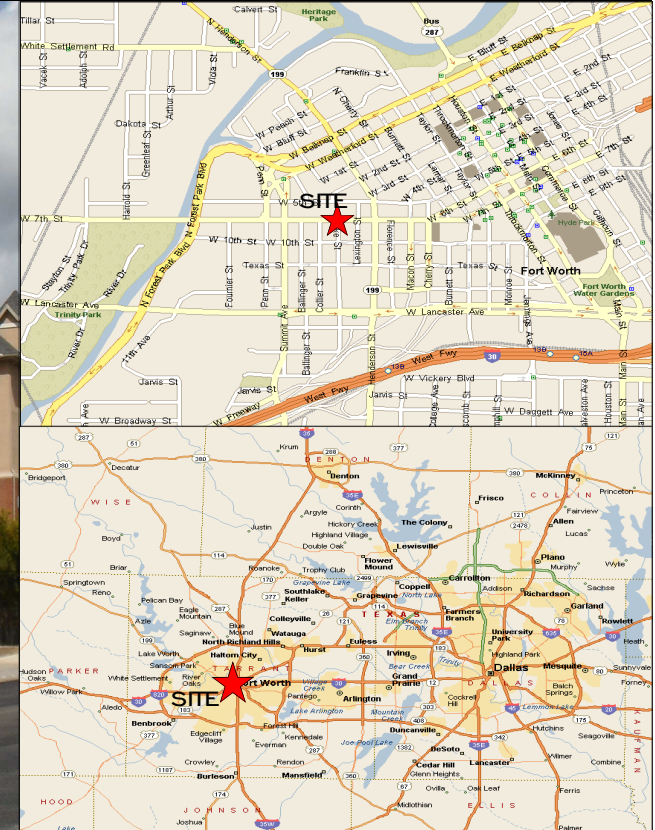


**OFFICE & RETAIL SPACE FOR LEASE
1204 WEST 7TH STREET
FORT WORTH, TEXAS**

Melissa Sanders
msanders@westovergrp.com
(817) 260-4469



PROPERTY SPECIFICATIONS

- 1204 West 7th Street, Fort Worth, Texas
- Two story building with 16,946 square feet
- 8,473 square feet available on bottom floor
- 4,906 square feet available on 2nd floor
- \$20.00 psf NNN
- Ground floor available for retail or office
- Area is undergoing rapid transformation and revitalization
- Property is within walking distance to downtown



The Westover Group

WE DELIVER REAL ESTATE SOLUTIONS.

