

# 328 Hemphill St.

FORT WORTH, TX 76104

± 8,000 SF  
Available

FOR SALE OR  
LEASE

Office  
Space

\$23.00 PSF  
+NNN



# Floor Plan



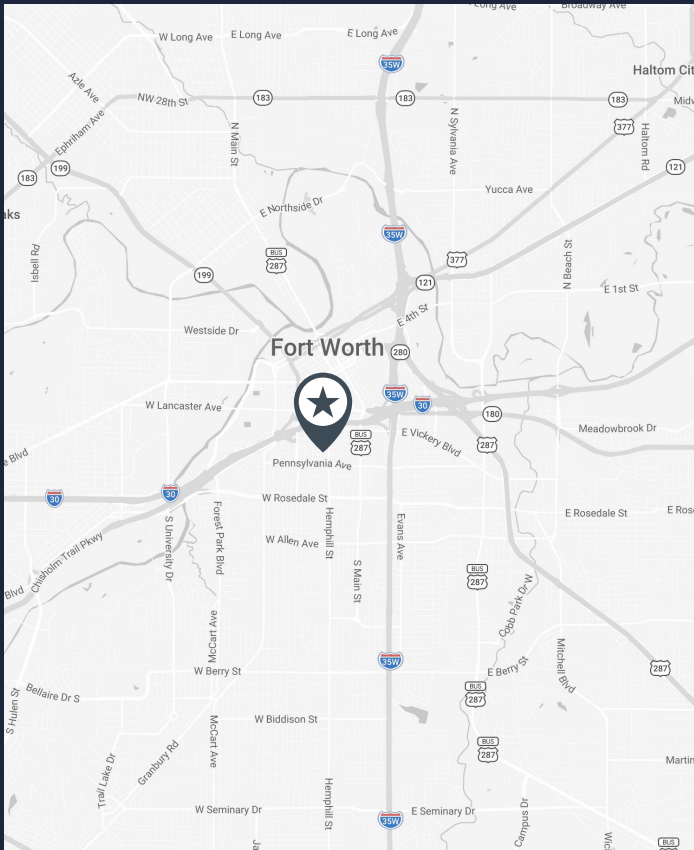
 Transwestern

Jason Harrell, CCIM

Vice President, Office

(817) 266-3103

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## Property Information:

- ± 8,000 SF office space
- Zoning: NS-T5
- Located in the Near Southside District minutes from Downtown

## 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

## Lease Rate:

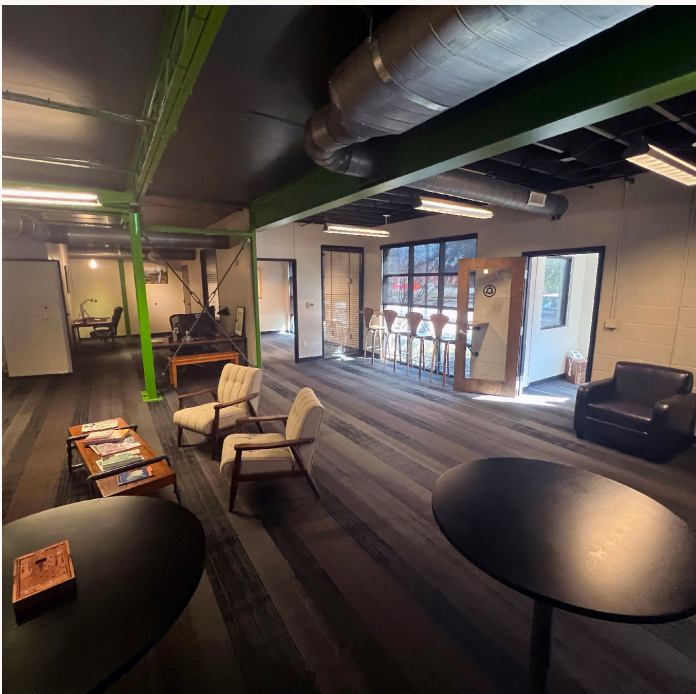
- \$23.00 PSF + NNN

## Purchase Price:

- Contact Broker



# BUILDING PHOTOS



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