

# Medical Office ★ LEASE

LanCarteCRE.com

11751 ALTA VISTA RD FORT WORTH, TX 76244



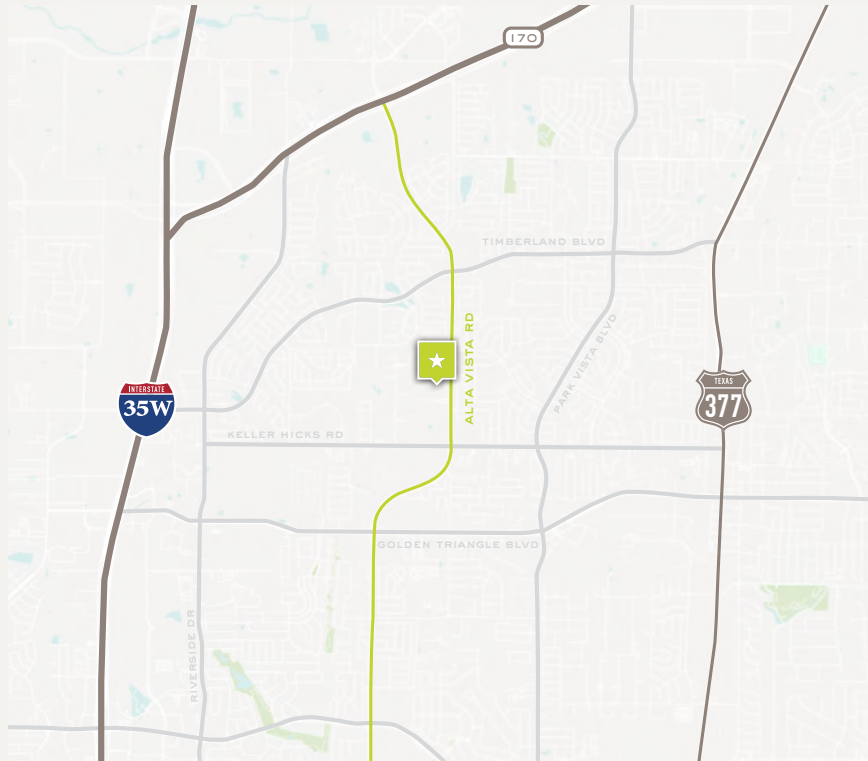
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### PROPERTY FEATURES

- 2nd Generation unfurnished medical office opace
- Reception area, 4 private offices and plenty of Storage and shared parking throughout
- Easy access to I35, Hwy 170 and Hwy 377
- Close to Texas Health Harris Hospital

### LOCATION OVERVIEW

Located in North Fort Worth this office building lies in the Alliance area, offering a convenient suburban setting with quick access to the city and amenities. It sits just off Alta Vista Drive, providing easy connectivity to major thoroughfares like SH-170 and nearby arterials, making commutes to downtown and surrounding business hubs efficient.

