

Retail/Office Space Available Along Magnolia Avenue



Forward thinking
commercial real estate.

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OFFERED BY

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MIXED-USE FOR LEASE

701 W Magnolia Ave, Fort Worth, TX 76104

PROPERTY DESCRIPTION

Located at the gateway to Magnolia Village, The 701 is a historic multi-building revitalization project offering retail, office, and medical space in Fort Worth's popular and fast-growing entertainment district, Near Southside. The mixed-use development includes the renovation of two office/retail buildings and a new three-story office/medical building with ground-floor retail and restaurant opportunities. Connecting the buildings is La Cava Lane, a stylishly designed pedestrian walkway with lush landscaping and outdoor seating.

PROPERTY HIGHLIGHTS

- 1,954 SF Second Generation Office Available
- 200 Structured Parking Spaces plus Street Parking
- Patio Opportunity Available
- Join Walloon's, Ko Thai, VLK Architects, Texas Health Resources and Midtown Medical

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	460	1,648	5,397
Total Population	822	3,078	11,162
Average HH Income	\$77,488	\$71,551	\$67,711



LOCATION DESCRIPTION

Strategically located two miles south of Downtown Fort Worth between the city's five major hospitals, The 701 offers business of all types an unmatched destination. With 30,000 employees working in Near Southside, the area is the largest employment center in Tarrant County outside Downtown Fort Worth. Magnolia Avenue is the centerpiece revitalization project of the Near Southside. Today, the district optimizes work-live viability and main street appeal while benefiting from close proximity to historic neighborhoods and the medical district. On Magnolia Avenue, every type of food can be found, from tacos and pizza to Thai food and from fine dining to satisfying grab-and-go fare. Live music and retail shops keep popping up alongside cocktail bars, pubs, and coffee shops.

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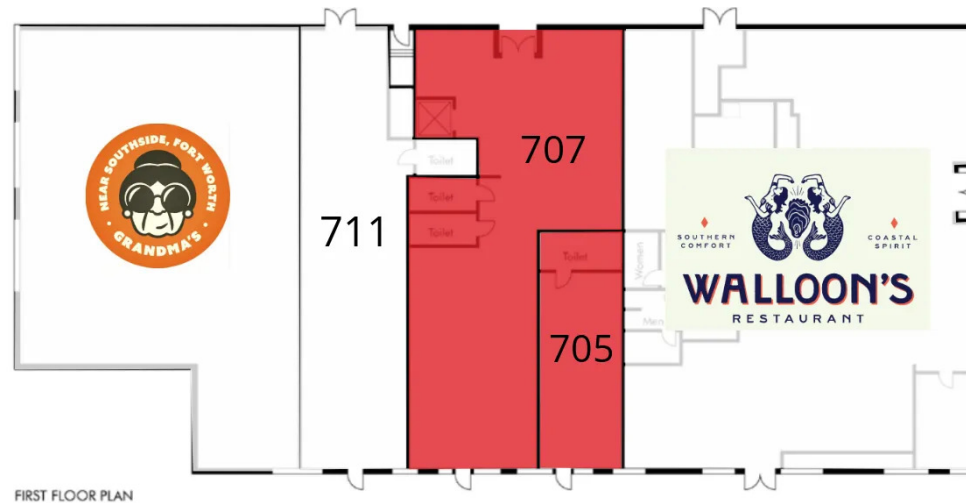
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AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
705	550 SF	NNN	Contact Broker	Move-in-ready 550 SF creative/loft suite on the ground floor. This second-generation space offers existing partitioned rooms — a natural fit for a boutique office, salon suite, or wellness studio looking to minimize build-out. Efficient layout, loft-style character, NNN lease. Contact broker for details.
707	1,954 SF	NNN	Contact Broker	Second generation creative office space. Flexible layout.

