

# Creative Office ★ LEASE

LanCarte.com

707 W VICKERY BLVD FORT WORTH, TX 76104



 **LANCARTE**  
COMMERCIAL  
BROKERAGE ★ PROPERTY MANAGEMENT

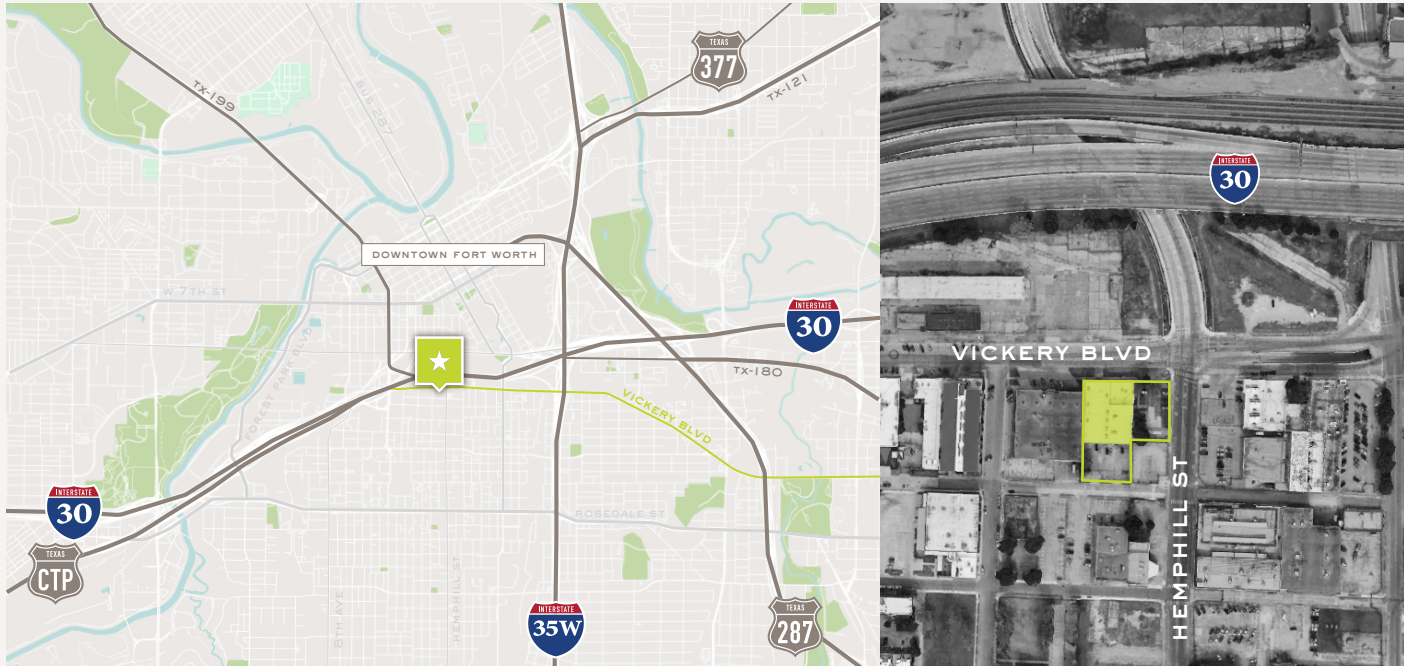
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## PROPERTY FEATURES

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- 1,442 SF Available
- Single Story Building in the Near Southside
- Exposed Ceilings
- Open Floor Plan
- Key Fob Access
- Concrete Floors
- Free Parking

## LEASING STRUCTURE

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## CONTACT BROKER

## LOCATION OVERVIEW

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- Located at the corner of Hemphill Street and Vickery Boulevard in the heart of Fort Worth's vibrant Near Southside, one of the city's fastest-growing mixed-use districts.
- Just south of Downtown Fort Worth and the central business district.
- Immediate access to I-35W, providing seamless connectivity across the metroplex.
- Steps from Magnolia Avenue's award-winning dining, craft coffee shops, live music venues, and boutique retail—creating a highly walkable, amenity rich environment attractive to creative, tech, and entrepreneurial companies.

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**INTERIOR**



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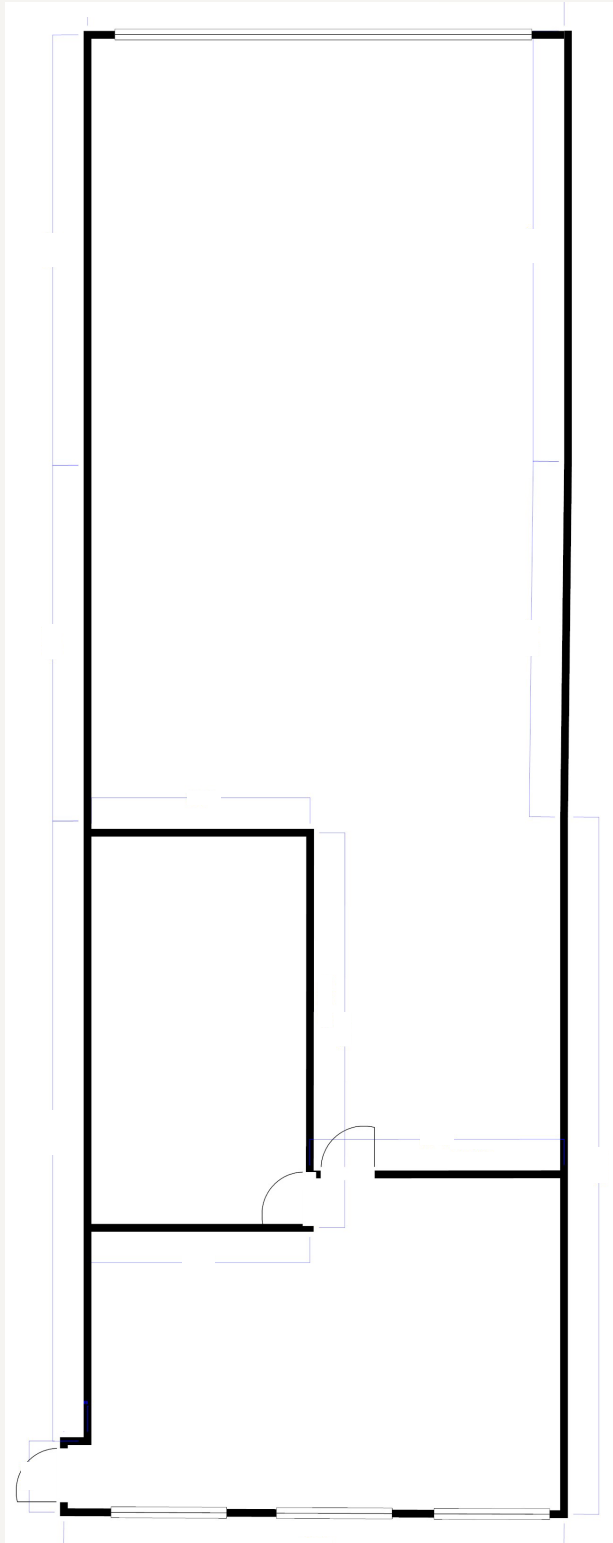
EXTERIOR



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**FLOOR PLAN**



RETAIL MAP - NEAR SOUTHSIDE



1



5



9

THE BEARDED LADY

2



6



10



3



7



11



4



8



12





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*Relentlessly Pursuing What Matters*

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