

# Barta Bailey

440 NW 11TH STREET - MIDTOWN  
OFFICE OR RETAIL SPACE AVAILABLE



## Property Description

This mixed-use stucco building in the heart of Midtown serves as an anchor at the NW 11th and Walker intersection. The anchor restaurant opened in late 2025 with one ground floor office/retail space and the upstairs bar available for lease.

Parking is available in the attached parking lot for all tenants.

## Property Highlights

- Beautifully restored building
- Sign opportunities
- Convenient Parking
- Midtown location, walkable to all of the great midtown services and restaurants

## Offering Summary

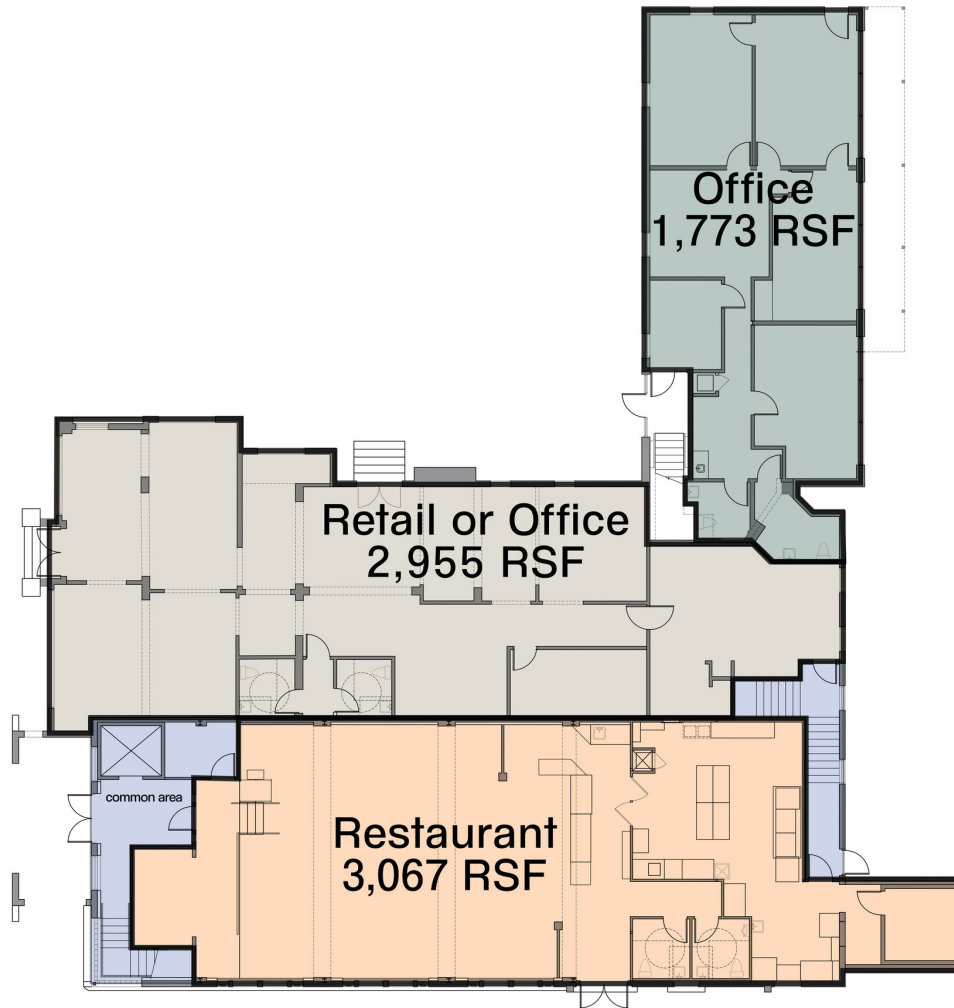
|                  |                             |
|------------------|-----------------------------|
| Lease Rate:      | \$22.00 - 24.00 SF/yr (NNN) |
| Number of Units: | 2                           |
| Available SF:    | 1,922 - 2,955 SF            |
| Building Size:   | 15,106 SF                   |

