

Creative Office/ Retail ★ LEASE

1201 W MAGNOLIA AVENUE FORT WORTH, TX 76104

LanCarte.com



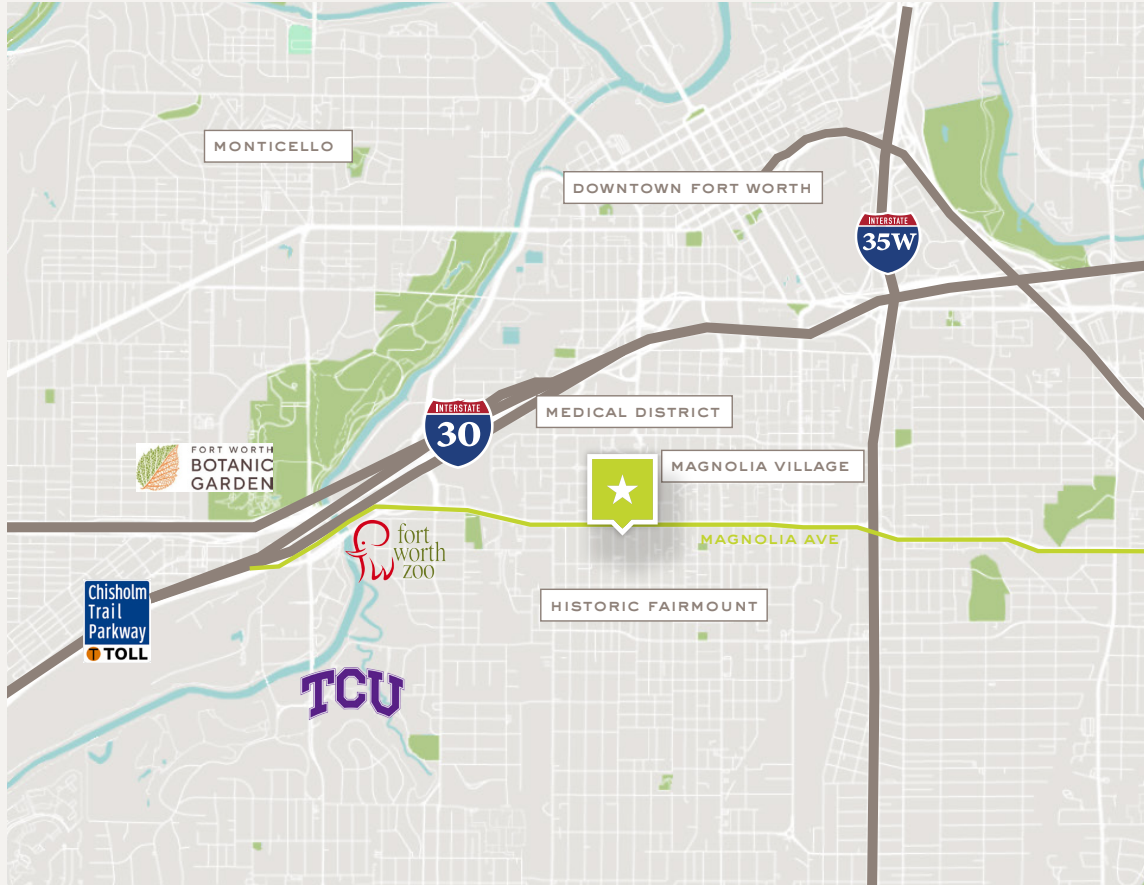
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PROPERTY FEATURES

- Two suites available
- High ceilings with open layout
- Updated common areas
- Abundant natural light
- Flexible for office or creative users

LOCATION OVERVIEW

Located on West Magnolia Avenue in the heart of Fort Worth's Near Southside, 1201 W. Magnolia offers a walkable, amenity-rich setting surrounded by top dining, coffee, and retail. Positioned at Magnolia and S. Henderson, the property provides excellent visibility with quick access to Downtown, the Medical District, and major highways including I-35W and I-30.

