample parking. Ideal for a variety of business needs, including health care support tenants.

PROPERTY HIGHLIGHTS

- High-visibility storefront
- Modern architectural design
- Ample natural light
- Flexible lease terms

LOCATION DESCRIPTION

Explore the lively Magnolia Avenue neighborhood in Fort Worth, a vibrant hub of boutique shops, popular restaurants, and entertainment venues. This sought-after area is a prime location for retail and street retail tenants, offering easy access to local attractions such as the Fort Worth Zoo, Sundance Square, and the Cultural District. With its bustling atmosphere and diverse audience, this location presents an exciting opportunity for businesses looking to thrive in a dynamic, high-traffic environment.

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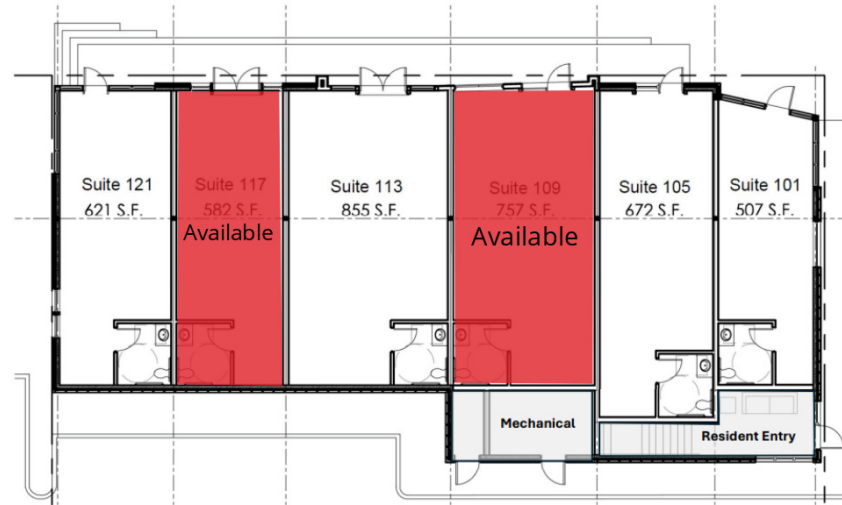
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AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
1455 W Magnolia Ave, Suite 117	582 SF	Gross	Negotiable
1455 W Magnolia Ave, Suite 109	757 SF	Gross	Negotiable

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TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker / Broker Firm Name	License Number	Email	Phone
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Designated Broker of Firm	License Number	Email	Phone

Buyer / Tenant / Seller / Landlord Initials Date



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