

BAYLOR ALL SAINTS POB I

Medical For Lease

1250 8th Ave.
Fort Worth, TX 76104



Leasing Information:
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Lincoln

Lincoln Property Company
8140 Walnut Hill Lane Suite 700
Dallas, TX 75231

www.lpc.com

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Office For Lease

1250 8th Avenue
Fort Worth, TX 76104



Property Highlights

- Generous Tenant Improvement allowances available for customizable space layouts
- Highly visible signage opportunity available
- Complimentary Valet
- Garage Patient Parking
- Close Retail Amenities
- Easy Patient Access

Property Overview

The Baylor All Saints Professional Building is a 6-story medical office building, with institutional ownership, located on the campus of the Baylor All Saints Medical Center in Fort Worth, TX.

Location Overview

This 154,700 RSF MOB is located in the heart of the rapidly growing Fort Worth Medical District.

Availabilities	SF
Suite 335	1,590 SF
Suite 570	5,115 SF
Suite 630	1,739 SF

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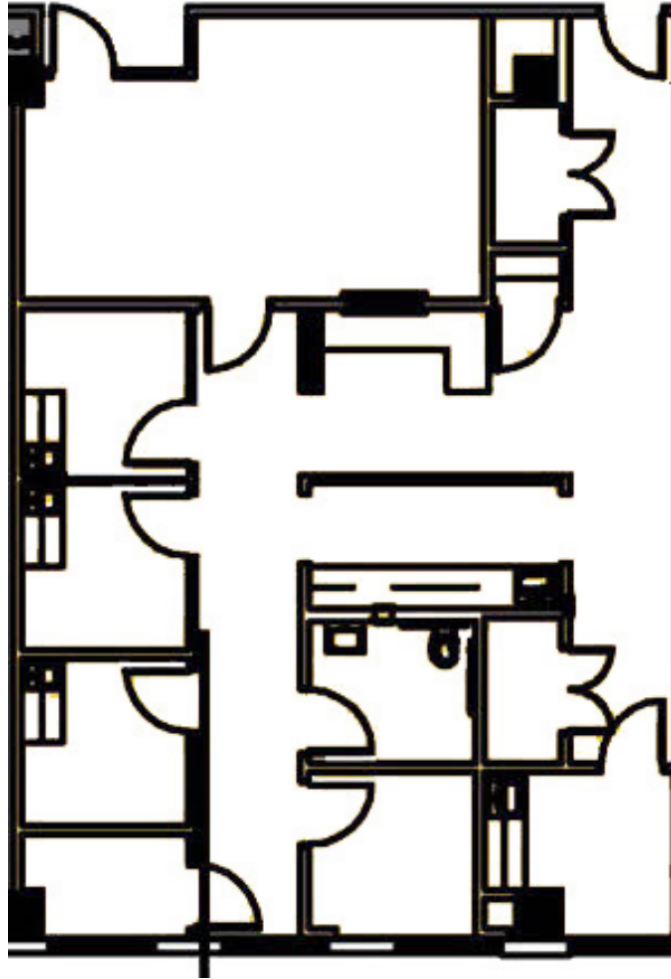
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Suite 335