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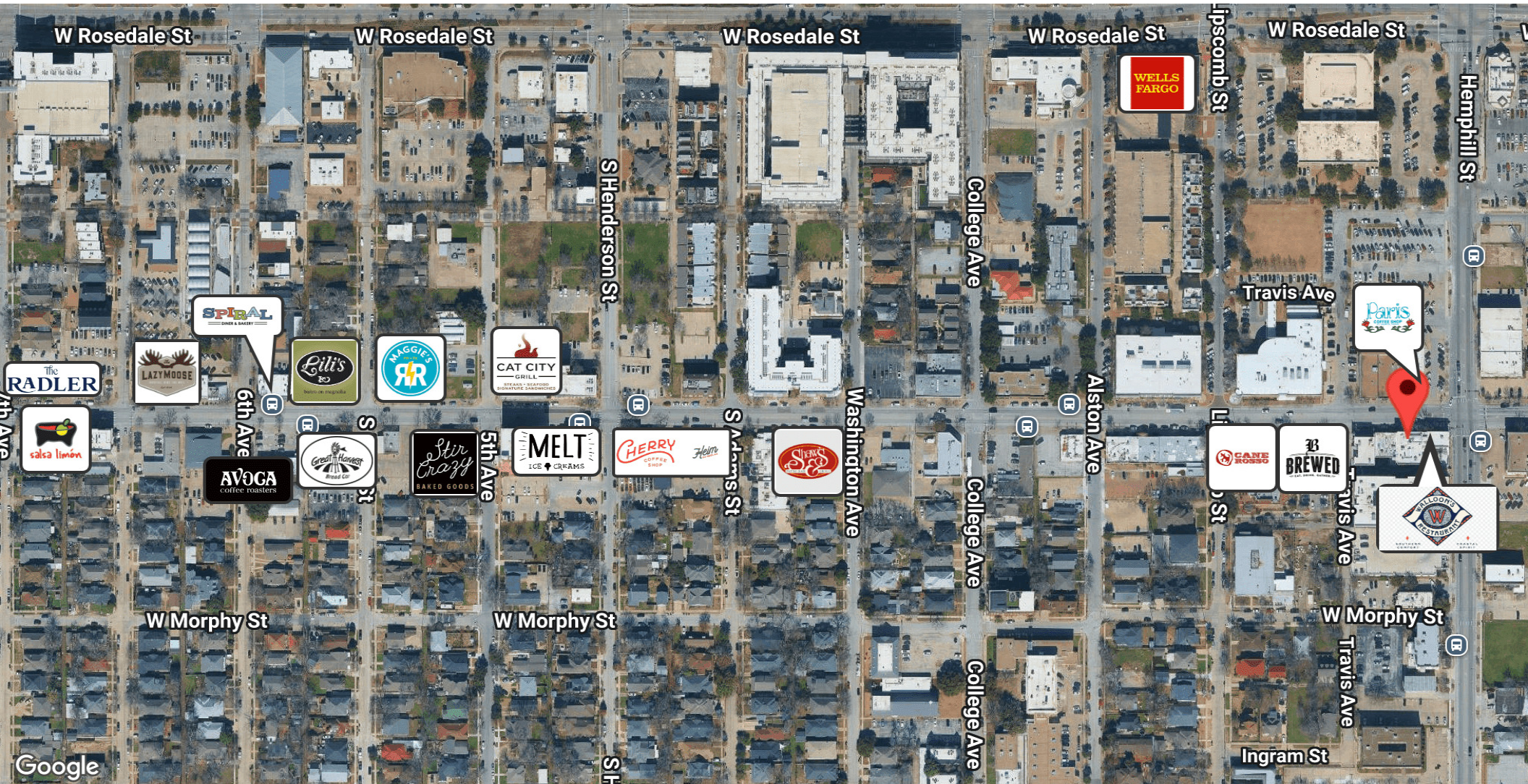
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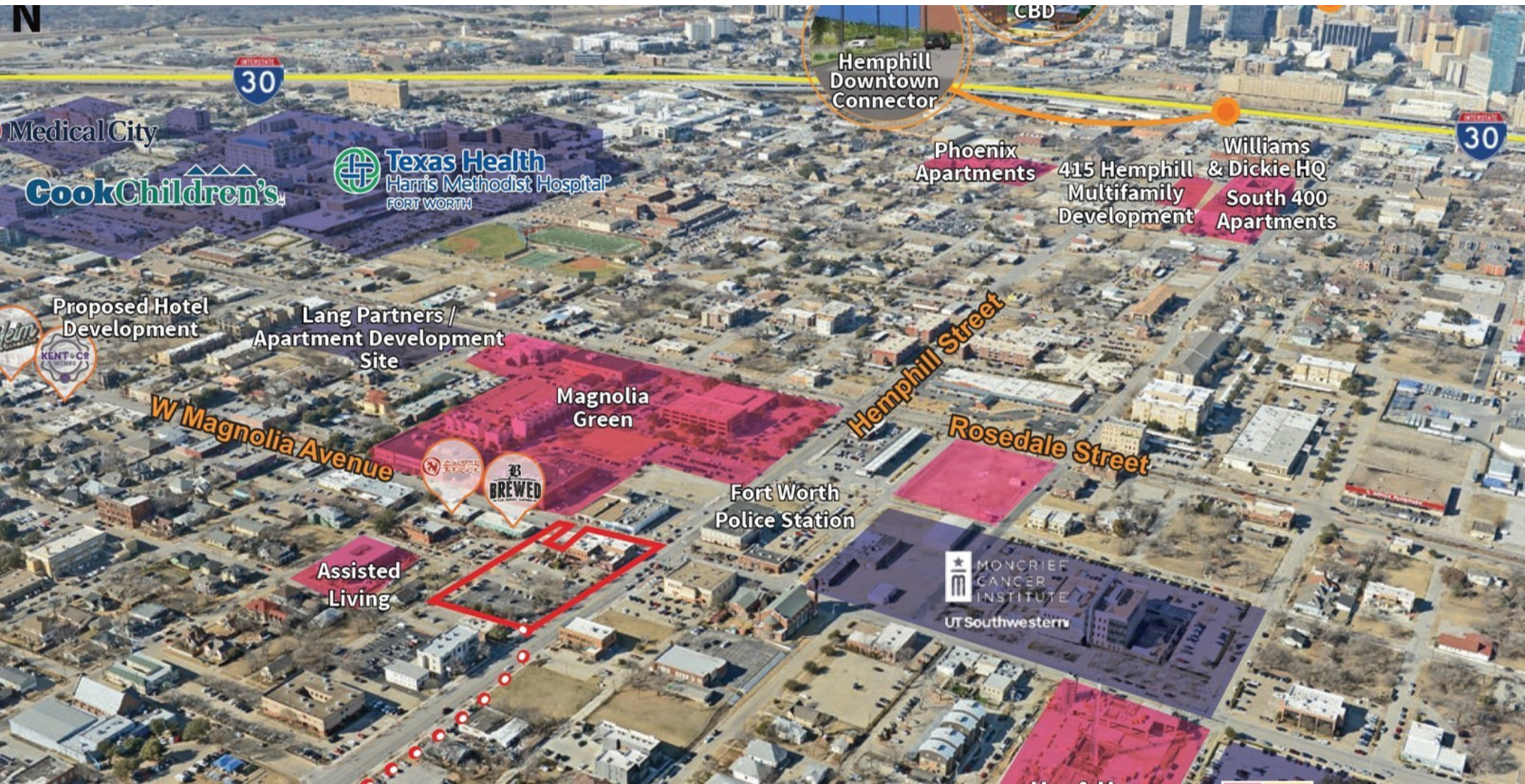
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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Alex S. Bryant	568528	alex@streetrealty.com	713.992.2548
Designated Broker of Firm	License Number	Email	Phone

Buyer / Tenant / Seller / Landlord Initials	Date
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