

BAYLOR ALL SAINTS POB II

1280 8th Avenue
Fort Worth, TX 76104

Medical For Lease

2,500 - 25,000 SF



Leasing Information:
214.461.2388

Banks Newton
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Peter Shaw
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Lincoln

Lincoln Property Company
8140 Walnut Hill Lane Suite 700
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Property Highlights

- Adjacent to Baylor Scott & White All Saints Medical Center in the Heart of the Fort Worth Medical District
- Generous tenant improvement allowances available for customizable space layouts.
- The new MOB will sit on top of a new 5-story garage and will connect to the existing 10-story garage.

Property Overview

Baylor All Saints Professional Building II will be a 100,000 RSF, Class A, Medical Office Building with Institutional Ownership located on the campus of Baylor Scott & White All Saints Medical Center. The building is conveniently located near the intersection of Mistletoe Blvd. and All Saints Ave. with excellent interstate access and ample parking. The building has efficient floorplates where we can offer generous tenant improvement packages.

Availabilities	SF
Suite 100	2,500 - 25,000 SF
Suite 200	12,500 SF
Suite 400	2,500 - 9,825 SF

Medical Disciplines on Campus

Primary Care
OB/GYN
Lab Services
Vascular Surgery
Nephrology

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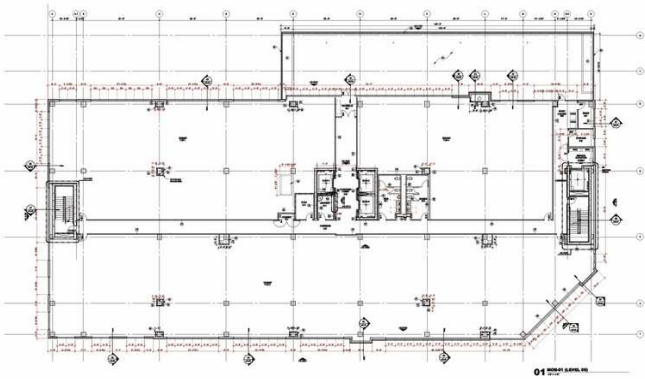
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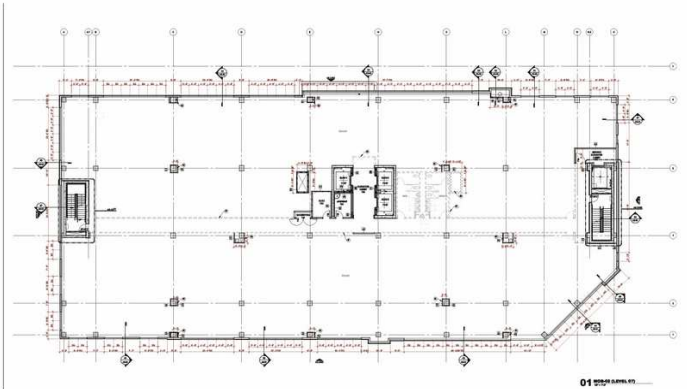
Floor Plates

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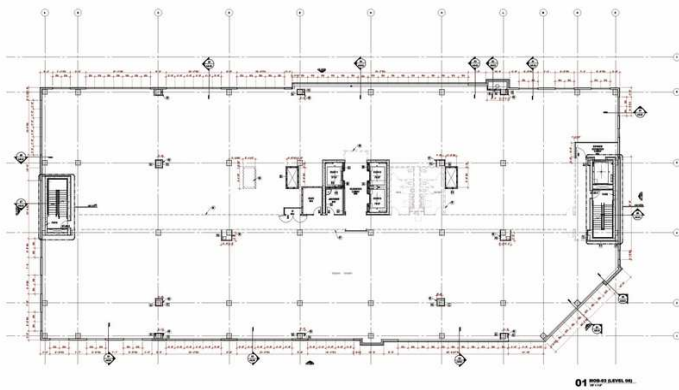
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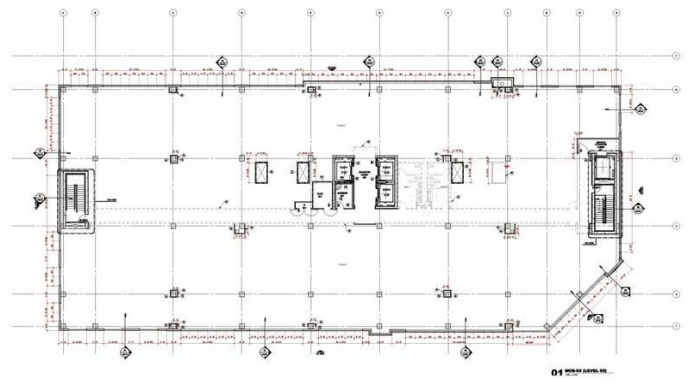
LEVEL 7



