

Creative Office ★ LEASE

LanCarteCRE.com

707 W VICKERY BLVD FORT WORTH, TX 76104



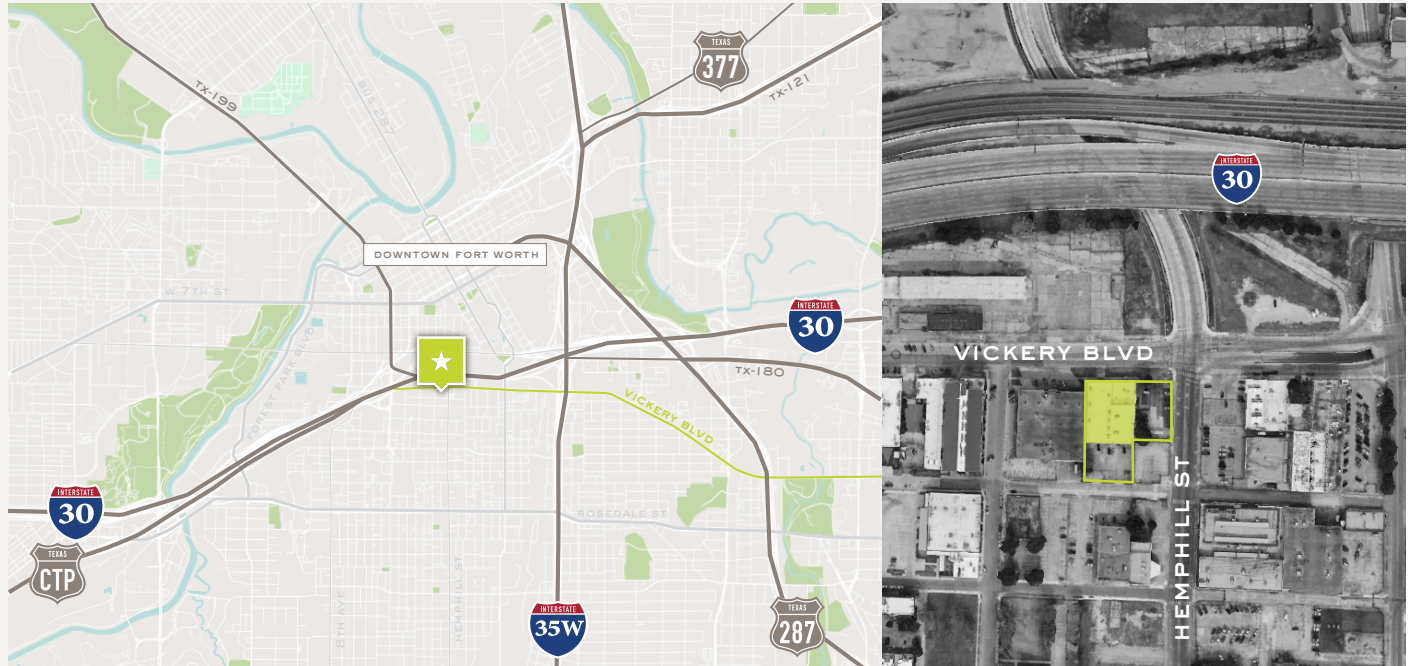
Sarah LanCarte CCIM, SIOR
817-228-4247
sarah@lancartecre.com

Daniel Shelley
512-461-5363
dshelley@lancartecre.com

Creative Office ★ LEASE

707 W VICKERY BLVD

LanCarteCRE.com



PROPERTY FEATURES

- 2,413 SF Available
- Single story building in the Near Southside
- Exposed ceilings
- Open floor plan
- Key Fob access
- Concrete floors
- Free parking

LOCATION OVERVIEW

- Located at the corner of Hemphill Street and Vickery Blvd. just South of downtown Fort Worth, in the heart of Fort Worth's Near Southside District.
- Walking distance to over 2,200 existing or planned residential units.
- Down the street from T&P station with rail connection to Dallas and DFW airport.