1250 8th Avenue
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Suite

Size

Suite 335

1,590 SF

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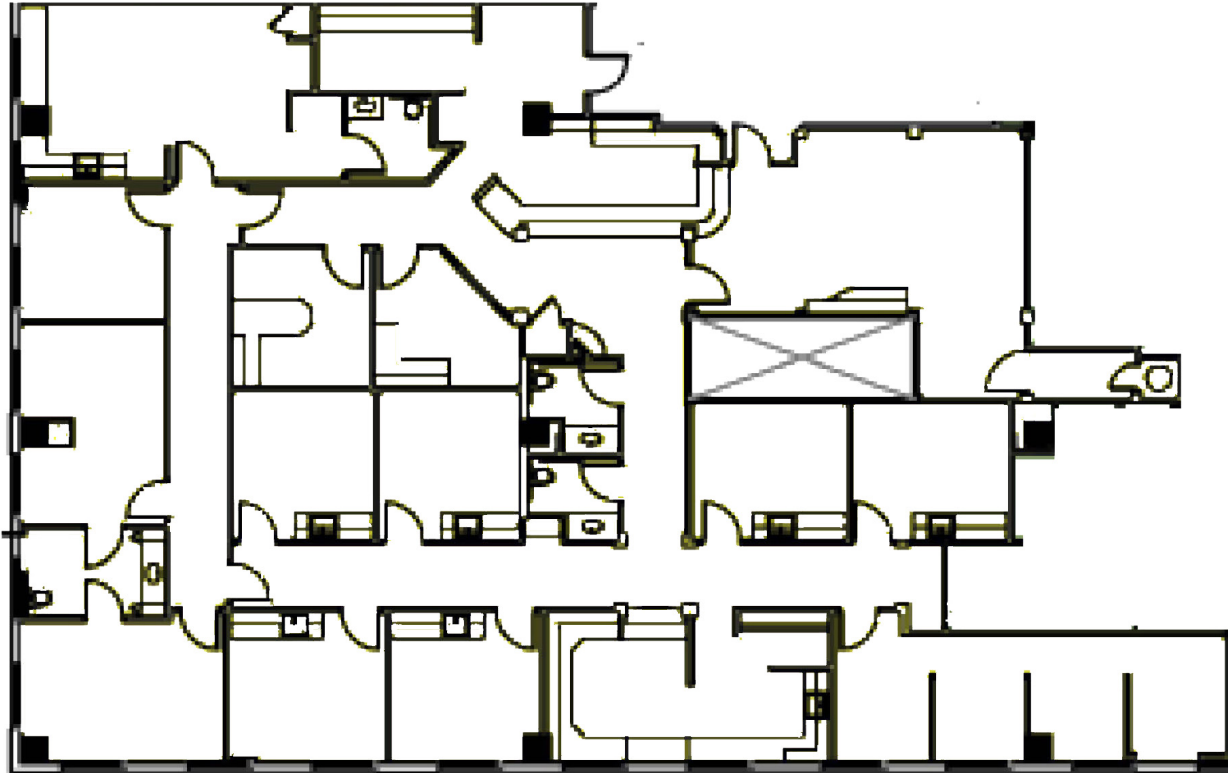
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BAYLOR ALL SAINTS POB I

Suite 570

1250 8th Avenue
Fort Worth, TX 76104



Suite

Size

Suite 570

5,115 SF

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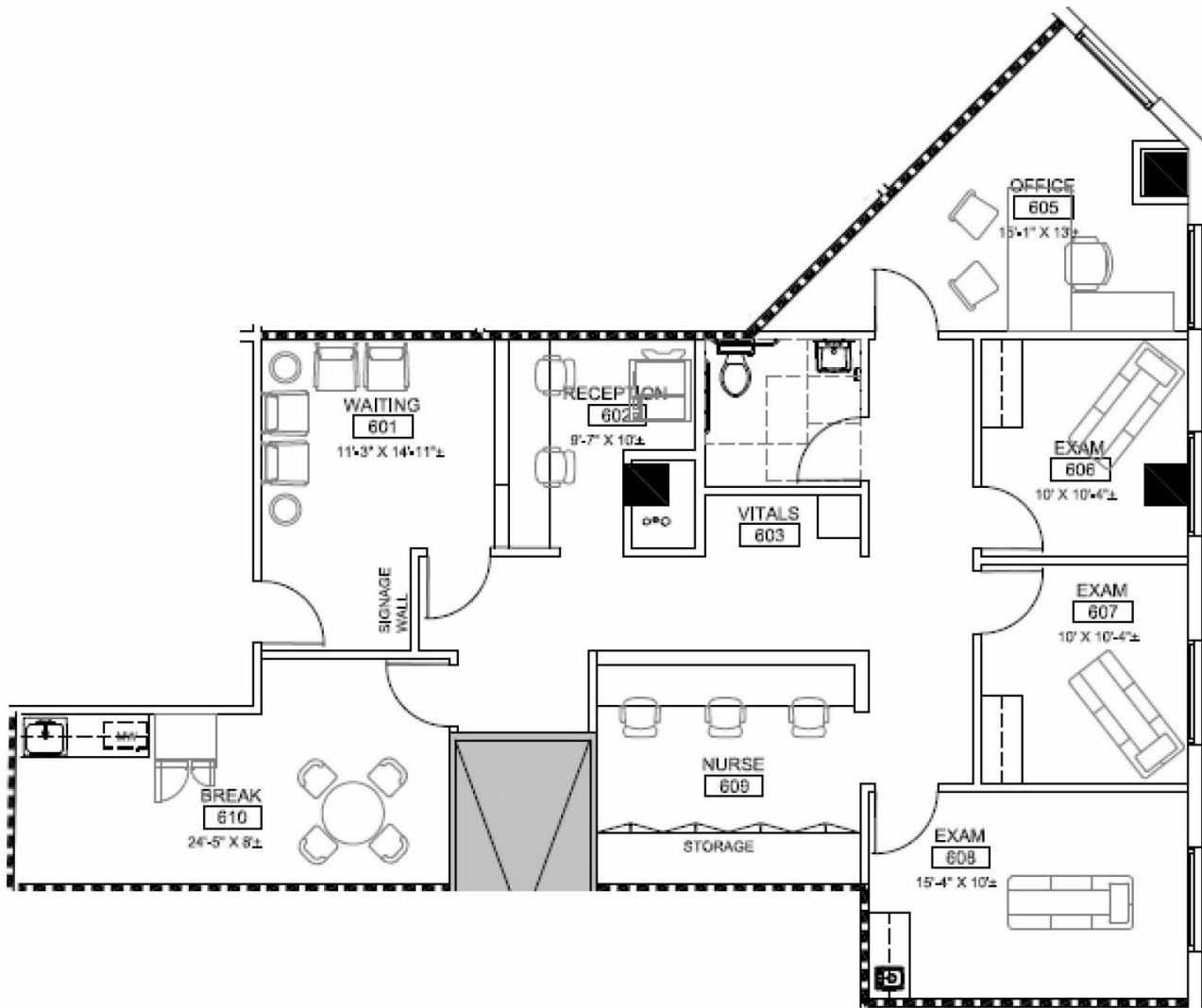
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BAYLOR ALL SAINTS POB I

