

Office For Lease

504 BAILEY AVE.
FORT WORTH, TX 76107



REDUCED PRICE



LANCARTE
COMMERCIAL

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LanCorteCRE.com
2627 Tillar Street, Suite 121
Fort Worth, TX 76107

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LEASE RATE & STRUCTURE **\$25.00/SF + NNN**

PROPERTY FEATURES

- 2,887 Available SF
- +/- .31 AC
- Surface Parking Spaces
- Newly Paved Parking Lot with 14 Spaces
- 3 Bathrooms
- Break Room
- Conference Room with Multi Purpose Possibilities
- Private Offices
- Closet with Washer and Dryer Connections
- Multiple Storage Areas
- Heavy Plumbing (Former Tenant Dentist)

LOCATION OVERVIEW

Located on the corner of Bailey Ave. and W 4th St. near the University Area, Cultural District, and Crockett Row at 7th Street. This location is just minutes from Downtown Fort Worth and in close proximity to I-30 and Chisholm Trail. The property is within walking distance to local restaurants and coffee shops.

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RELENTLESSLY PURSUING WHAT MATTERS.

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AERIAL RETAIL MAP



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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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