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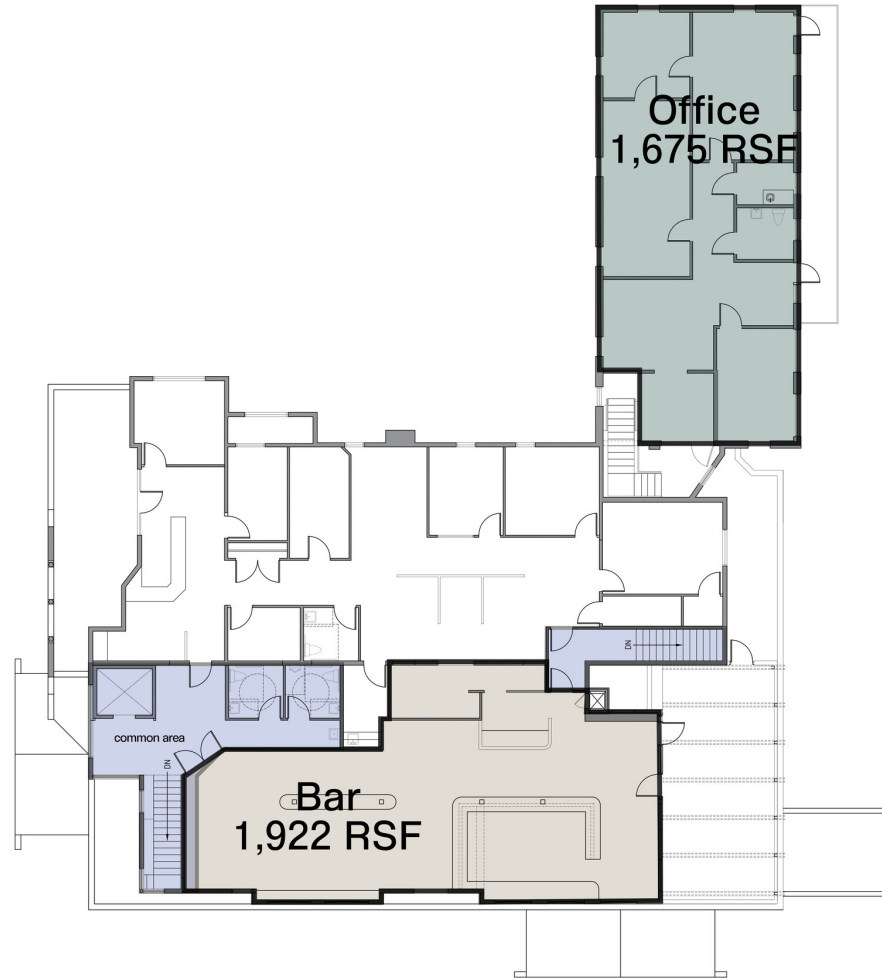
AVAILABLE SPACES  
NW 11TH & WALKER RESTAURANT & OFFICE BUILDING

## Available Spaces

| Suite                            | Tenant    | Size (SF) | Lease Type | Lease Rate    | Description   |
|----------------------------------|-----------|-----------|------------|---------------|---|
| NW 11th & Walker Bar - 2nd floor | Available | 1,922 SF  | NNN        | \$22.00 SF/yr | 2nd floor bar with patio overlooking downtown. Suite has existing plumbing and electrical and prep area with access to two shared restrooms.                  |
| 440 NW 11th Street Suite 120     | Available | 2,955 SF  | NNN        | \$24.00 SF/yr | Ground floor suite available for office or retail. Suite has entrances and sign opportunities facing NW 11th Street and the building parking lot to the east. |



1st FLOOR PLAN  
SCALE: 1/8"=1'-0"



2nd FLOOR PLAN  
SCALE: 1/8"=1'-0"

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LOCATION  
CAFE DO BRASIL RESTAURANT & OFFICE SPACE