LEVEL 8



LEVEL 9



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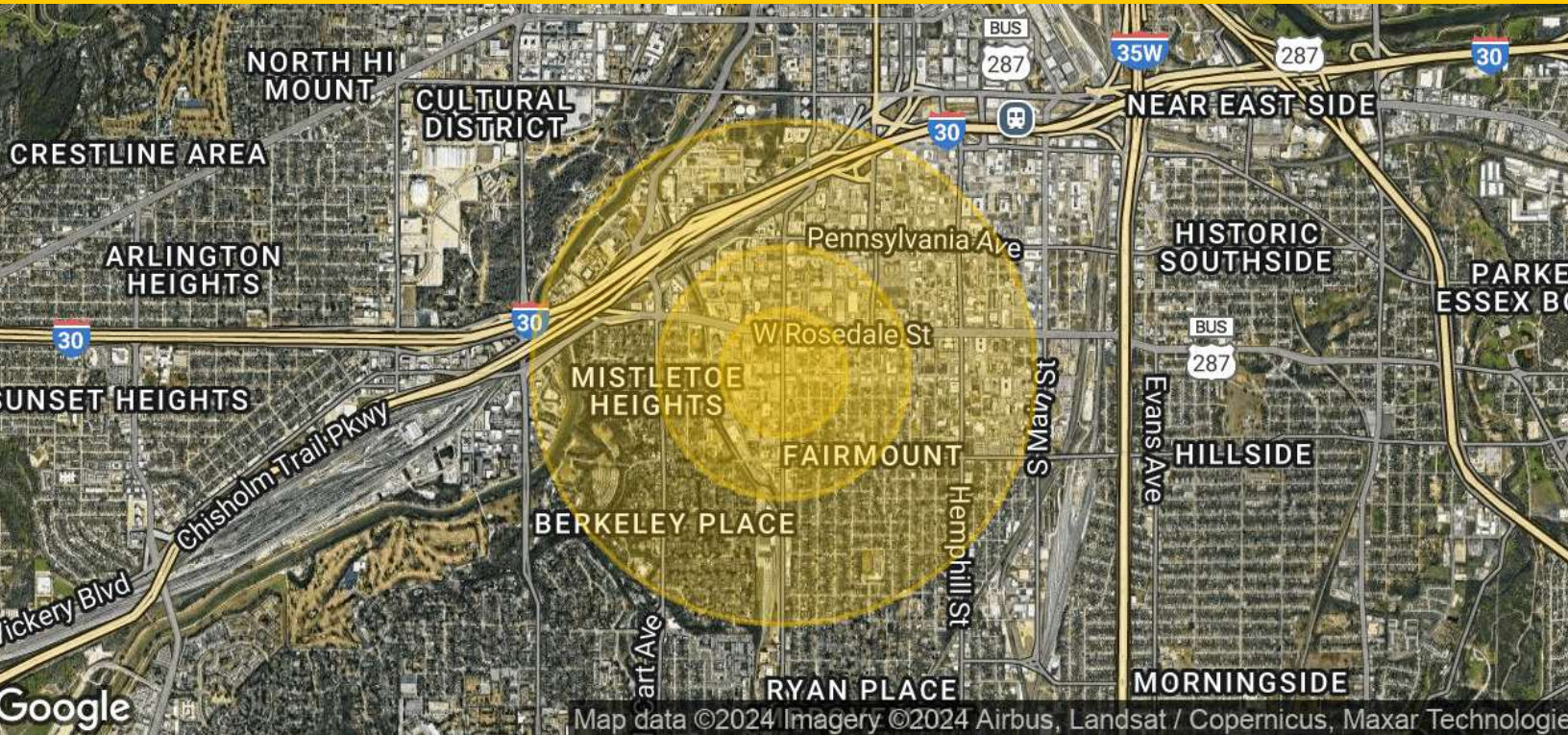
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Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	538	2,323	10,483
Average Age	38.3	40.2	38.9
Average Age (Male)	41.5	42.4	40.7
Average Age (Female)	35.7	38.1	36.8
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	336	1,269	5,376
# of Persons per HH	1.6	1.8	1.9
Average HH Income	\$94,269	\$99,570	\$93,839
Average House Value	\$342,284	\$329,893	\$313,241

2020 American Community Survey (ACS)

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