

Creative Office ★ LEASE

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707 W VICKERY BLVD FORT WORTH, TX 76104



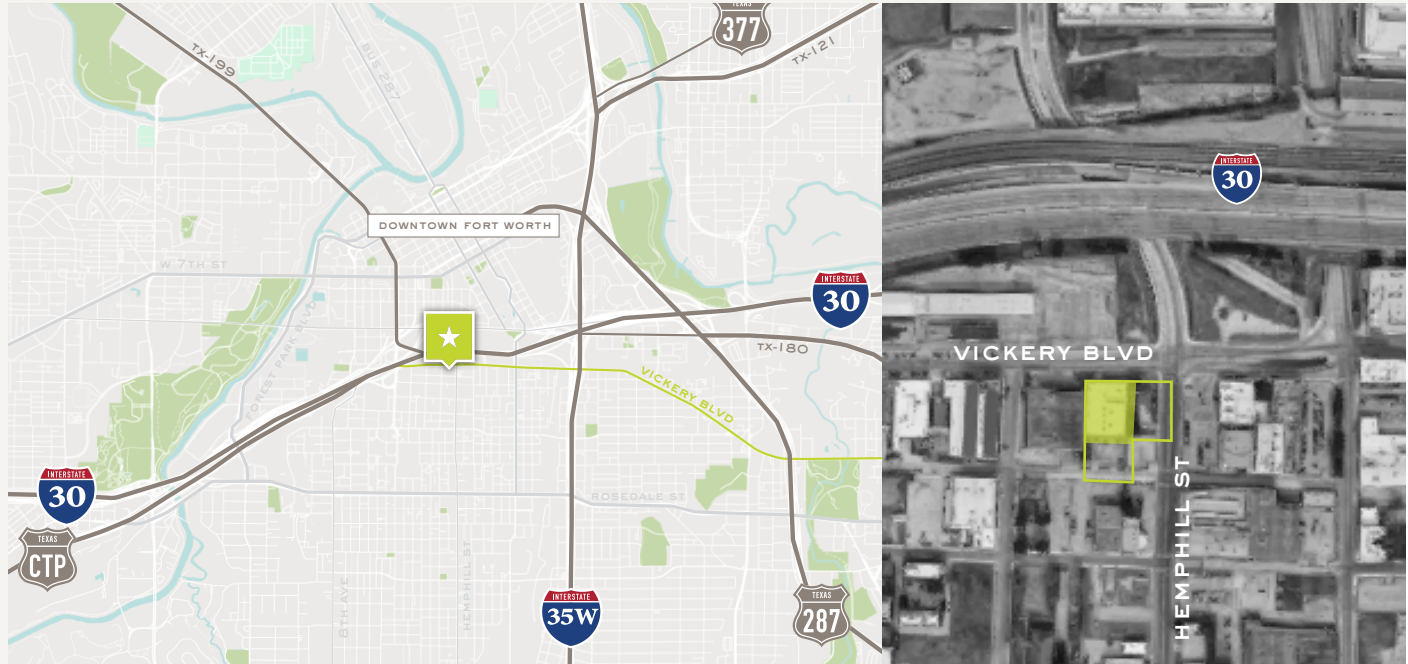
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PROPERTY FEATURES

- 17,670 Total SF
- Single Story Building in the Near Southside
- Exposed Ceilings
- Open Floor Plan
- Key Fob Access
- Concrete Floors
- Free Parking

AVAILABLE SPACES FOR LEASE

SUITE 102 **1,442 SF**

SUITE 104 **1,824 SF**

LOCATION OVERVIEW

- 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.