AVAILABLE SPACES

SUITE 251 **1,132 SF**

SUITE 253 **1,495 SF**

LEASE STRUCTURE

Contact Broker



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DEMOGRAPHICS

2025 POPULATION

1 MILE	3 MILES	5 MILES
14K	109K	290K

AVERAGE INCOME

1 MILE	3 MILES	5 MILES
\$111K	\$104K	\$96K

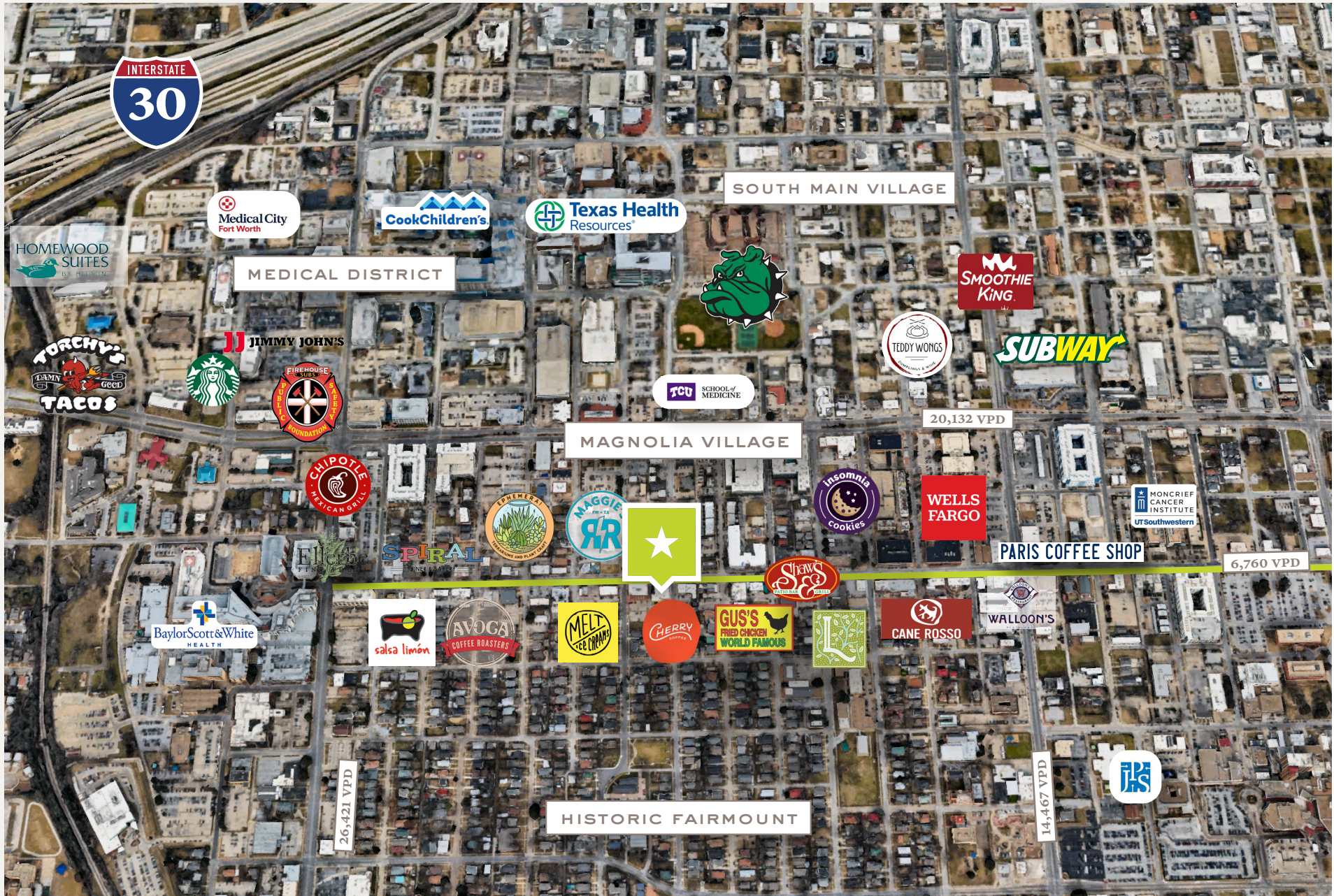
