

Office & Retail Space for Lease

451 SOUTH MAIN STREET
FORT WORTH, TEXAS 76104



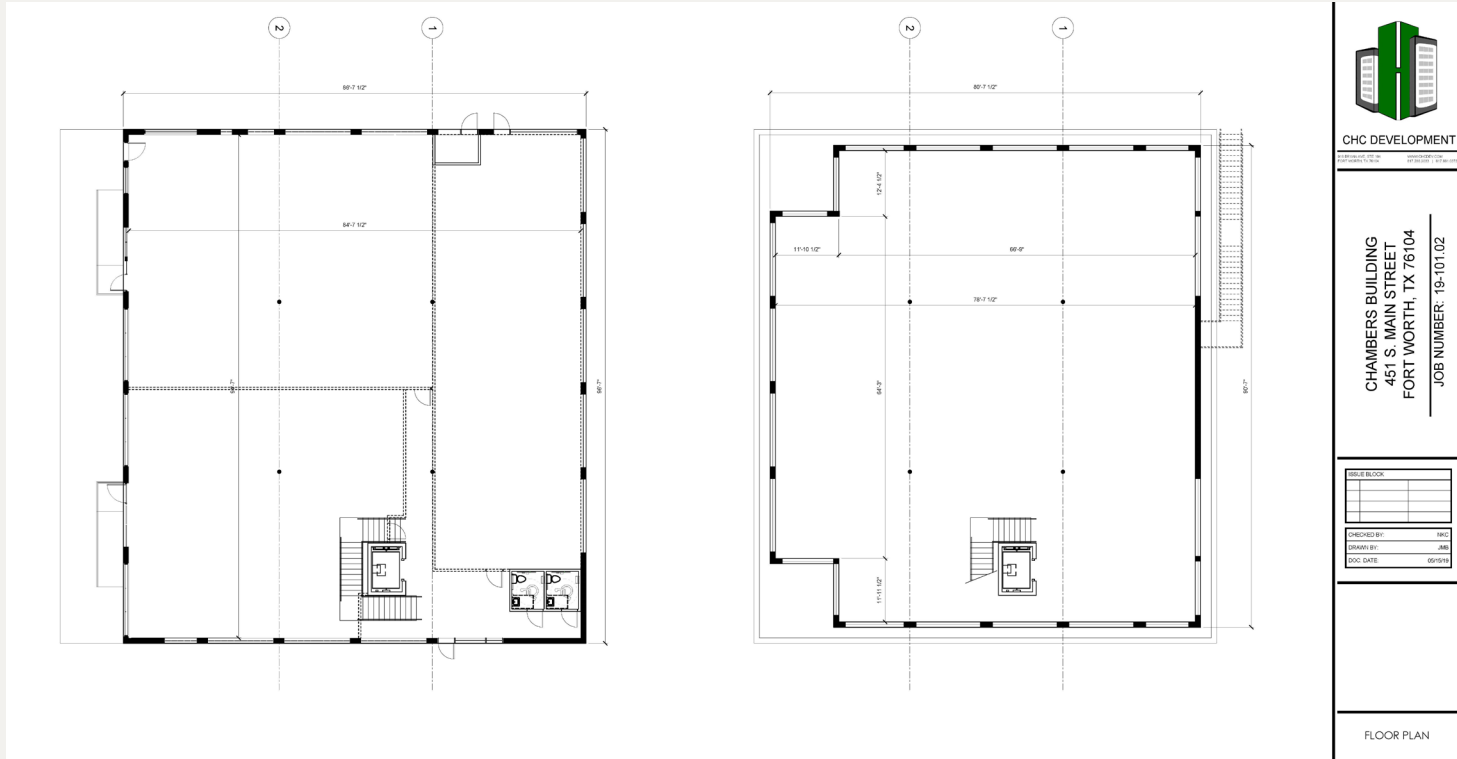
LANCARTE
COMMERCIAL

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

LancarteCRE.com
209 North Hampton Street
Fort Worth, TX 76102

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PROPERTY FEATURES

Newly renovated building in The Near Southside for multi-Tenant mixed use. The building offers great views of downtown Fort Worth and walkability to numerous restaurants, coffee shops and other amenities.

- 1,400 - 15,235 SF Available
- Modern
- Ample Parking
- Grease trap with ample capacity to serve restaurant at ground floor retail
- Excellent visibility from high traffic corner of Main Street and Pennsylvania Avenue
- Incoming Electrical: 400 amps @ 480V and 200 amps @ 208/120V

LOCATION OVERVIEW

Located in the heart of The Near Southside District.

- Located in Fort Worth's South Main Village which includes new improved streets, art sculptures and bike lanes
- Walking distance to over 2,200 existing or planned residential units
- Adjacent to UTSW Moncrief Medical Center as well as in close proximity to many other major regional hospital
- Less than half mile from T&P Station with connection to Dallas
- Immediate access to Highway I-35 and I-30 via Main Street and Pennsylvania Avenue

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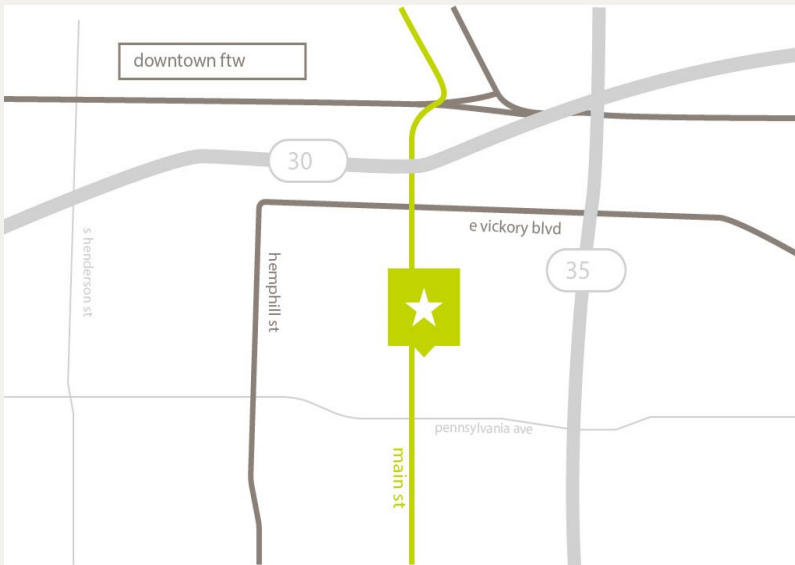
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LOCAL BUSINESSES - MAIN STREET



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LOCAL BUSINESSES - MAGNOLIA STREET



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