

# OFFICE FOR SALE - 11,598 SF ON 1.2 ACRES



## 223 Northeast Loop 820

HURST, TEXAS 76053

### PROPERTY DETAILS

- Ideal for owner/user or investor – potential medical/retail or office use
- Zoned “GB – General Business District” by the city of Hurst which permits an extensive variety of commercial uses, including but not limited to: office, retail, automotive maintenance, medical and dental offices, hospitals and research laboratories.
- Partially fenced property line with exterior lighting
- Masonry Constructed 2-story Office building
- Gated parking lot with 2 automatic gates
- 6.0 per 1,000 RSF parking ratio
- 73 employee parking spaces
- 2-car, drive-thru garage in 1st floor connected to building
- Built in 1974, recently renovated and well-maintained
- Second Generation Office Build-out



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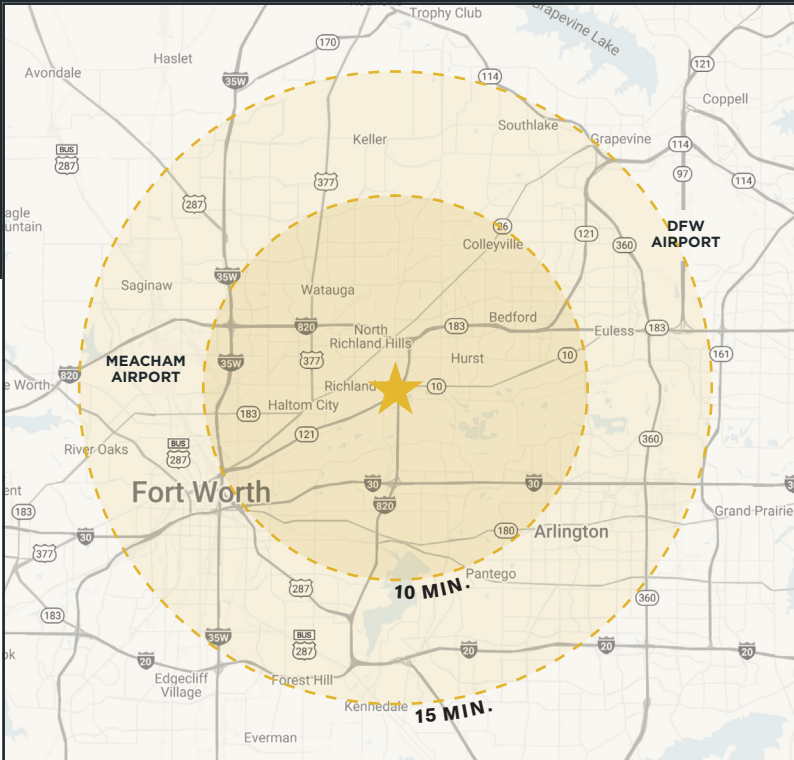
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**STREAM**



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## LOCAL DEMOGRAPHICS

	10-MIN. DRIVE	15-MIN. DRIVE	30-MIN. DRIVE
POPULATION	165,242	559,846	2,951,067
AVG. HOUSEHOLD INCOME	\$91,393	\$100,350	\$114,186



## LOCATION HIGHLIGHTS

**2.95M**

Total population within a 30-min. drive

**~20,000**

Health-related workers within a 15-min. drive

**15 min.**

Distance to DFW International Airport

**11 min.**

Distance to downtown Fort Worth

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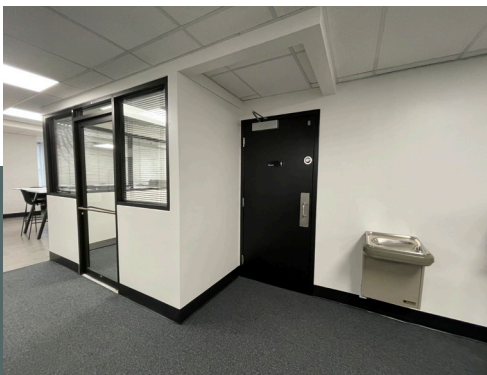
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## 1ST FLOOR

- Reception/seating area with reception vestibule
- 1 Private Office
- 1 Large conference
- Large open area for workstations
- 2 Restrooms
- IT closet with 2 small offices
- Large storage room

## 2ND FLOOR

- 7 Private Offices
- 1 Large conference room
- Break area (with fridge, sink and dishwasher)
- Large open workstation area
- 2 Restrooms



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