LEASING STRUCTURE

\$30.00 /SF + E

Creative Office ★ LEASE
707 W VICKERY BLVD

LanCarteCRE.com

INTERIOR



Creative Office ★ LEASE

707 W VICKERY BLVD

LanCarteCRE.com

INTERIOR



Creative Office ★ LEASE
707 W VICKERY BLVD

LanCarteCRE.com

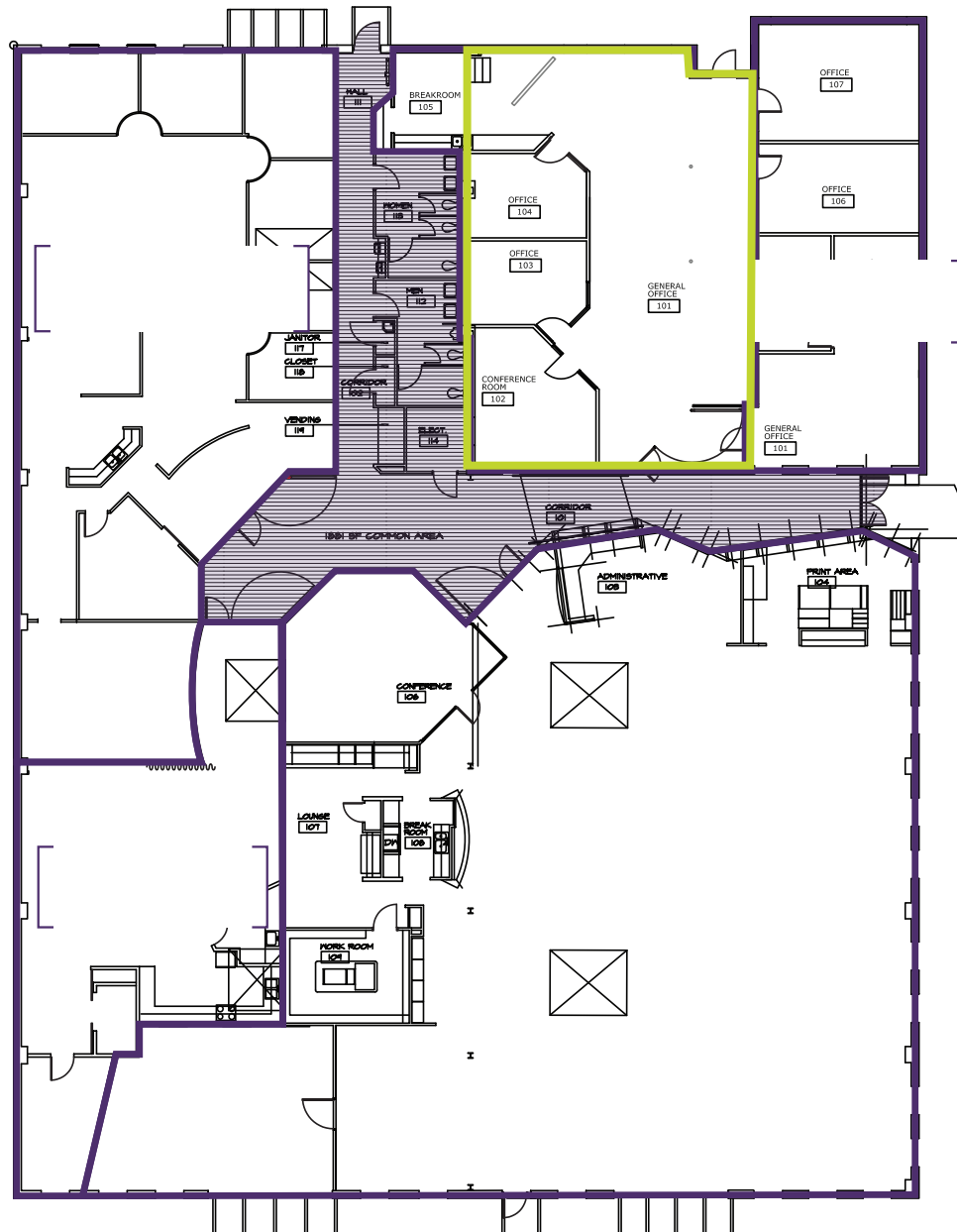
EXTERIOR



Creative Office ★ LEASE
707 W VICKERY BLVD

LanCarteCRE.com

707 WEST VICKERY



COMMON AREA

Creative Office ★ LEASE
707 W VICKERY BLVD

LanCarteCRE.com

RETAIL MAP - NEAR SOUTHSIDE



- | | | | | | |
|---|--|---|--|----|------------------|
| 1 | | 5 | | 9 | THE BEARDED LADY |
| 2 | | 6 | | 10 | |
| 3 | | 7 | | 11 | |
| 4 | | 8 | | 12 | |



LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

Sarah LanCarte CCIM, SIOR
817-228-4247 | sarah@lancartecre.com

Daniel Shelley
512-461-5363 | dshelley@lancartecre.com

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2025 LanCarte Commercial Real Estate, LLC.