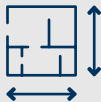


OFFICE OR RETAIL SPACE FOR LEASE

410-420 S HENDERSON STREET

410-420 South Henderson Street, Fort Worth, Texas 76104



SPACE AVAILABLE
5,445 SF



PRICING
CONTACT BROKER

CONTACT

Vic Meyer | 817.710.1113 | vmeyer@holtlunsford.com
Carter Sellsl | 817.632.6153 | csells@holtlunsford.com



This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

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PROPERTY HIGHLIGHTS

- 2nd gen medical space
- Prime location for office or retail
- Up to 5,445 SF contiguous
- Over 300,000 individuals within 5 miles of locations
- Close access to Interstate 30 and the Medical District

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	15,326	105,838	306,334
Population Growth	2.2%	1.7%	1.4%
Average Household Income	\$87,497	\$86,601	\$75,763

TRAFFIC COUNTS

ROAD	VEHICLES PER DAY
S Henderson St & W Tucker St S	21,321

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Cook's Children's Home Health
Bowlounge
809 at Vickery
Twilite Lounge
Justin Brands
Wild Bunch Sub Shop
Fade to Black Tattoo Company
Tulips FTW
The Table

Leaves Book and Tea Shop
Megan Thorne Fine Jewels
Record Town

Tinies
Amphibian Stage
Southside Cellar
WED Bridal Boutique
Loft22 Cakes

Bodega South Main
Nickel City
Tricks of the Trade
Brix Barbecue
The Bearded Lady
The Holly
Southside Recorders
Frank Kent Motor Company
Backlot Studio and Workspace

Hop Fusion Ale Works
Hot Box Biscuits Club
Morgan's Ice Cream
Tre Mogli
Coco Shrimp
Tangled Salon and Spa
Emporium Pies
Roots Coffeehouse
Cachet Salons & Spa

CONTACT

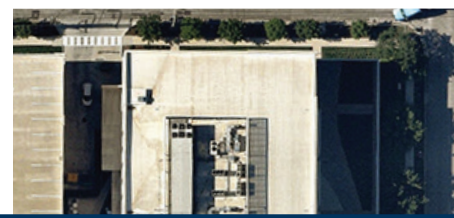
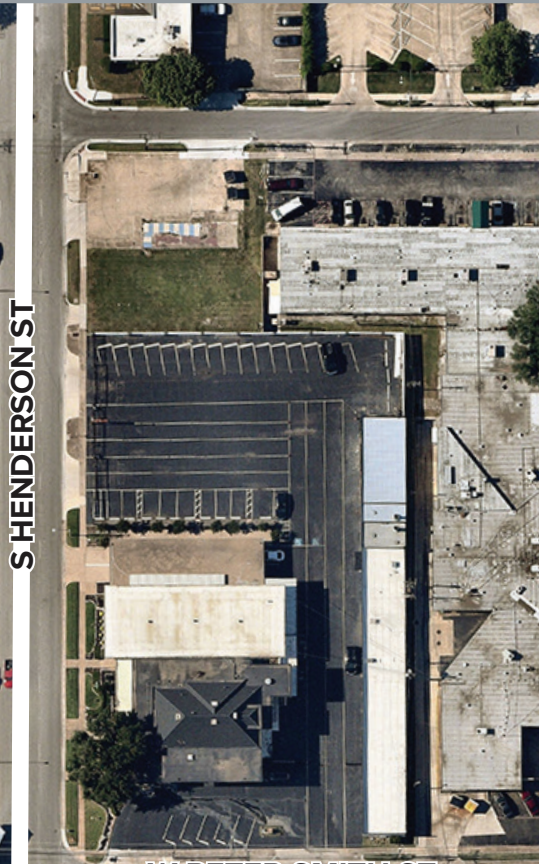
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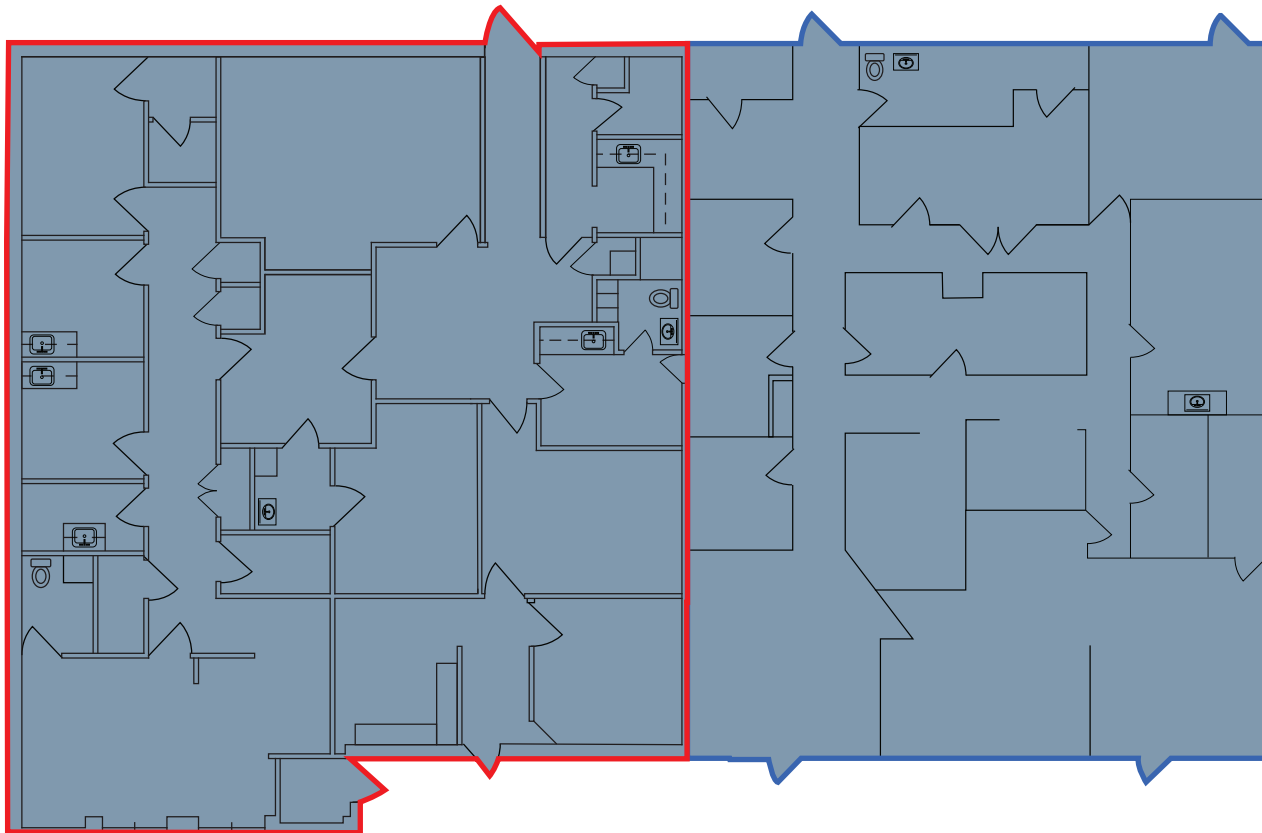
410-420 South Henderson Street, Fort Worth, Texas 76104

FLOORPLANS

Suite 418 & 420
2,793 SF
Available 1/1/2025

Contiguous Space
5,445 SF

Suite 414 & 416
2,652 SF
Available



CONTACT

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Information About Brokerage Services

11-2-2015



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 have 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.

Holt Lunsford Commercial, Inc.	359505	hlunsford@holtlunsford.com	972.241.8300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone