

**FOR SALE  
OR LEASE**

19,029 RSF  
TOTAL

±3,300 RSF  
AVAILABLE  
FOR LEASE

CLASS A  
OFFICE/ RETAIL  
SPACE



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# 710 S. MAIN ST.

FORT WORTH, TX 76104



## PROPERTY INFORMATION:

- Excellent Owner / User Opportunity in the Near Southside district
- Two parking lots with 40 total parking spaces
- Ideal location on South Main with multiple restaurants just steps away
- Beautiful interior finishes creating a modern / creative move-in ready office space

## SALE INFORMATION:

- 19,029 Total SF
- In place NOI approximately \$458,000.00

## LEASE INFORMATION:

- Suite 201: ±3,300
- \$28.00 + NNN (Est. \$12.18)

**SALE PRICE: \$6,650,000**



**SCAN FOR MORE  
INFORMATION**

**KIRK KELLY**  
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**BLAKE GRABLE**  
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# 710 S. MAIN ST.

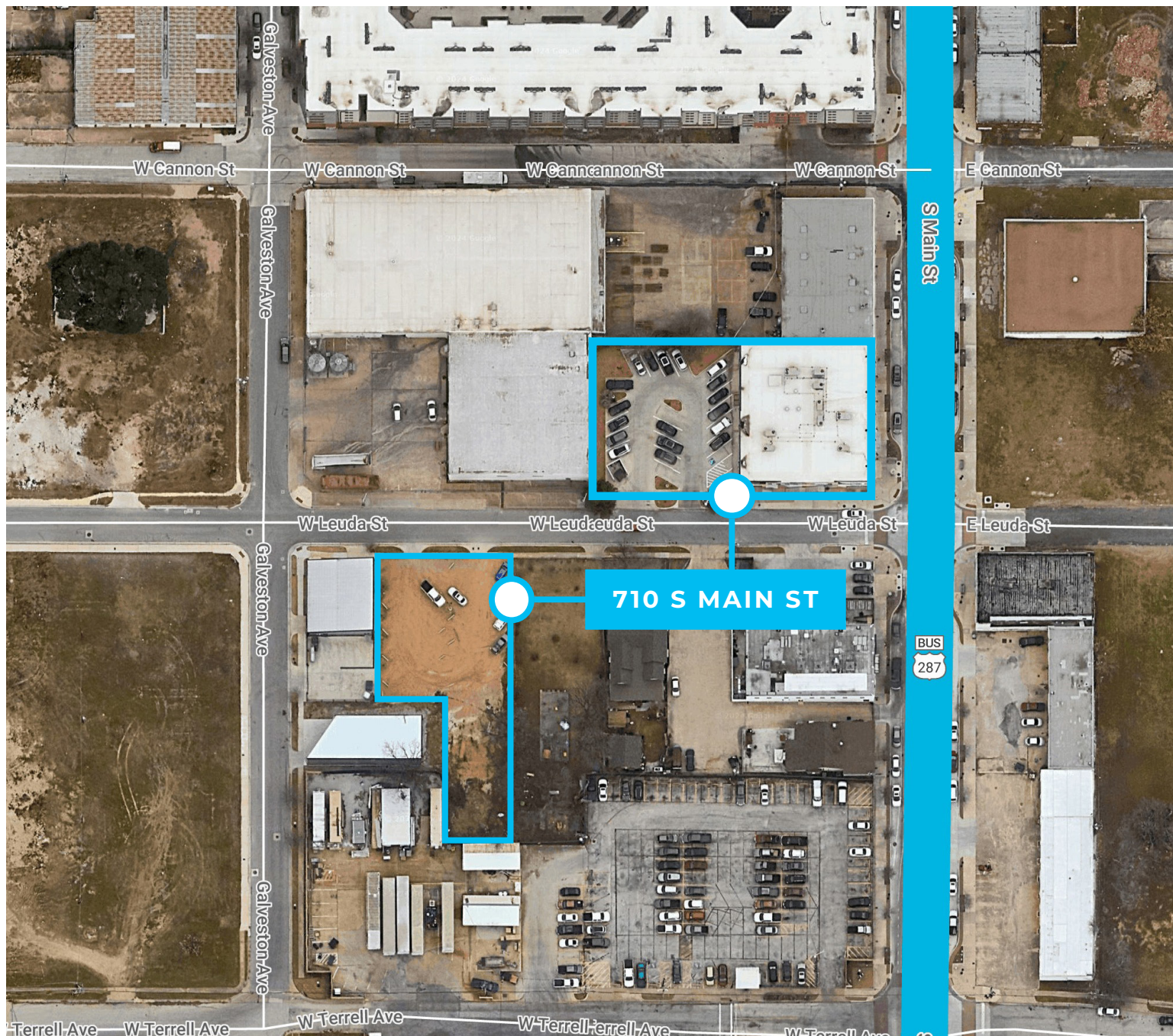
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## AERIAL



