

Industrial & Office ★ LEASE

LanCarte.com

401 S JIM WRIGHT FORT WORTH, TX 76108



LANCARTE
COMMERCIAL

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PROPERTY FEATURES

- Open and private office layouts available
- Ample parking
- Easy Highway Access
- High-Traffic area

AVAILABLE SPACES

SUITE 104 **1,417 SF** *Wide open *Office build-out can be made available*

SUITE 110 **3,236 SF** *Reception, conference room, open area, private offices*

SUITE 111 **1,728 SF** *Reception, open area, private offices*

SUITE 160 **5,994 SF** *Reception, 7 private offices, bullpen, breakroom, conference room, storage*

**Suite can be combined to 4,964 SF*

LOCATION OVERVIEW

This property is strategically positioned along S Jim Wright Freeway (Loop 820) offering exceptional connectivity to Loop 820, I-30, I-20, and surrounding highways. The surrounding area is home to a diverse mix of industrial, manufacturing, and distribution businesses benefiting being convenient location just minutes from downtown Fort Worth.

LEASE RATE & STRUCTURE

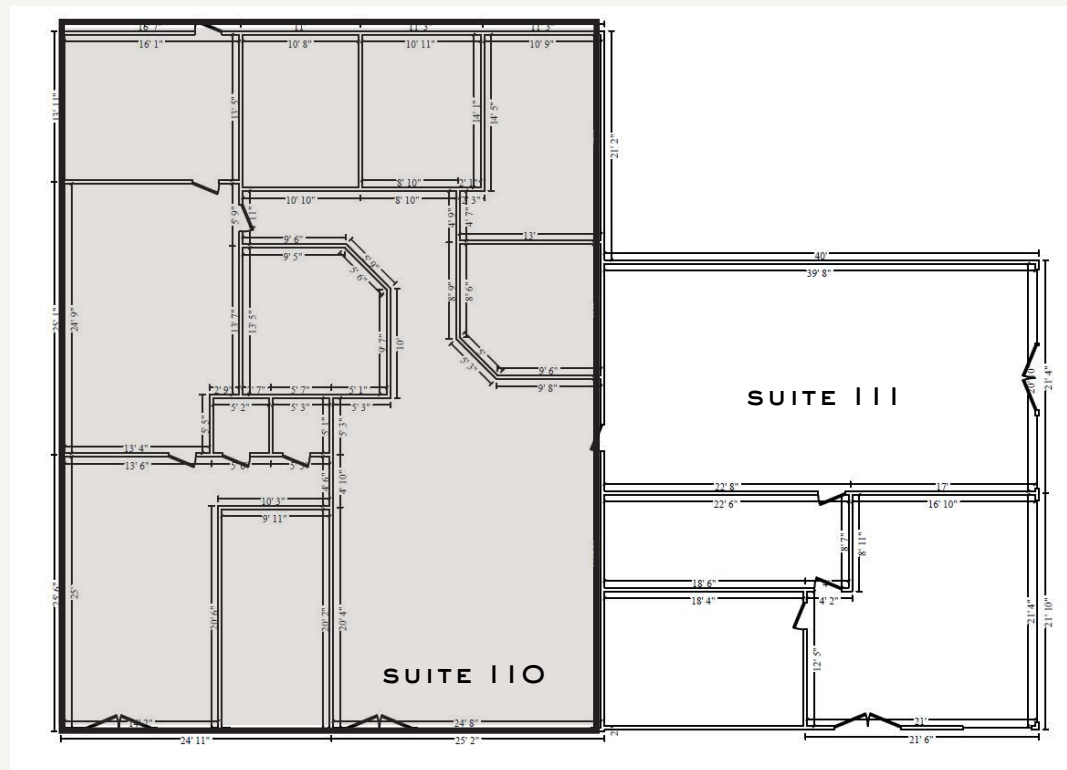
\$15.00 /SF NNN

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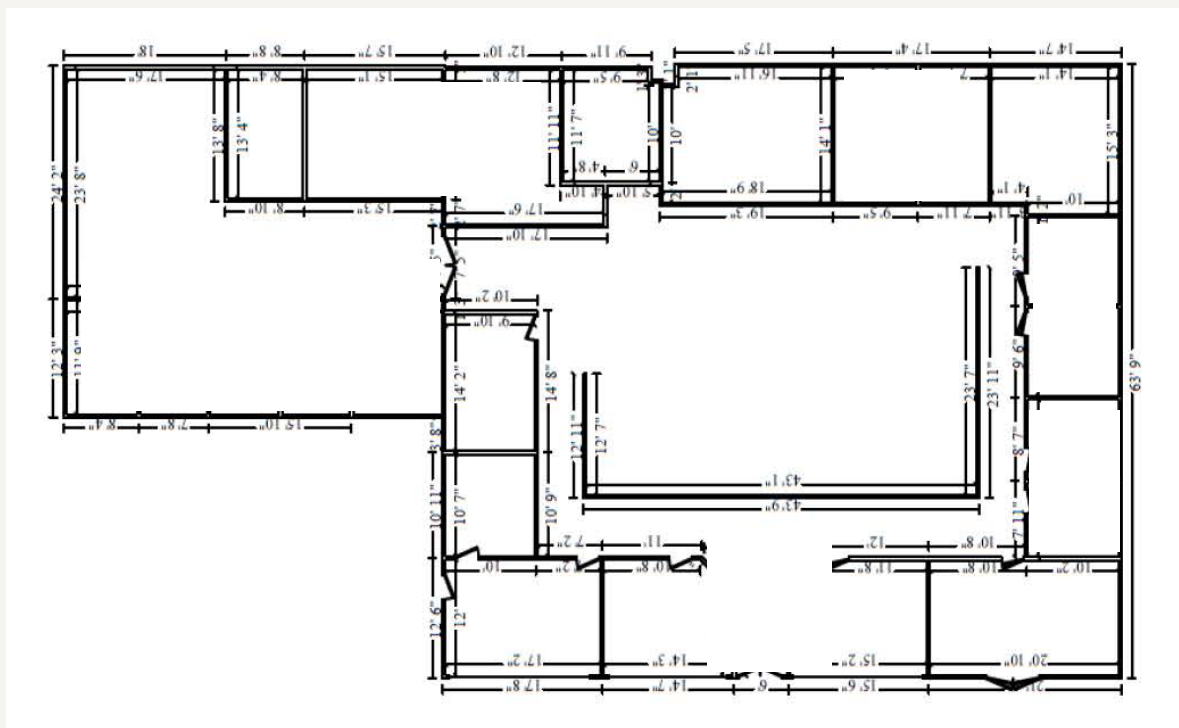
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FLOOR PLAN - SUITE 110 AND SUITE 111



FLOOR PLAN - SUITE 160



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SUITE 110 AND SUITE 111



NOTE: LANDLORD WILL INSTALL FLOORING AS PART OF BUILD-OUT

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SUITE 160





LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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