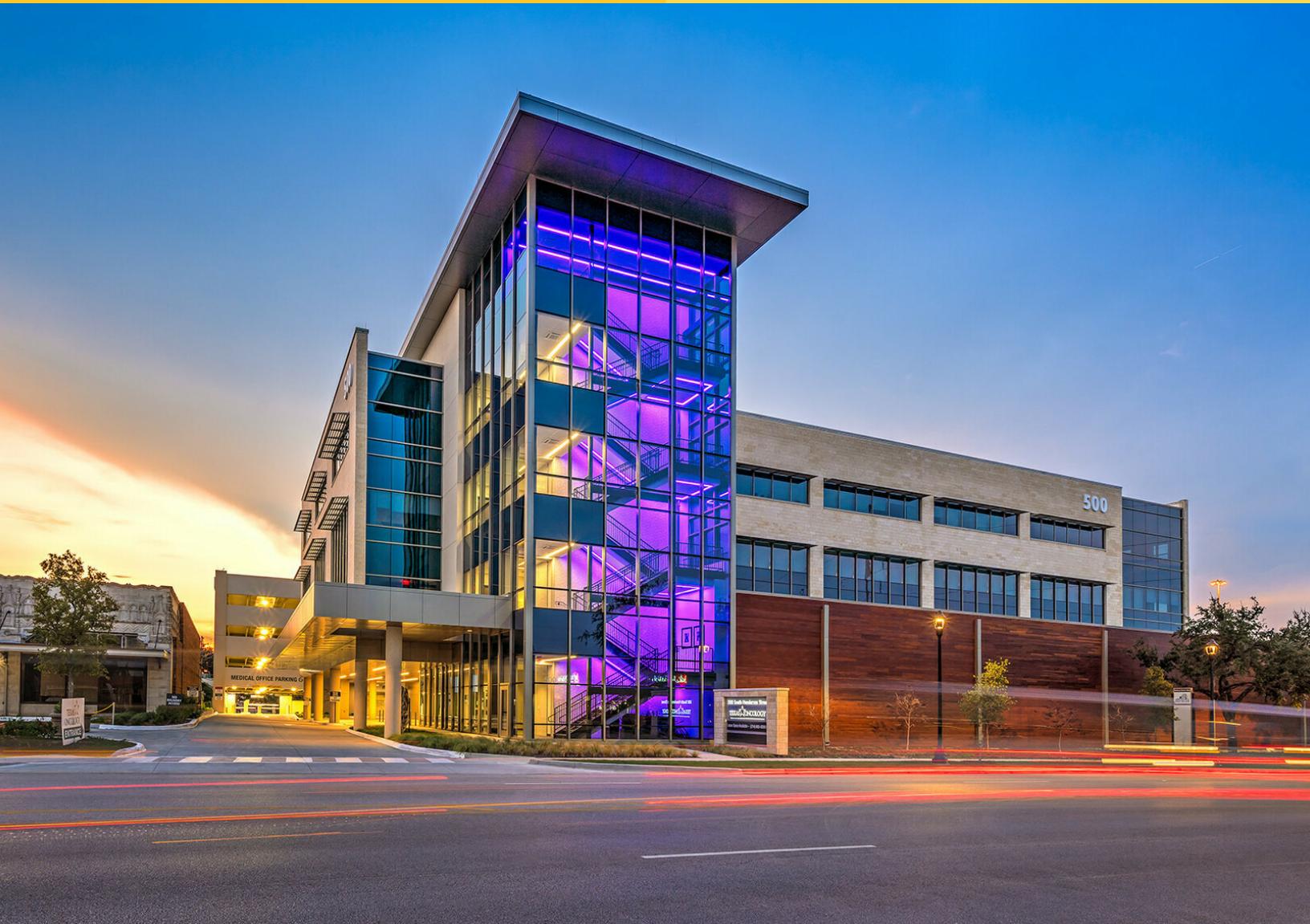


# HENDERSON MEDICAL TOWER

500 S Henderson Street Fort Worth, TX 76104

Outpatient Medical For Lease

1,016 - 10,810 SF



Leasing Information:  
214.461.2371

**Douglas Maclay**  
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**Nat Klein**  
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# Lincoln

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

[www.lpc.com](http://www.lpc.com)

# HENDERSON MEDICAL TOWER

500 S Henderson Street | Fort Worth, TX 76104

Outpatient Medical For Lease

1,016 - 7,942 SF



## Property Overview

The Henderson Medical Tower is a class-A four-story institutionally owned outpatient medical building consisting of 98,497 square feet in Fort Worth, TX with easy access to Interstate 30, Interstate 35, and Chisholm Trail Parkway. The building is located on S. Henderson Street in the Fort Worth Medical District, just north of Texas Health Harris Methodist Hospital.