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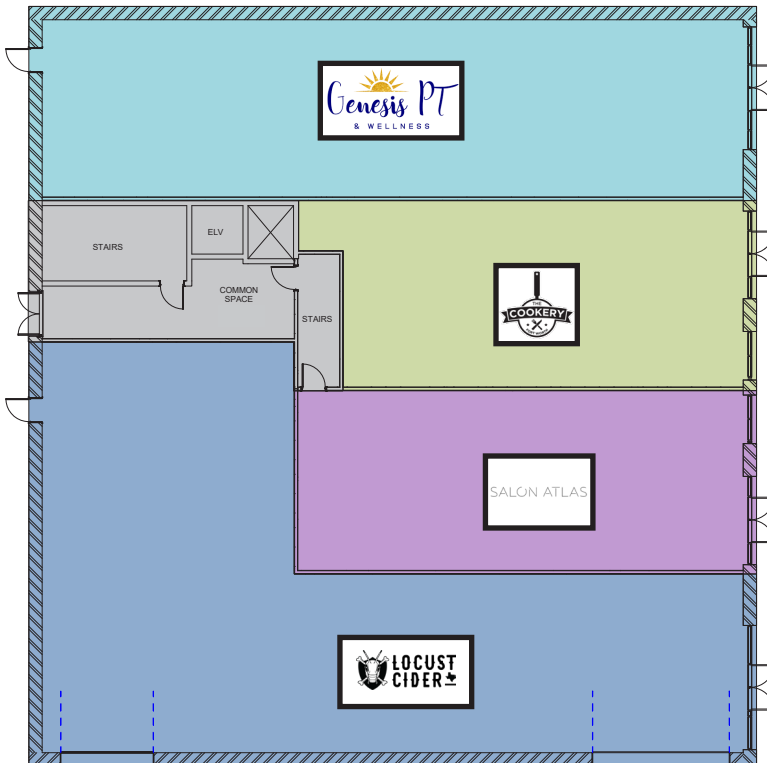


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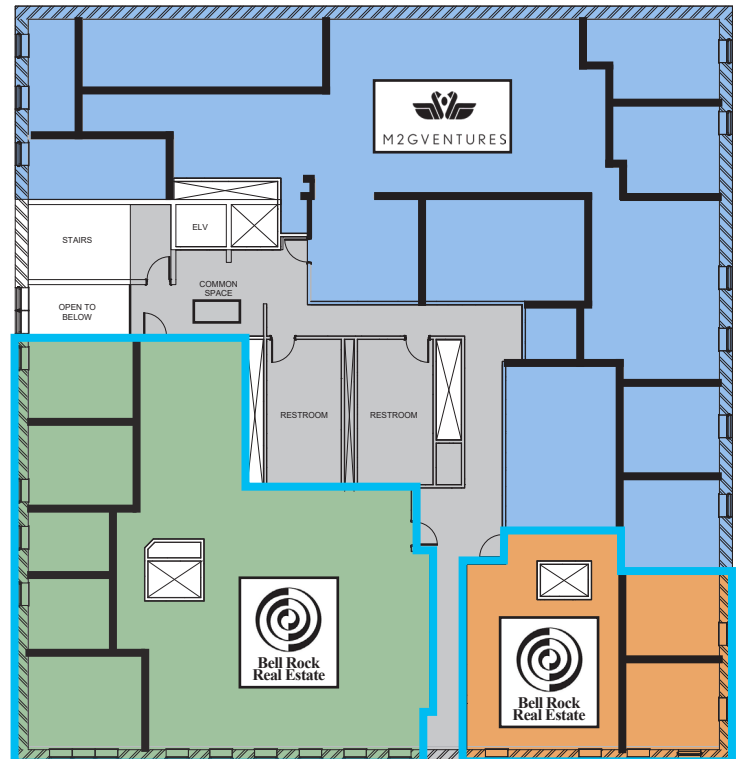
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## FLOORPLAN

