

Industrial & Office ★ LEASE

LanCarte.com

401 S JIM WRIGHT FORT WORTH, TX 76108



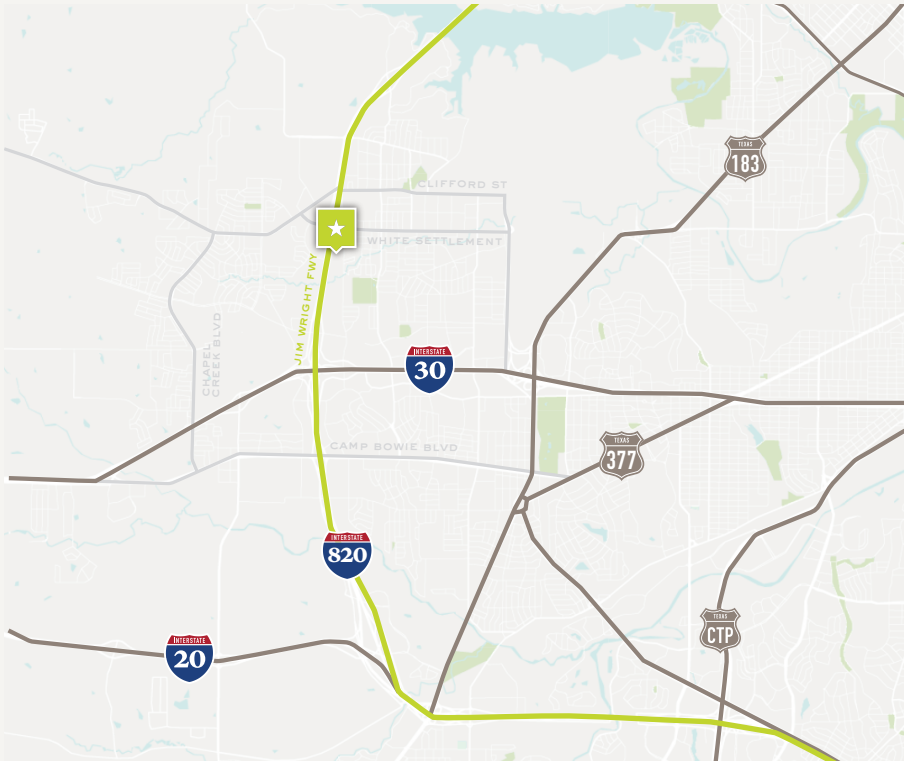
Sarah LanCarte CCIM, SIOR
817-228-4247
sarah@lancarte.com

Finn Wilson
817-713-8771
fwilson@lancarte.com

Industrial & Office ★ LEASE

401 S JIM WRIGHT

LanCarte.com



PROPERTY FEATURES

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

AVAILABLE SPACES

SUITE 104	1,417 SF	Wide open *Office build-out can be made available
SUITE 110	3,236 SF	Reception, conference room, open area, private offices
SUITE 111	1,728 SF	Reception, open area, private offices
SUITE 160	5,994 SF	Reception, 7 private offices, bullpen, breakroom, conference room, storage