Suite 630

1250 8th Avenue
Fort Worth, TX 76104



Suite

Size

Suite 630

1,739 SF

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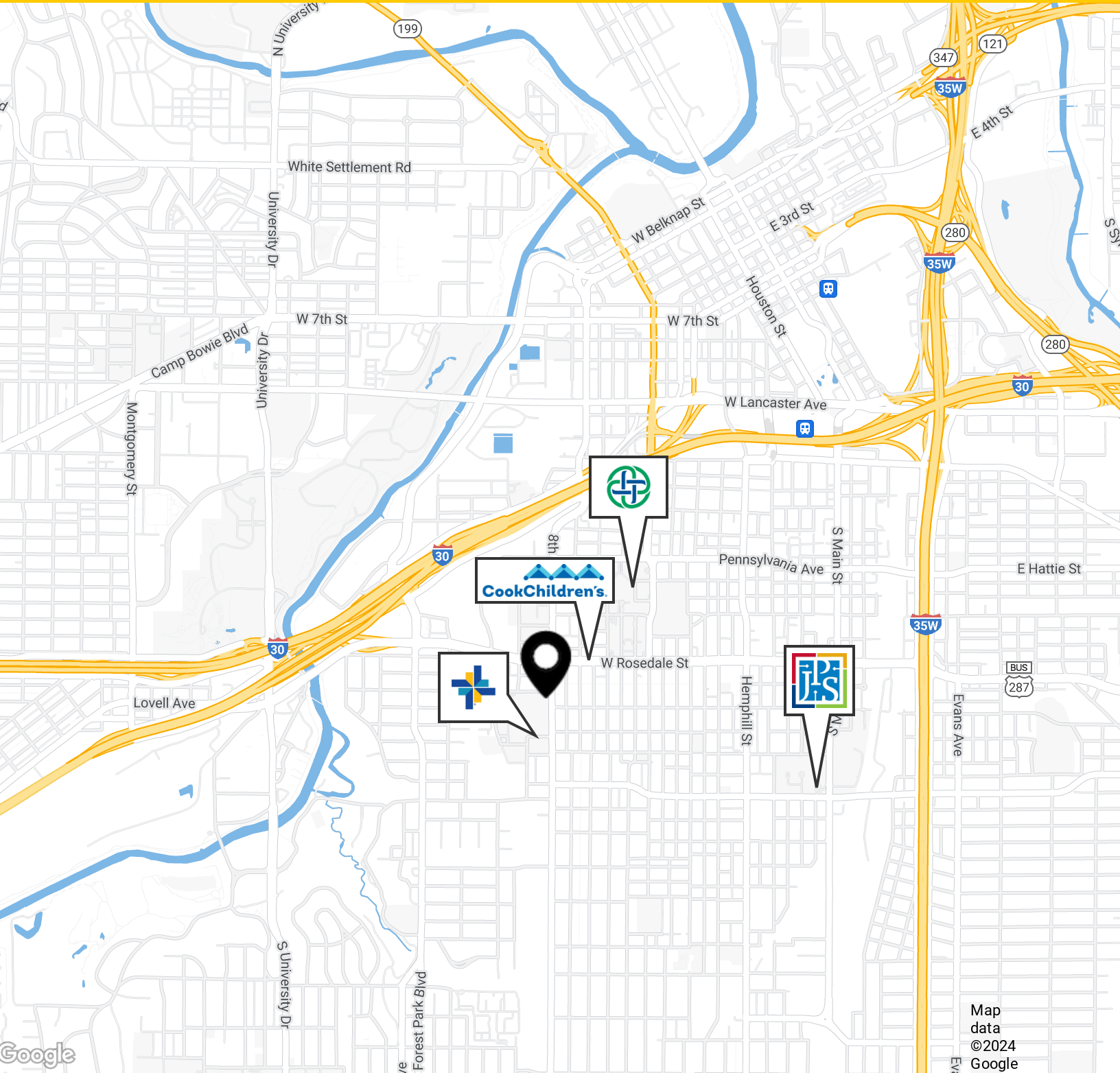
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Location Map

