

2217 HEMPHILL ST // FORT WORTH, TX

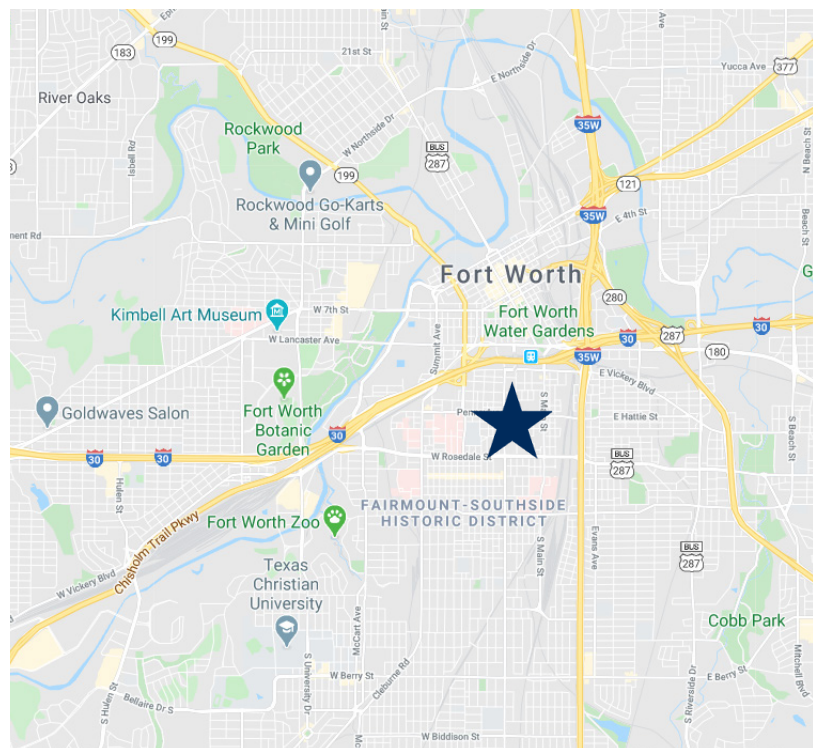
±1,500 SF FREESTANDING OFFICE

EXCELLENT NEAR SOUTHSIDE LEASE OPPORTUNITY



PROPERTY SUMMARY

BUILDING SIZE	±1,500 SF
LEASE RATE	\$23.00/SF + Electric/Water
LAND SIZE	±0.2525 AC (±10,998 SF)
INTERIOR FEATURES	Multiple private offices, conference, restroom, kitchen/break, storage, covered porch, gated parking.
- Excellent opportunity to lease a freestanding office or retail space in the heart of Fort Worth's Near Southside District. - Property features ±1,500 SF of rentable space. Additional Tenant occupies portion of building adjacent to available space. - The interior has been recently renovated and is ready for immediate occupancy. - Provides dedicated, fenced lot with ten surface parking spaces. - The property is just blocks from Magnolia Avenue and Main Street, featuring popular restaurants, pubs and retailers. - Excellent access to Downtown Fort Worth and the major thoroughfares, IH-30 and IH-35.	



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