### First Floor



### Second Floor



### CURRENT TENANTS

- **Genesis PT & Wellness:** Holistic pelvic floor therapy practice including a team of specialty physical therapists, occupational therapists, and birth doulas.
- **The Cookery:** Interactive cooking classes, named "Best Cooking Class in Dallas" by D magazine.
- **Salon Atlas:** Full service hair salon.
- **Locust Cider:** Taproom serving hard cider.

- **M2G Ventures:** Commercial real estate investment, development, and consulting firm specializing in adaptive reuse and industrial properties.
- **Bell Rock Real Estate:** would vacate on a sale or lease back Suite 209 (1,200 SF)

### LEASE INFORMATION:

- Suite 201: ±3,300
- \$28.00 + NNN (Est. \$12.18)

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## AMENITIES MAP



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## EXTERIOR PHOTOS



# 710 S. MAIN ST.

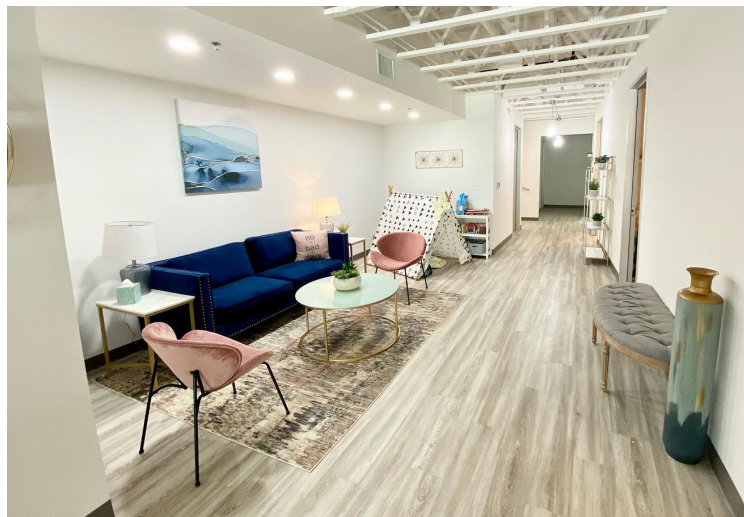
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## INTERIOR PHOTOS (RETAIL)



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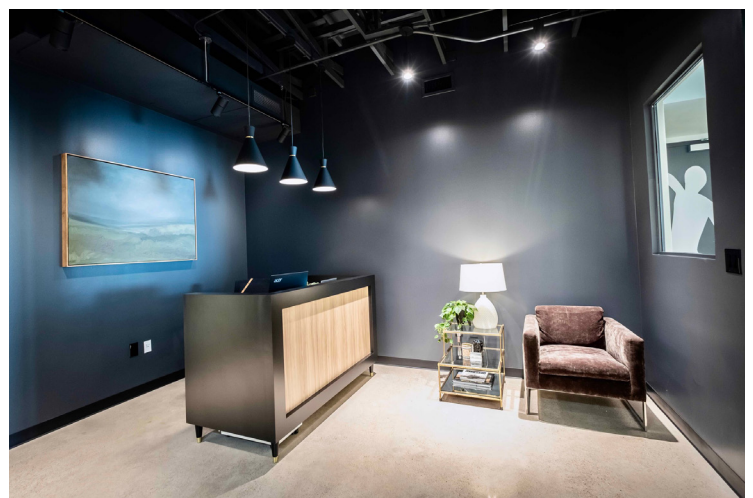
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## INTERIOR PHOTOS (OFFICE)





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