LEASING STRUCTURE

CONTACT BROKER

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INTERIOR - SUITE 102 A



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INTERIOR - SUITE 104



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INTERIOR - SUITE 104



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INTERIOR - SUITE 104



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EXTERIOR

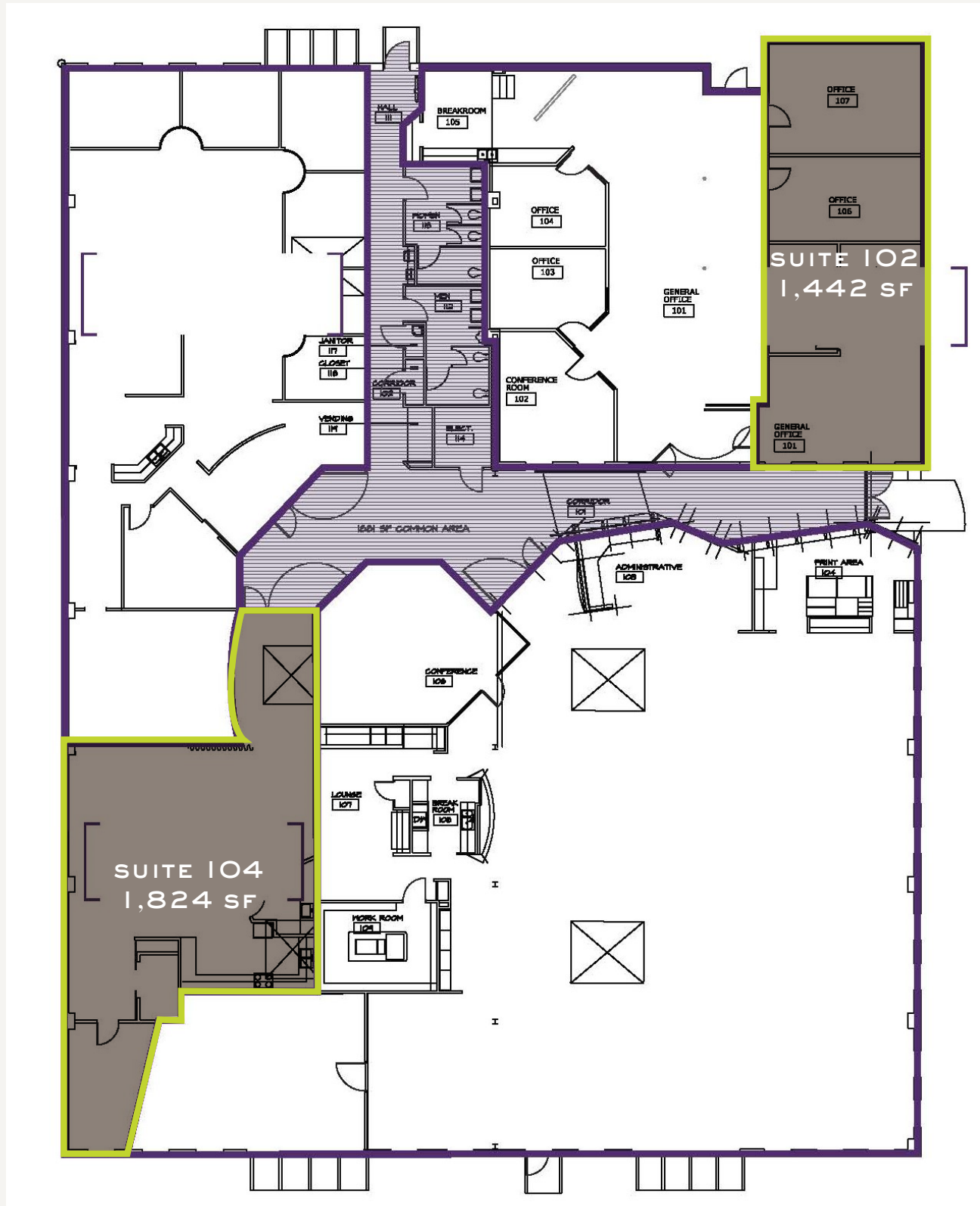


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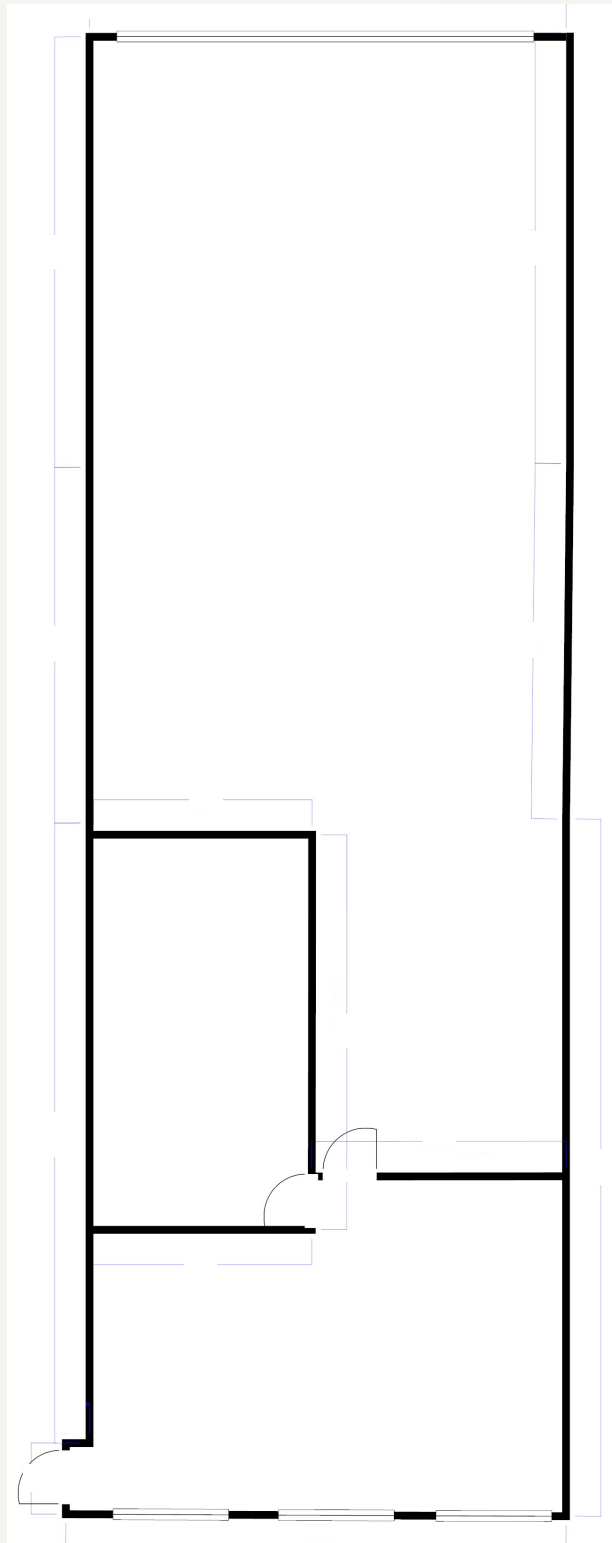
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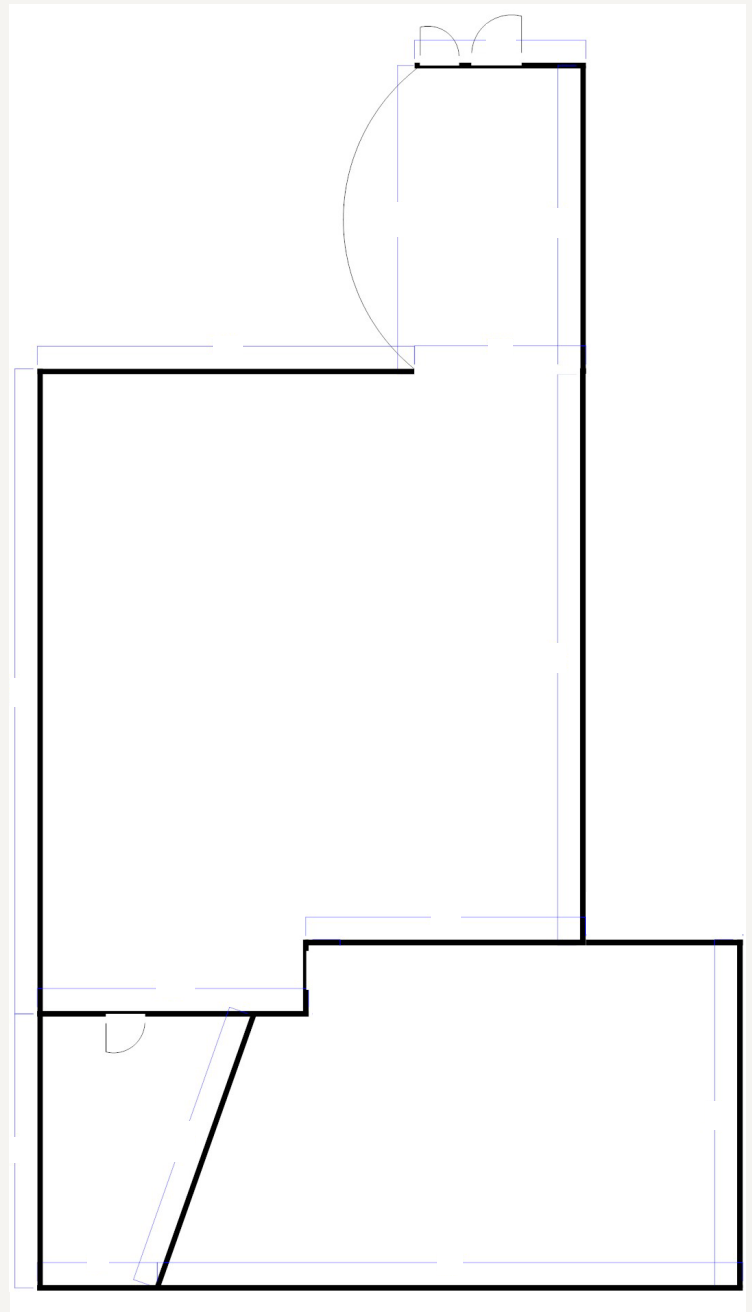
FLOOR PLAN



