

# Industrial & Office ★ LEASE

LanCarte.com

401 S JIM WRIGHT, SUITE 160, FORT WORTH, TX 76108



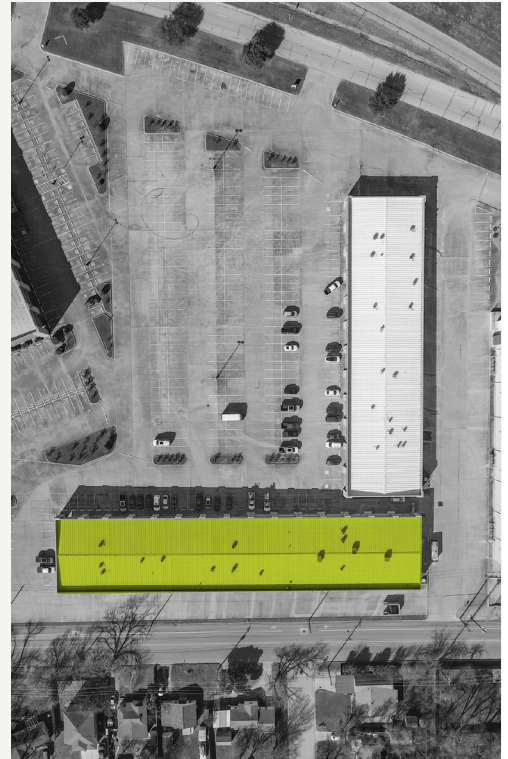
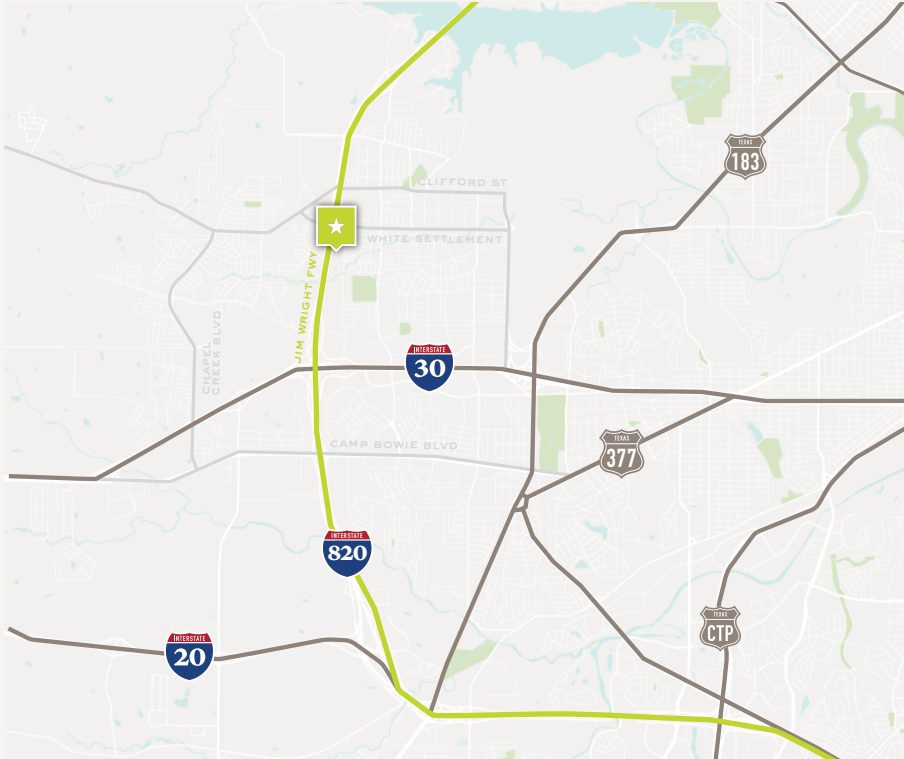
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## PROPERTY FEATURES

- Open and private office layouts available
- Ample parking
- Easy Highway Access
- High-Traffic area

## LOCATION OVERVIEW

This property is strategically positioned along S Jim Wright Freeway (Loop 820) offering exceptional connectivity to Loop 820, I-30, I-20, and surrounding highways. The surrounding area is home to a diverse mix of industrial, manufacturing, and distribution businesses benefiting being convenient location just minutes from downtown Fort Worth.