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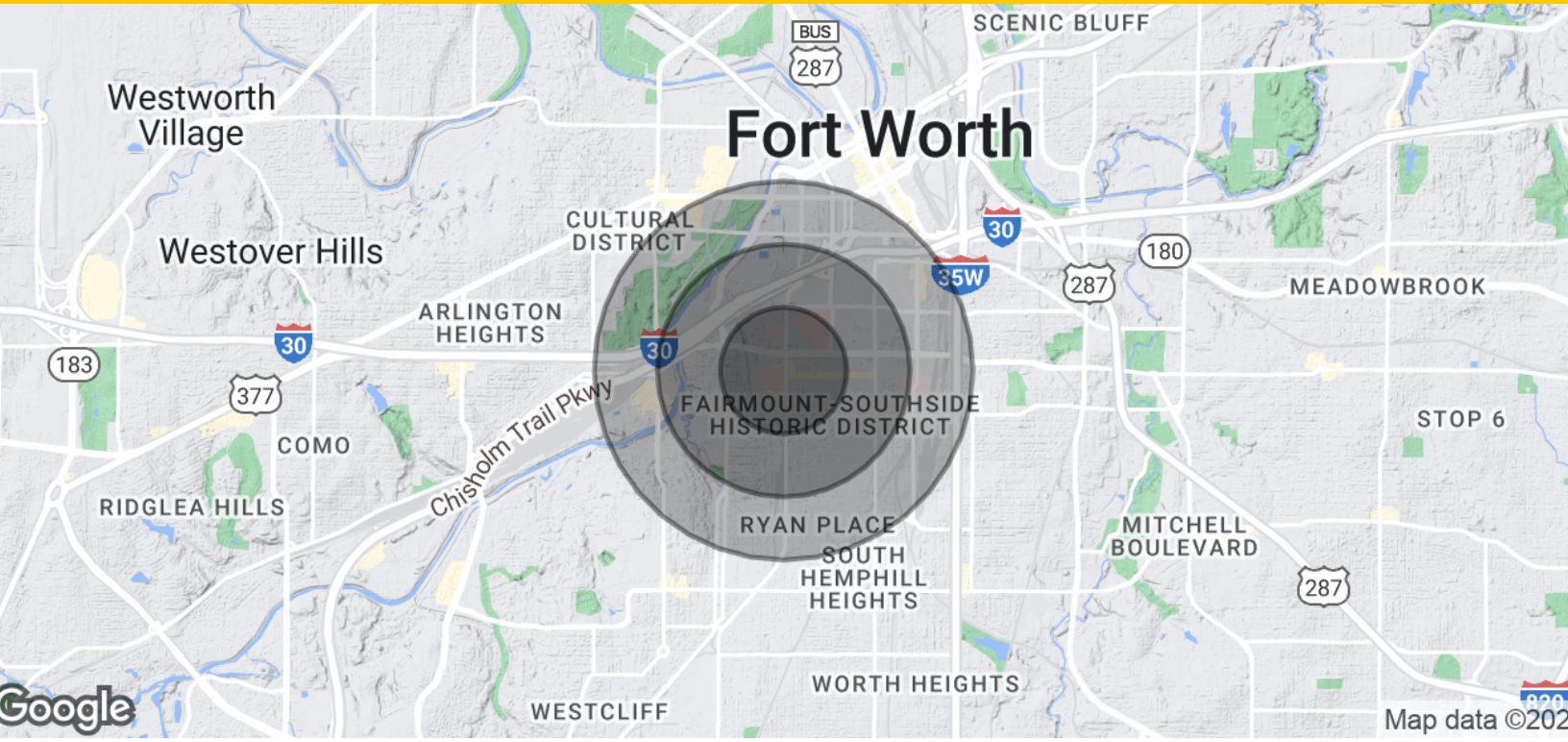
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BAYLOR ALL SAINTS POB I

Demographics Map & Report

1250 8th Avenue
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	2,214	10,273	23,689
Average Age	40.9	39.0	35.8
Average Age (Male)	43.2	40.8	37.6
Average Age (Female)	38.7	37.0	34.1
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,205	5,321	11,585
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$101,145	\$94,277	\$92,315
Average House Value	\$329,353	\$316,215	\$320,913

* Demographic data derived from 2020 ACS - US Census

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