

# Executive Office Space For Lease

201 S CALHOUN ST.  
FORT WORTH, TEXAS 76104



**LANCARTE**  
COMMERCIAL

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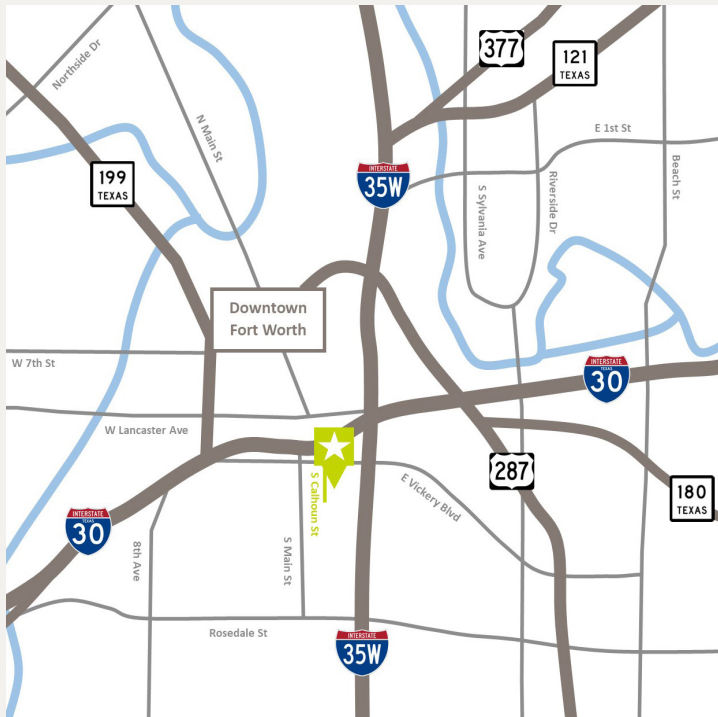
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2627 Tillar Street, Suite 121  
Fort Worth, TX 76107



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## LEASE RATE & STRUCTURE

**\$1,050 - \$1,500/mo**

## PROPERTY FEATURES

- Multi-Tenant Building
- Common Break Room and Reception Area
- Creative Space with Industrial Modern Finish Out
- 1 Parking Spot Comes with Office in the Gated Lot
- Traffic Count: 8,092 VPD (S Main St & W Vickery Blvd)

## LOCATION OVERVIEW

The property is located in the Near Southside District which features new improved streets, art, and bike lanes. It's a short walk from over 2,200 existing or planned residential units and next to the UTSW Moncrief Medical Center, close to other major regional hospitals. Less than half a mile from the T&P Station with connection to Dallas and DFW. It also offers immediate access to Highways I-35 and I-30, via Main Street and Pennsylvania Avenue.

## AVAILABLE

- Suite 125-C: 410 SF
  - \$1,050/mo
- Suite 125-B: 568 SF
  - \$1,500/mo

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## EXTERIOR PHOTOS



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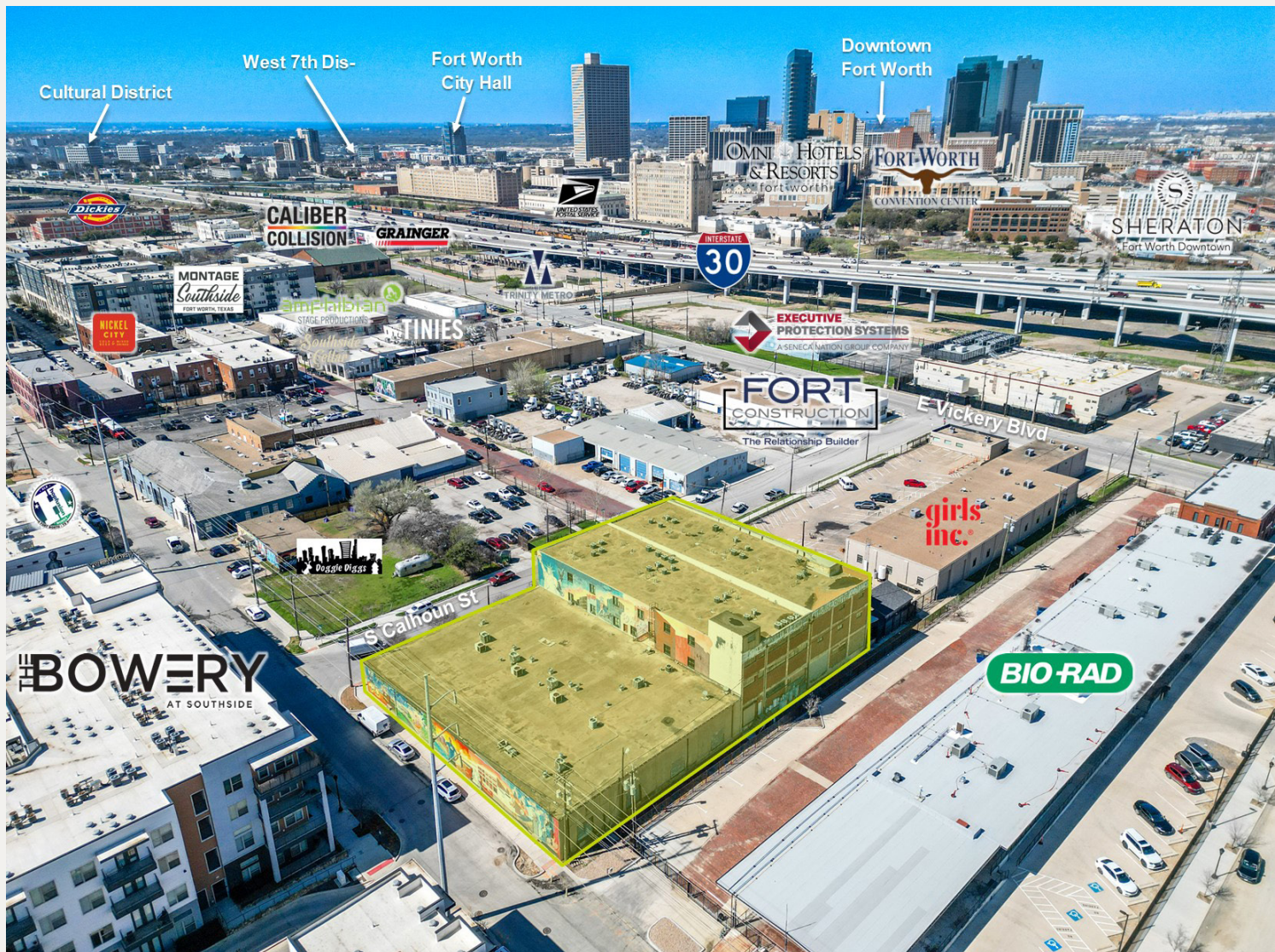
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## AREA MAP



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# LANCARTE

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