

Office ★ LEASE

LanCarteCRE.com

1412 W MAGNOLIA AVE FORT WORTH, TX 76104



LANCARTE
COMMERCIAL

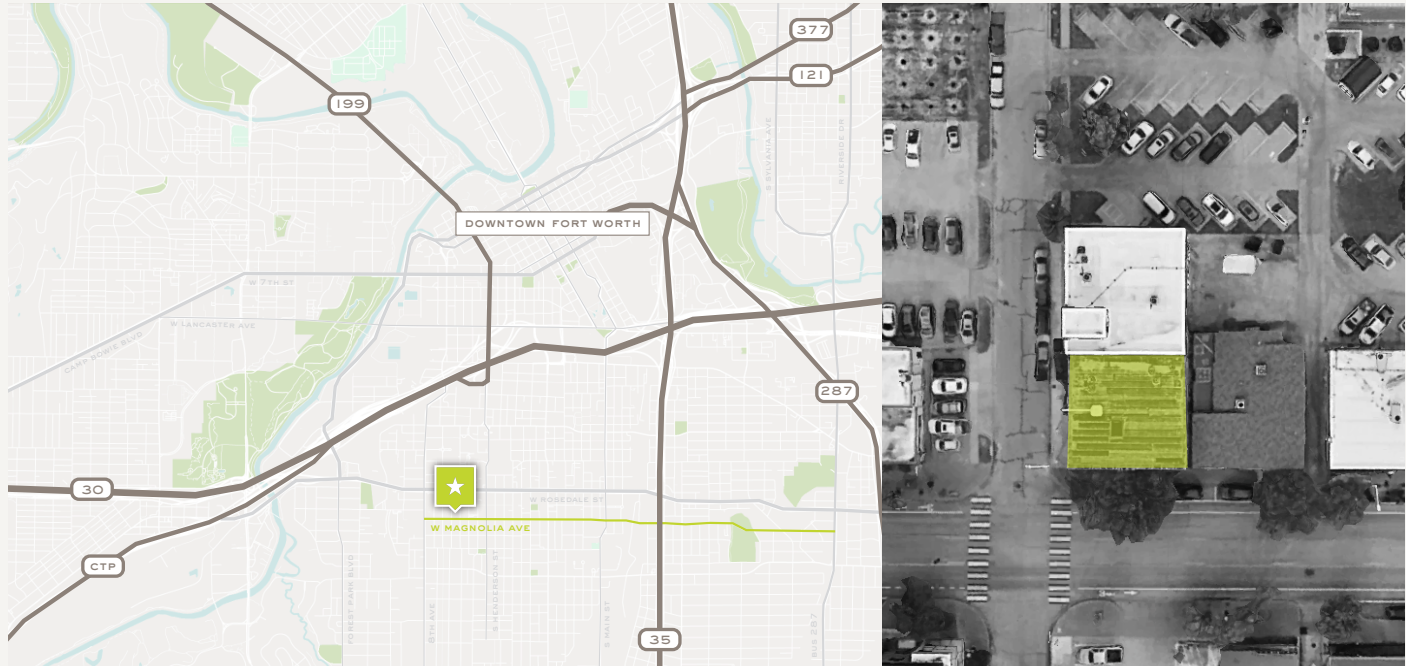
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PROPERTY FEATURES

- Creatively built second generation office space with 3 large offices, 3 offices, open area, kitchen and dedicated reception area
- 11,986 SF Building
- Built in 1920
- 1 Elevator

LOCATION OVERVIEW

Prime sublease office opportunity located in the vibrant Near Southside district. This property offers easy access to I-30 and I-35W, ensuring excellent connectivity to the greater Dallas-Fort Worth area. Situated near popular landmarks like Magnolia Avenue's bustling restaurant and retail scene, as well as Texas Health Harris Methodist Hospital, this location is ideal for a variety of commercial developments.

AVAILABLE SPACES

SUITE 200 2,910 SF

LEASING STRUCTURE

SUBLEASE THROUGH APRIL 30, 2026

\$23.00* SF NNN + \$6.85 OPEX
* CURRENT RATE

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INTERIOR



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EXTERIOR



RETAIL MAP



1  Baylor Scott & White
HEALTH

2  Cook Children's

3  Trimble Tech

4 JIMMY JOHNS

5 STARBUCKS

6 HURTADO BBQ

7 WABI HOUSE

8 FORT WORTH STRONG

9 ELLERBE'S

10 GUSTO'S

11 SALSA LIMON

12 LOCKWOOD DISTILLING

13 THE USUAL

14 AVOCA COFFEE

15 LILI'S BISTRO

16 PIE TAP

17 CHAT ROOM

18 MAGGIE'S RNR

19 HEIM BBQ

20 GUS'S CHICKEN

21 KAHWA COFFEE



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