301 COMMERCE ST.,
SUITE 2040
FORT WORTH, TX 76102
TEL 817-886-3000
FAX 817-336-1236
WWW.WESTOVERGRP.COM

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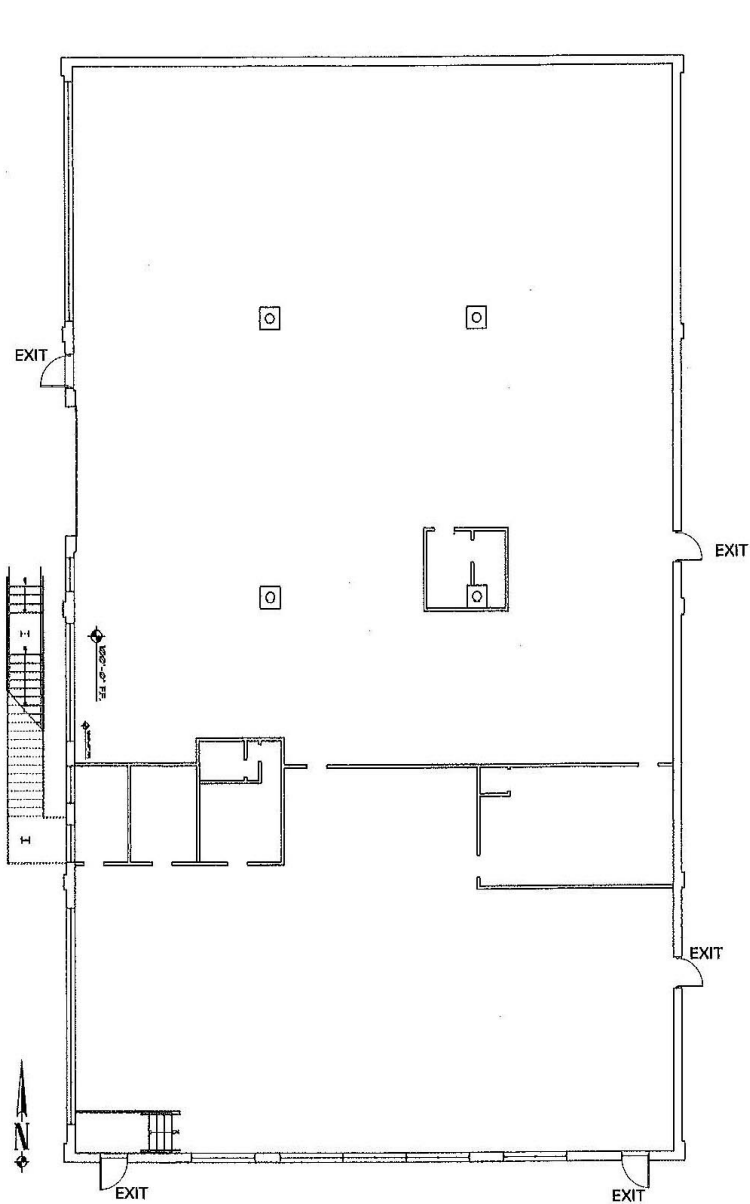
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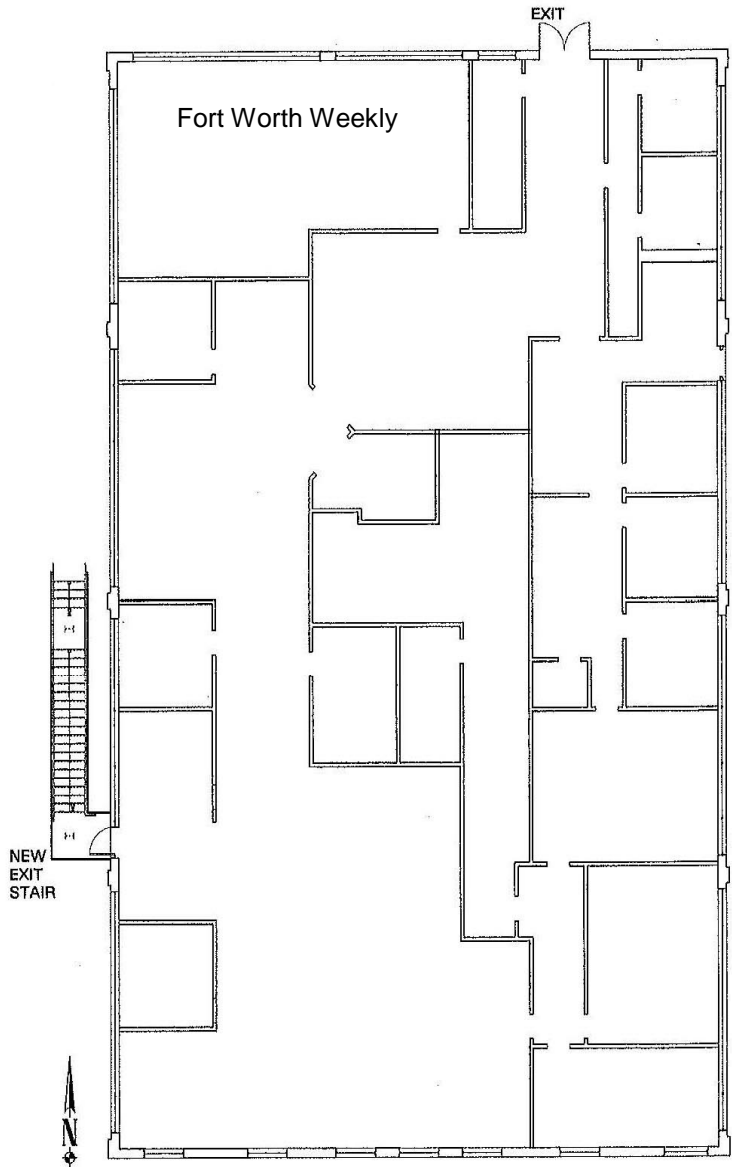
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1 FIRST FLOOR
SCALE: 1/8" = 1'-0"