*Suite can be combined to 4,964 SF

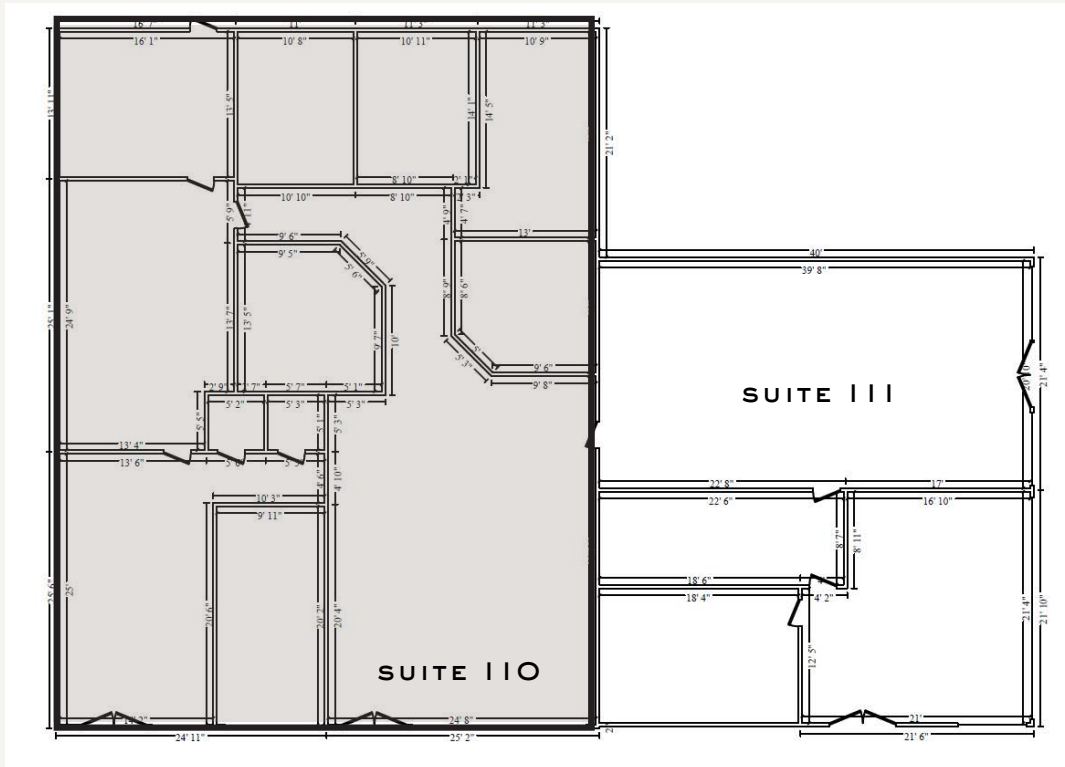
LOCATION OVERVIEW

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.

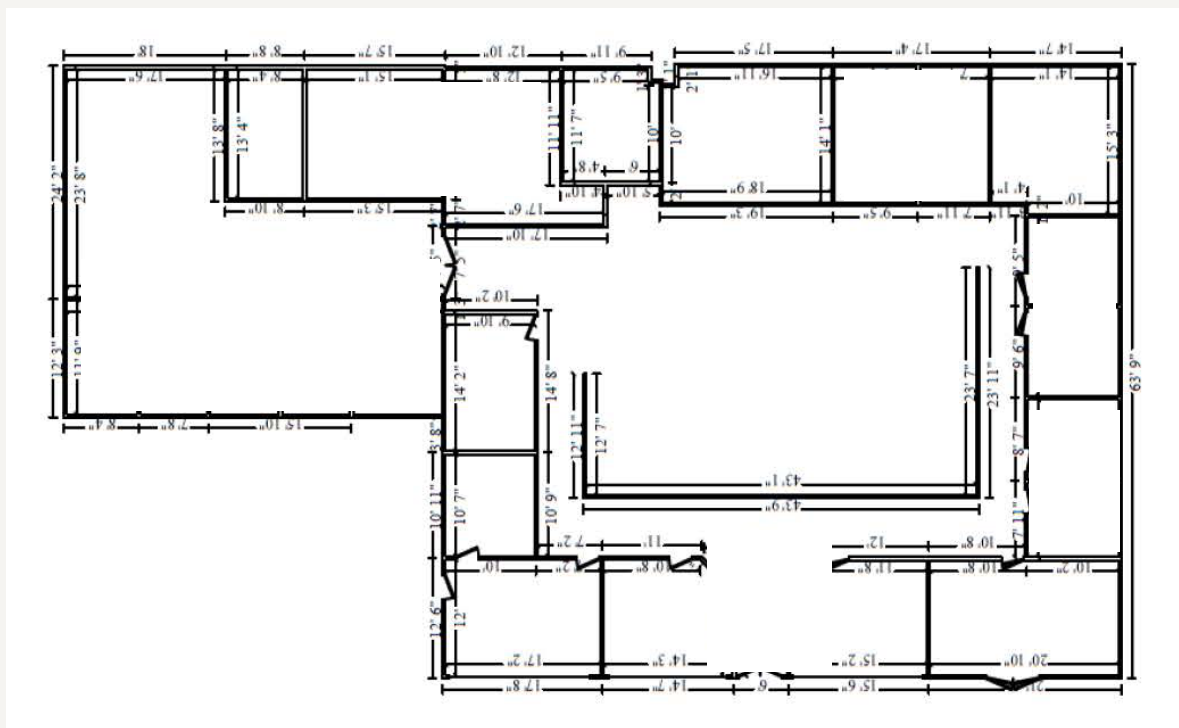
LEASE RATE & STRUCTURE

\$15.00 /SF NNN

FLOOR PLAN - SUITE 110 AND SUITE 111



FLOOR PLAN - SUITE 160



Industrial & Office ★ LEASE

401 S JIM WRIGHT

LanCarte.com

SUITE 110 AND SUITE 111



NOTE: LANDLORD WILL INSTALL FLOORING AS PART OF BUILD-OUT

Industrial & Office ★ LEASE

401 S JIM WRIGHT

LanCarte.com

SUITE 160





LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

Sarah LanCarte CCIM, SIOR
817-228-4247 | sarah@lancarte.com

Finn Wilson
817-713-8771 | fwilson@lancarte.com

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2025 LanCarte Commercial Real Estate, LLC.