

For Lease

CULTURAL DISTRICT FORT WORTH | OFFICE

464 Bailey Avenue
Fort Worth, TX 76107
HamiltonAndBailey.com

Up to 22,000 SF available in 12-14 months



For information contact:

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464 BAILEY AVENUE

LEASING OPPORTUNITY

- Property to be redeveloped as Class A Boutique Office.
- Project will include 2nd floor terrace with views to the east and south of Downtown and the West 7th Corridor and museums.
- First floor will include both a men's and women's shower room.

Building Facts

Building Area: 22,000 SF

Stories: 2

Year Built/Renovated: 1954/2020

Available Space: 5,000 – 22,000 SF

Yr 1 Lease Rate: \$29.50/SF plus electric

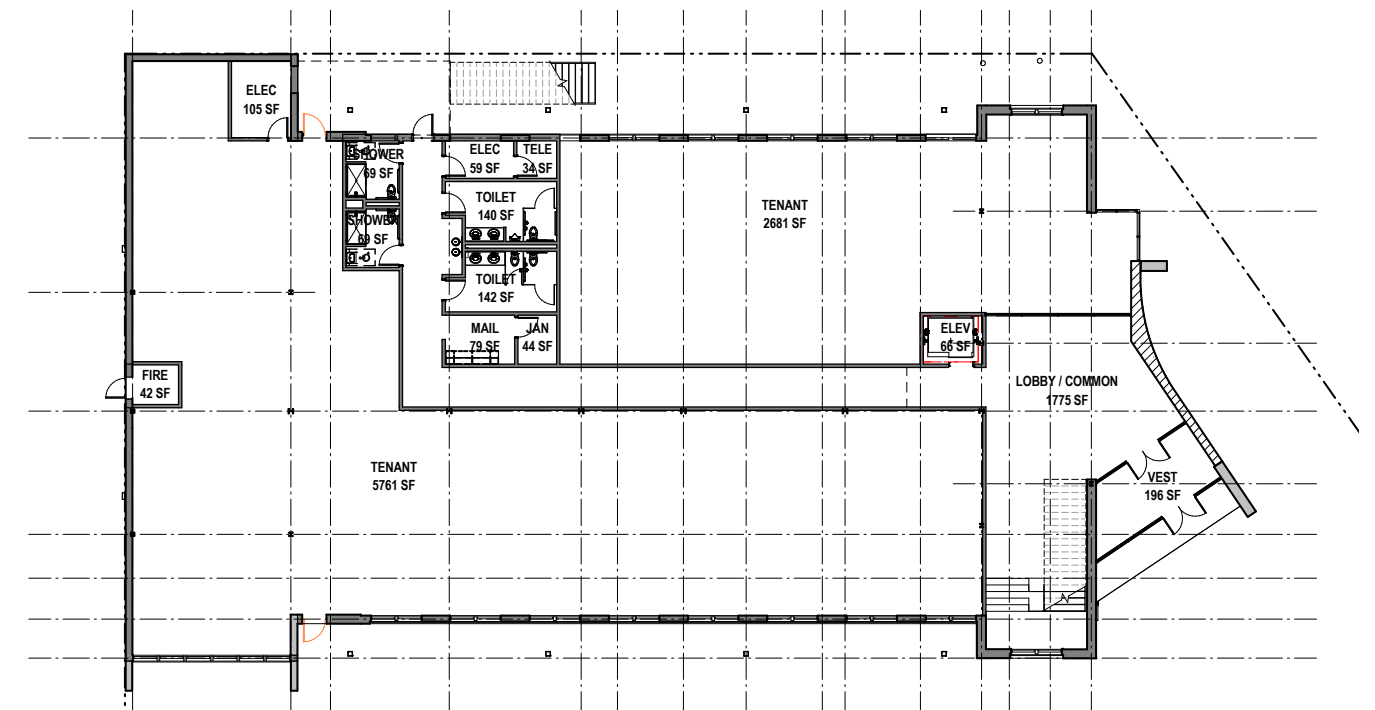
Tenant Improvements: Negotiable

Availability: 12-14 Months

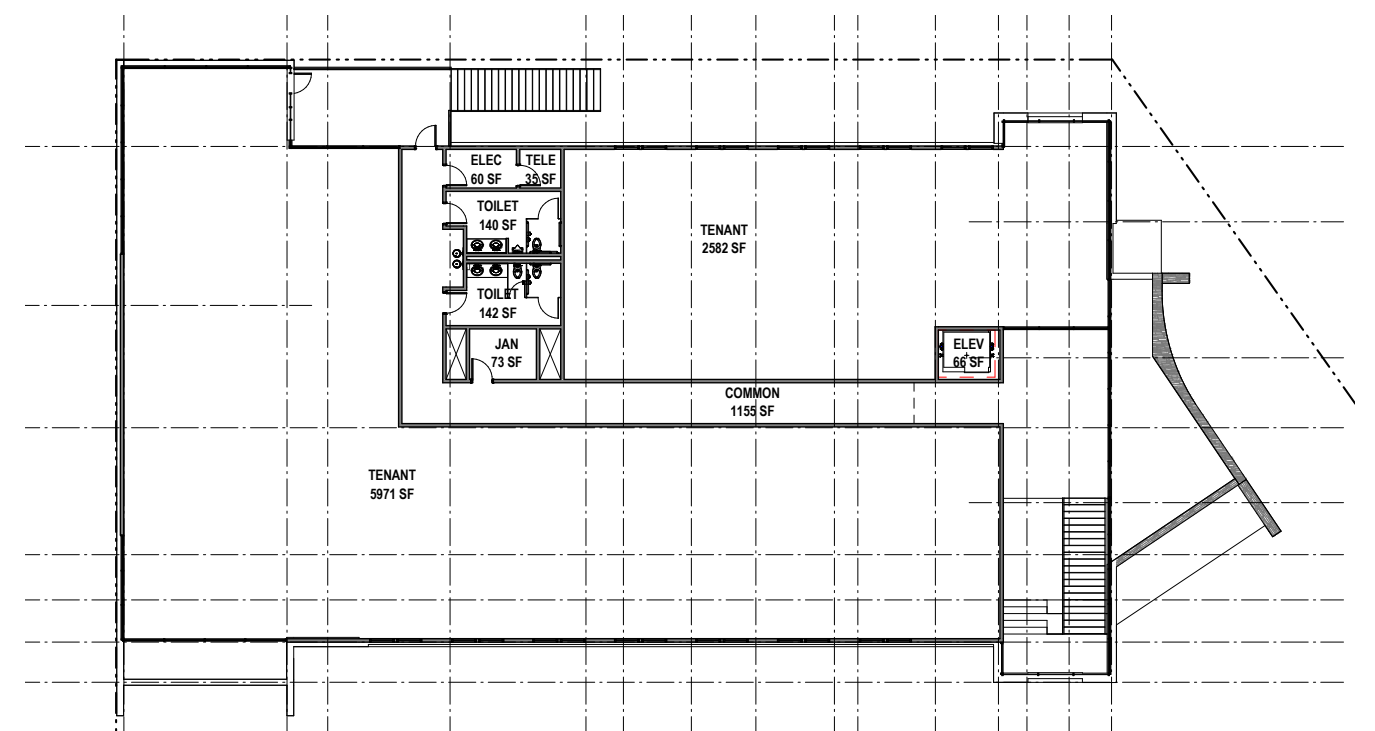
Parking: Surface spaces @ 3.0/1,000

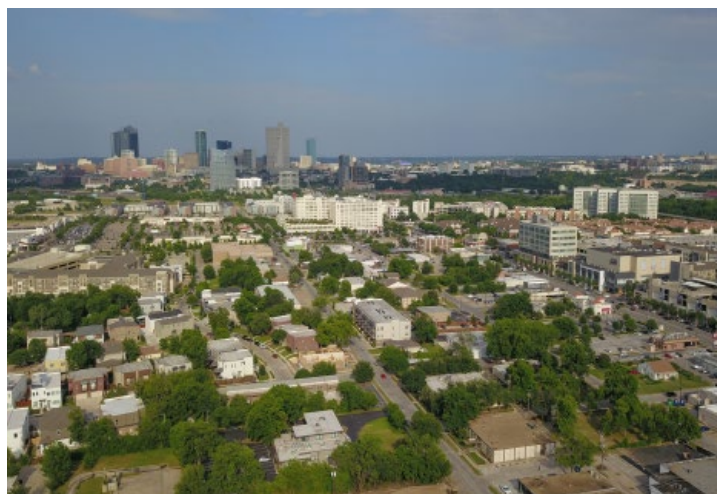
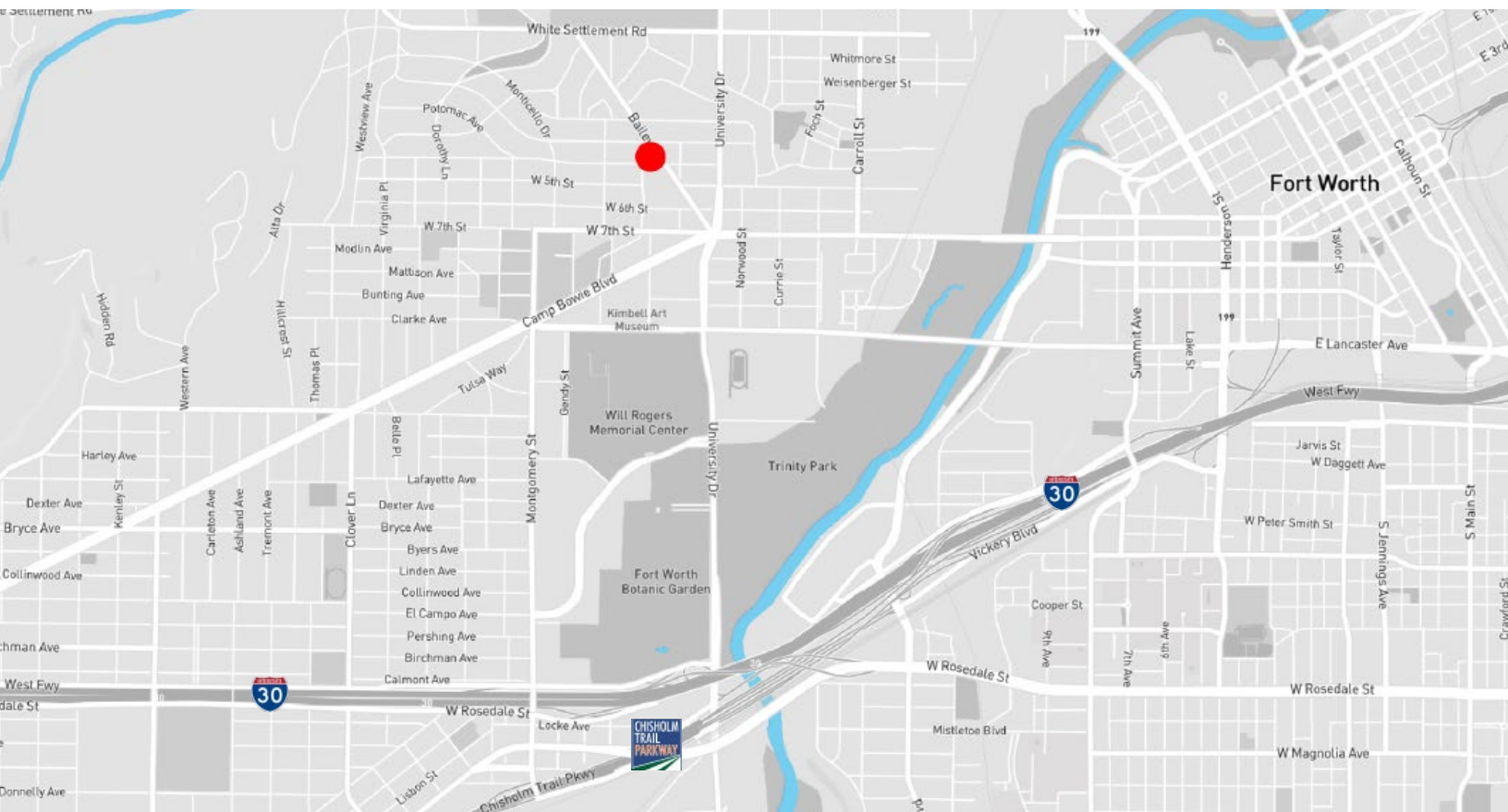


FIRST FLOOR



SECOND FLOOR





ABOUT THE LOCATION

464 Bailey sits between Bailey Avenue on the east, 4th Street to the south, Hamilton Avenue to the north and Arch Adams Street to the west. Well situated within the Cultural District, it's adjacent to some of Fort Worth's most sought after single and multi-family neighborhoods and has immediate access to some of the City's most touted attractions and developments, making it a prime location to attract and retain a talented workforce.

More Info Available at HamiltonAndBailey.com

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