AVERAGE HOUSING UNITS

1 MILE	3 MILES	5 MILES
6K	42K	103K

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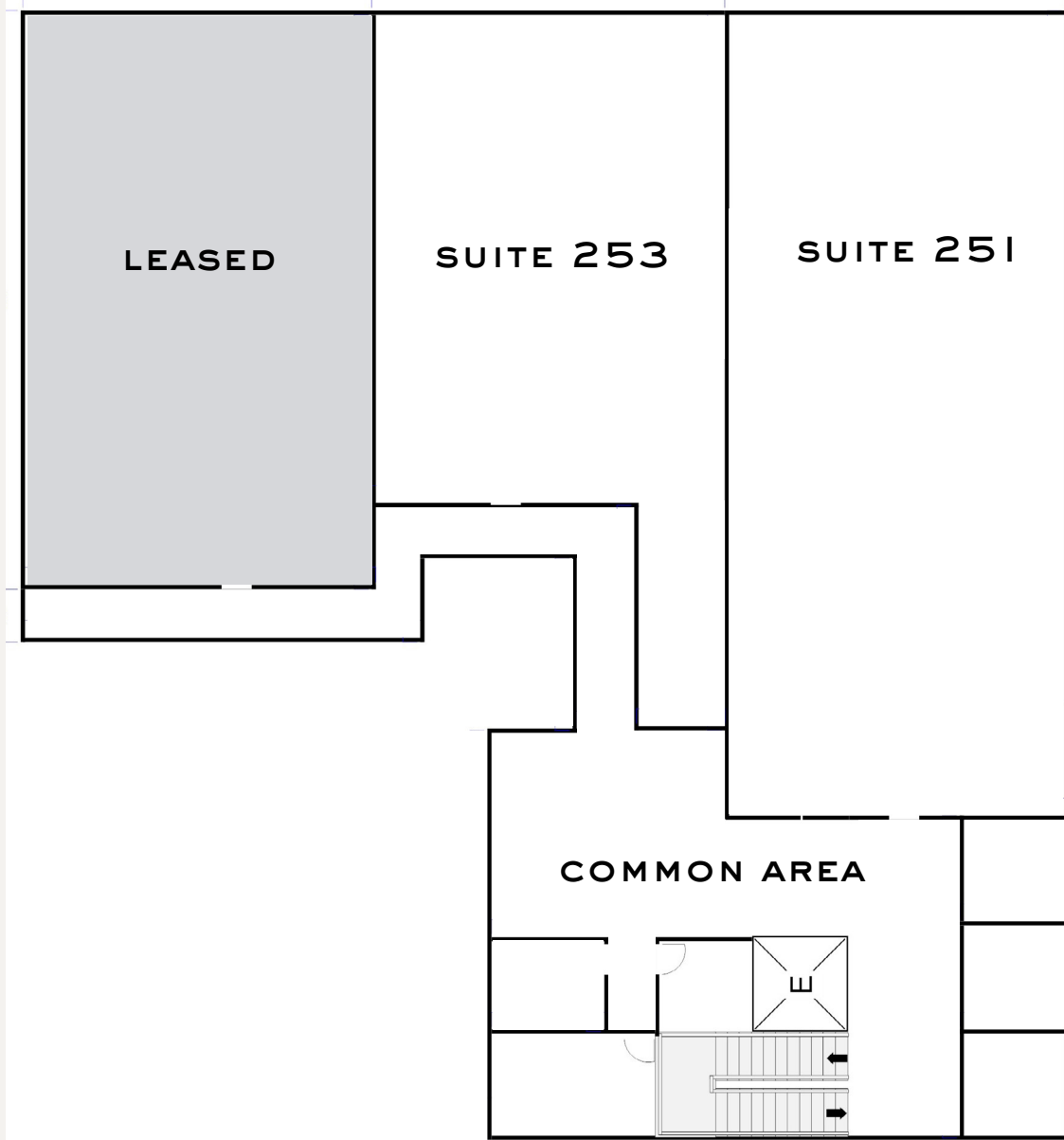
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LANCARTE
COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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