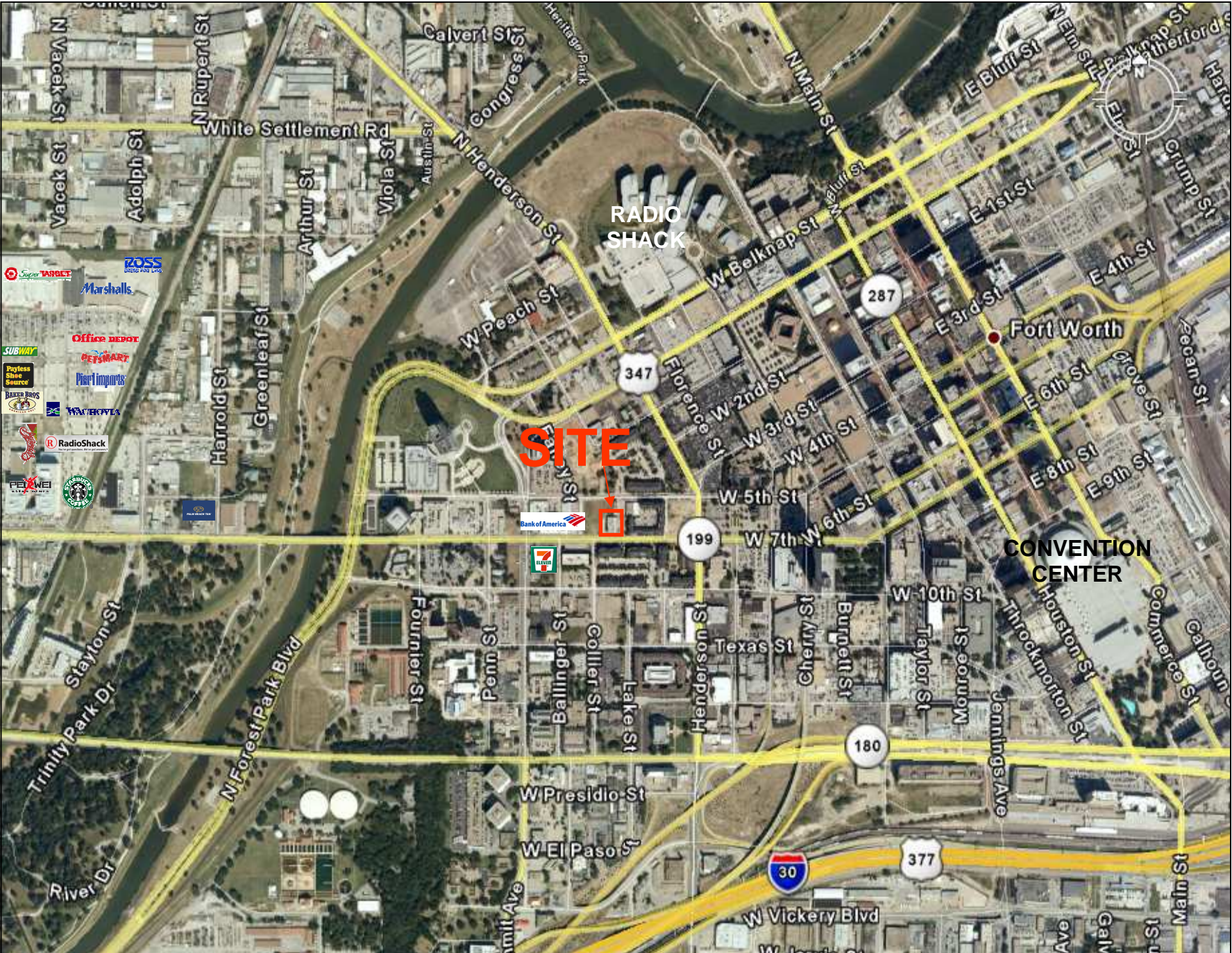
2 SECOND FLOOR
SCALE: 1/8" = 1'-0"

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