### AVAILABLE SPACES

SUITE 402

1,000 SF

### LEASING STRUCTURE

**\$18** /SF NNN (OP EX \$5.86)

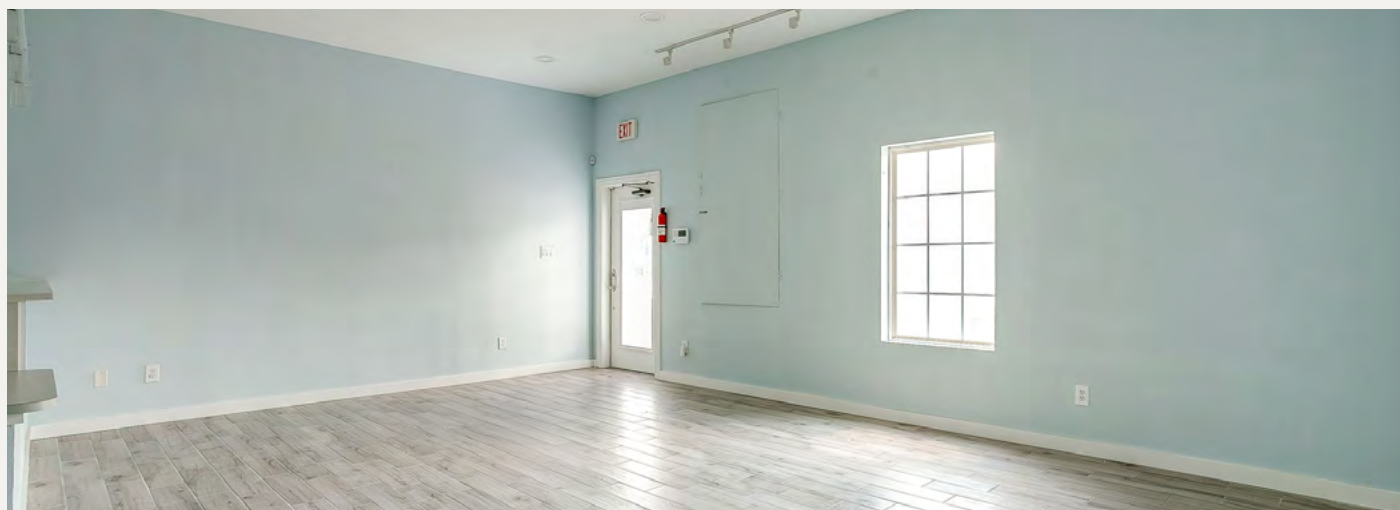


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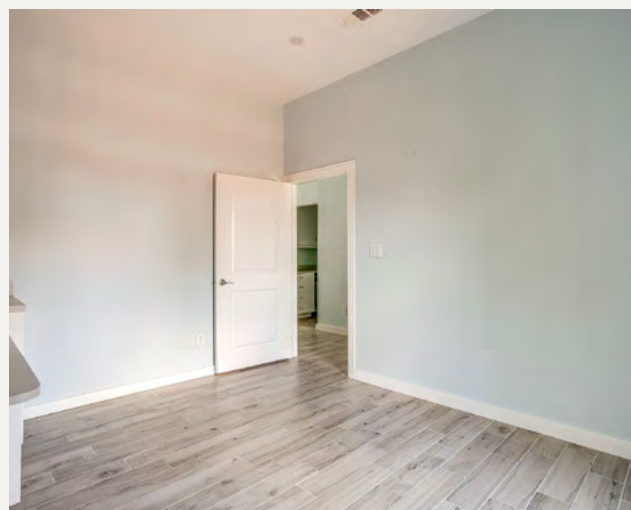
## INTERIOR



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**INTERIOR**





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EXTERIOR

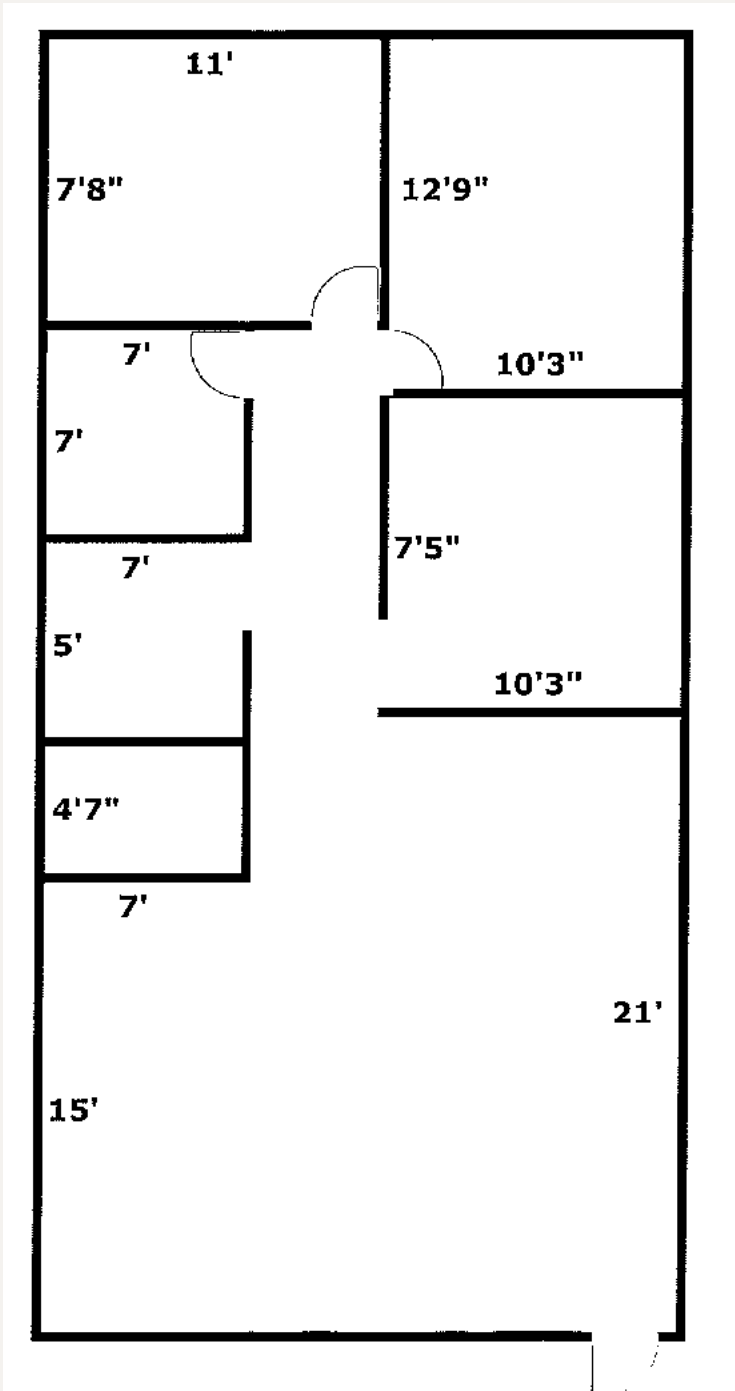


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## FLOORPLAN



## DEMOGRAPHICS

Fort Worth, TX, had an estimated population of over 1 million (1,008,106) as of July 1, 2024, making it the 11th largest city in the U.S. The city has experienced significant growth, with a 9.7% increase since 2020, and has a diverse population. The following stats are within a 1 miles radius of 11751 Alta Vista Rd:

POPULATION	MEDIAN HH INCOME
17.2K	\$122K
MEDIAN NET WORTH	EMPLOYMENT RATE
\$463K	95.9%
BACHELOR'S DEGREES	NUMBER OF HOUSEHOLDS
47.1%	5.3K



# LANCARTE

## COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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