

Flex/Office ★ LEASE

LanCarte.com

2921 ALTAMESA BLVD FORT WORTH, TX 76113



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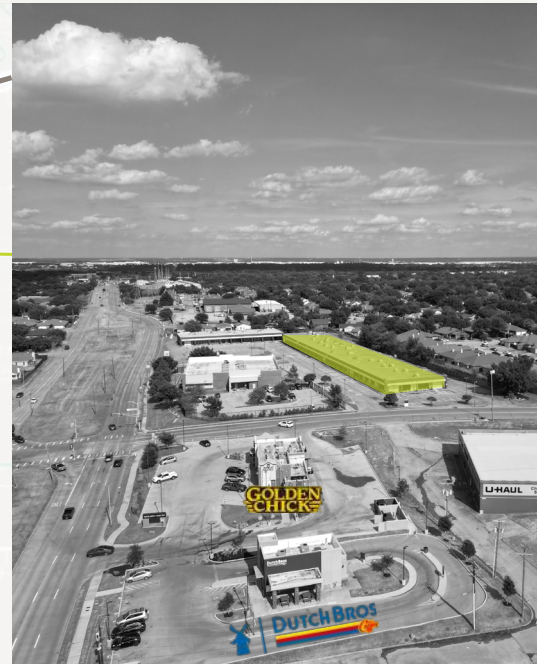
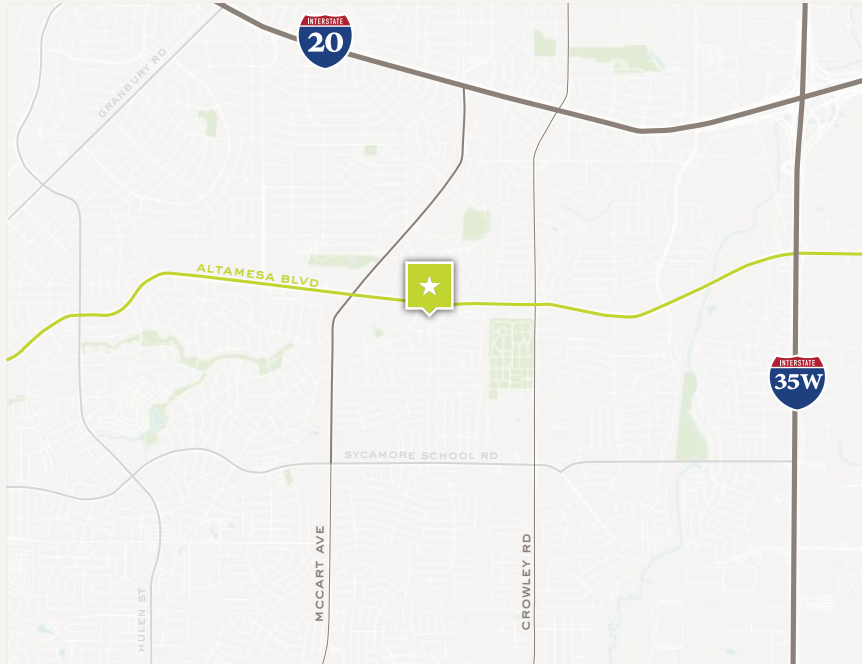
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PROPERTY FEATURES

Formerly occupied by the U.S. Geological Survey Water Resources Division, this versatile space offers a rare combination of private offices, open work areas, and shop/flex functionality. Ideal for a user needing both office and light industrial or service capabilities, the suite is move-in ready and adaptable to a wide range of professional and service-based uses.

- ±4400 SF of functional office/ flex/ retail space
- 5 private offices
- Large open work areas – ideal for bullpen, cubicles, or collaborative teams
- Shop/flex area with 2-14'W x 10'H grade-level overhead doors
- Restrooms to be added per tenant preferences
- Flexible layout suitable for office, lab, tech, and retail or service-related uses
- Zoned "E" Neighborhood Commercial
- TI Allowance Available
- NNN = \$4.65

LOCATION OVERVIEW

Located just off Southwest Loop 820 on Altamesa Blvd, this property offers excellent accessibility to key Fort Worth corridors, including I-20, Chisholm Trail Parkway, and I-35W. The site is surrounded by a mix of industrial, office, and retail uses and is within a short drive to major commercial hubs and growing residential communities in Southwest Fort Worth. This location provides a strategic advantage for businesses needing connectivity to both Fort Worth's central business district and the growing suburban markets.

LEASING STRUCTURE

\$11.50 /SF NNN

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COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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