FLOOR PLAN - SUITE 102



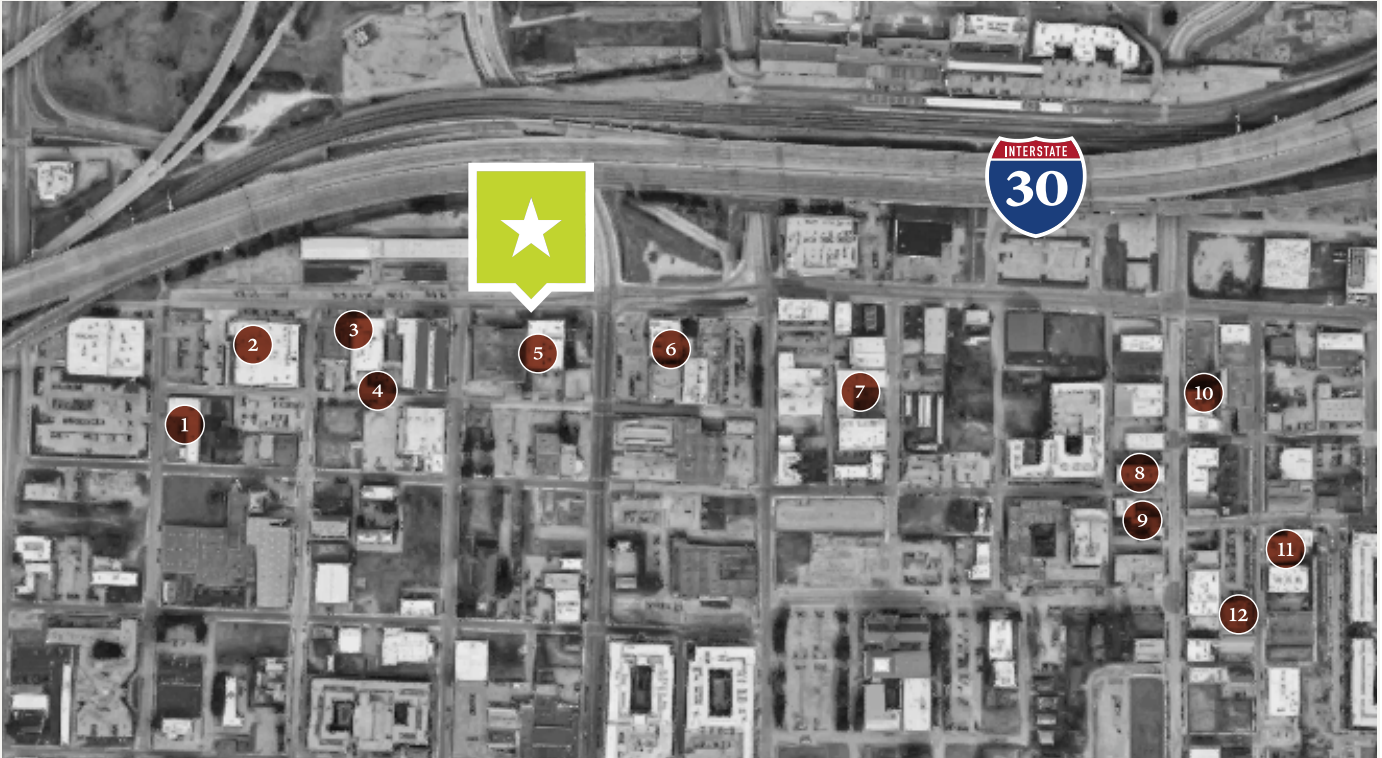
FLOOR PLAN - SUITE 104



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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

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