

# For Sale or Lease

328 Hemphill St.  
Fort Worth, TX 76104

± 8,000 SF  
Available

For Sale  
or Lease

Office  
Space

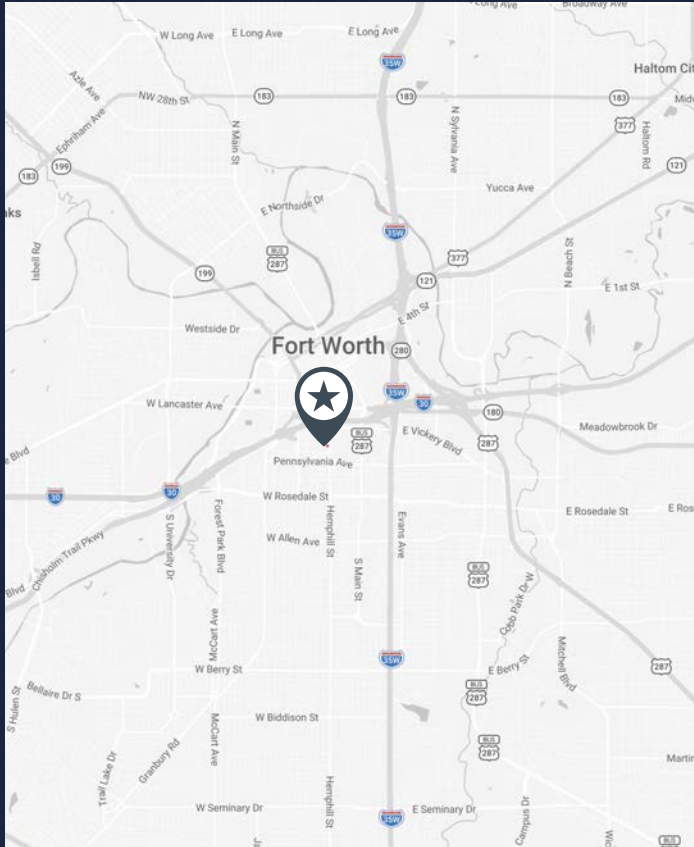
\$23.00 PSF  
+NNN





## Building Features

- Blend of industrial and modern finishes
- Private offices, collaborative/open workspace, and support areas
- Fully built-out office with creative/loft-style design
- Roll-up doors connecting the kitchen/break room to an outdoor deck
- Proximity to downtown Fort Worth
- Nearby restaurants, retail, and entertainment



## Property Highlights

- Beautiful move-in-ready creative office building
- Mix of private offices, small conference rooms, and a large open area
- Roll-up dock door for deliveries or storage
- Private sound booth, and more

## Property Information

- 8,000 SF Office Space
- Zoning: NS-T5
- Located in the Near Southside District minutes from Downtown

## Lease Rate:

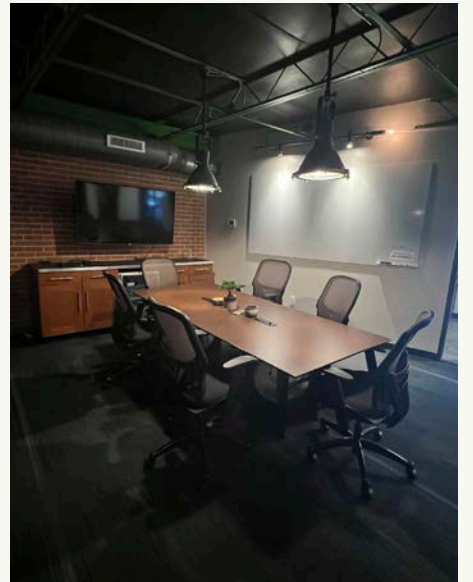
- \$23.00 PSF + NNN

## Purchase Price:

- Contact Broker

Building near Southside neighborhood is a single-story, modern, flexible office and studio environment.





 Transwestern

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# Get in Touch

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