## AVAILABLE SPACE

SUITE 160

5,994 SF

*Former Heim Barbacue  
Includes: reception, 7 private offices, bullpen, breakroom,  
conference room, storage*

## LEASE RATE & STRUCTURE

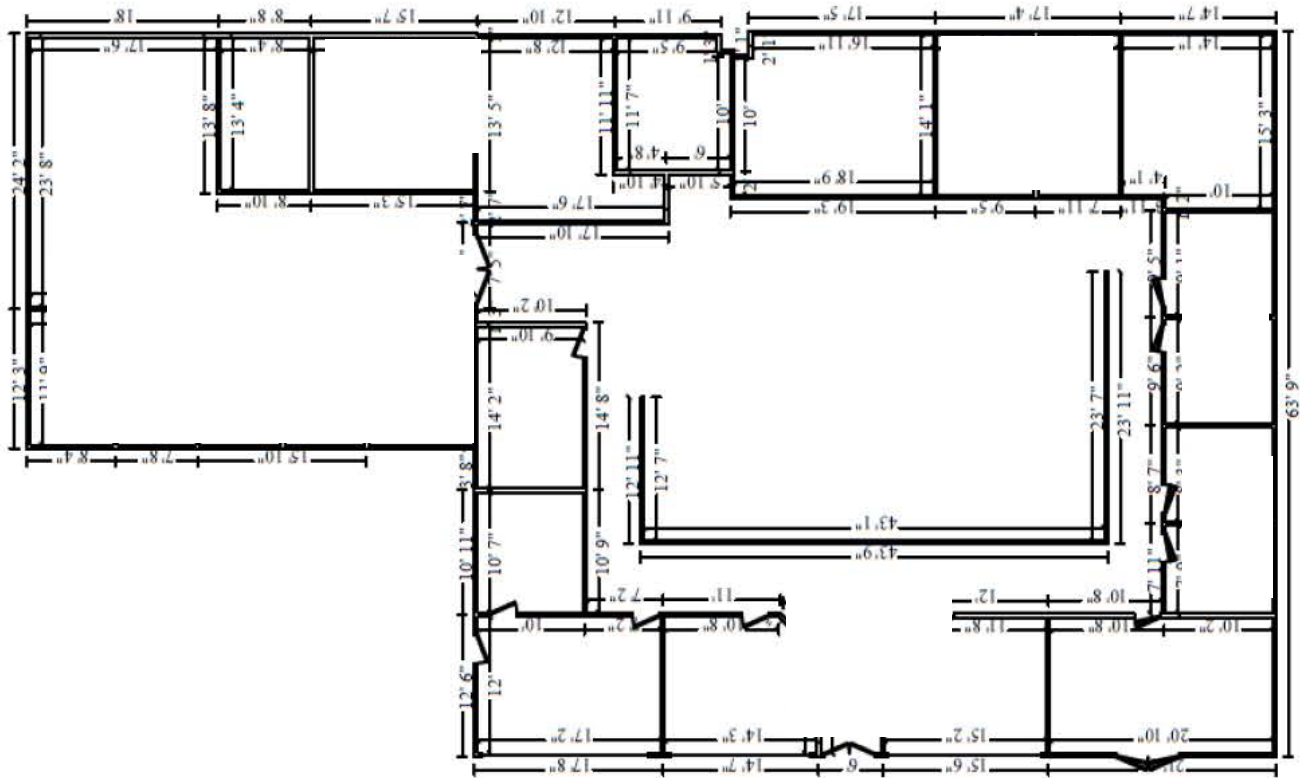
**\$15.00** /SF NNN

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## FLOOR PLAN - SUITE 160



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SUITE 160





**LANCARTE**  
**COMMERCIAL**  
BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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