## Property Highlights

- Class A Outpatient Medical Space
- Ample Tenant Improvement Allowance Available
- On-Site Patient Garage Parking and Covered Valet Services

## Availabilities

Suite 440	1,016 SF
Suite 445	2,868 SF
Suite 450	7,942 SF

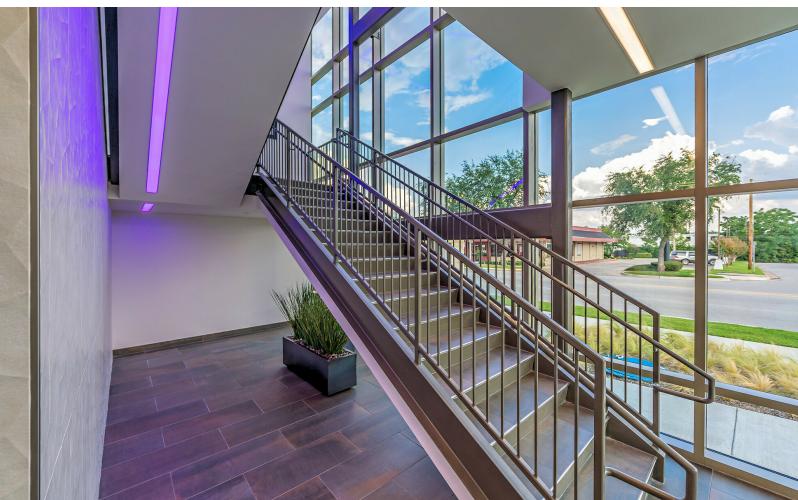
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# HENDERSON MEDICAL TOWER

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## Property Amenities



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# HENDERSON MEDICAL TOWER

500 S Henderson Street | Fort Worth, TX 76104

Suite 440

1,016 SF



Suite	Size
Suite 440	1,016 SF

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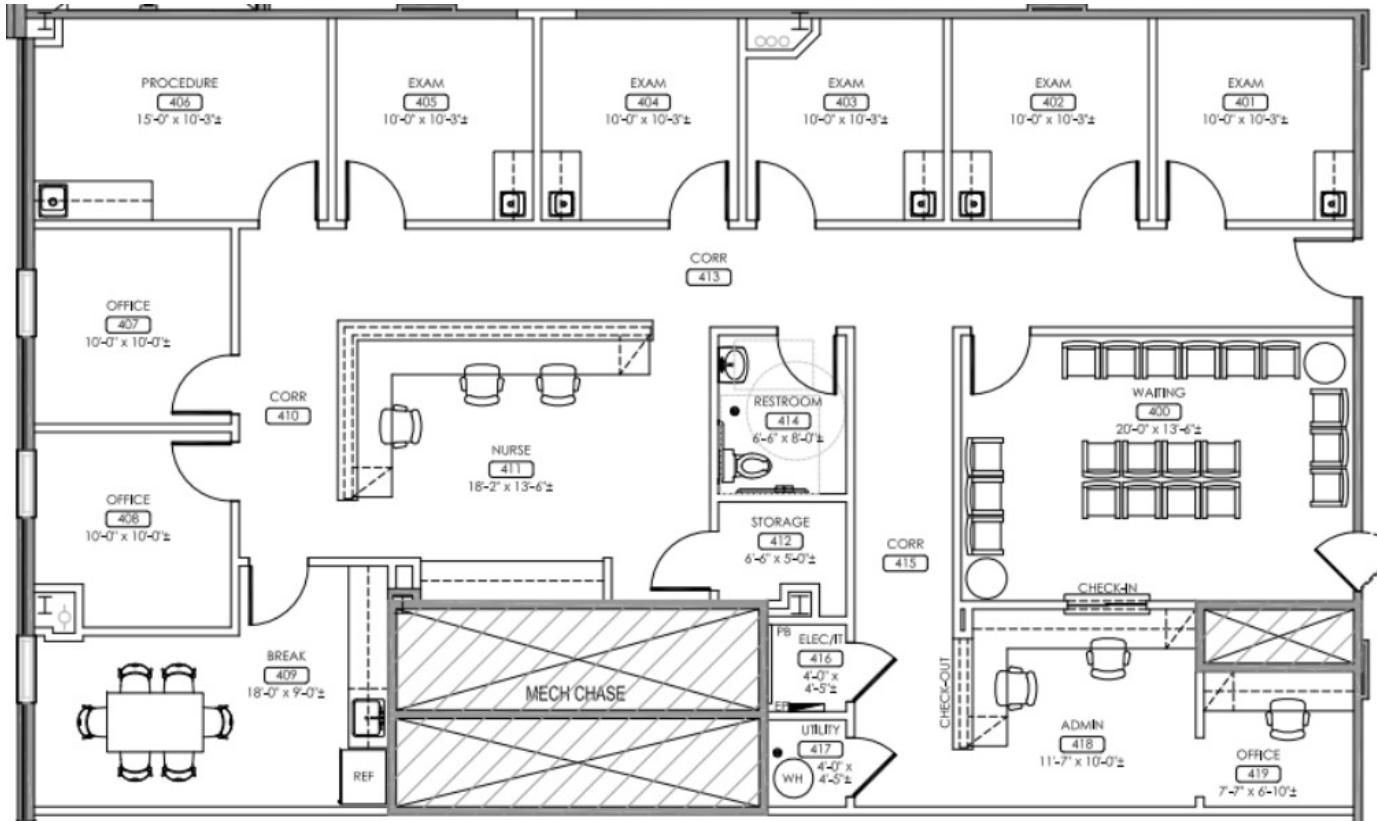
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# HENDERSON MEDICAL TOWER

500 S Henderson Street | Fort Worth, TX 76104

Suite 445

2,868 SF



Suite	Size	Description	Video URL
Suite 445	2,868 SF	Spec Suite	<a href="#">View Here</a>

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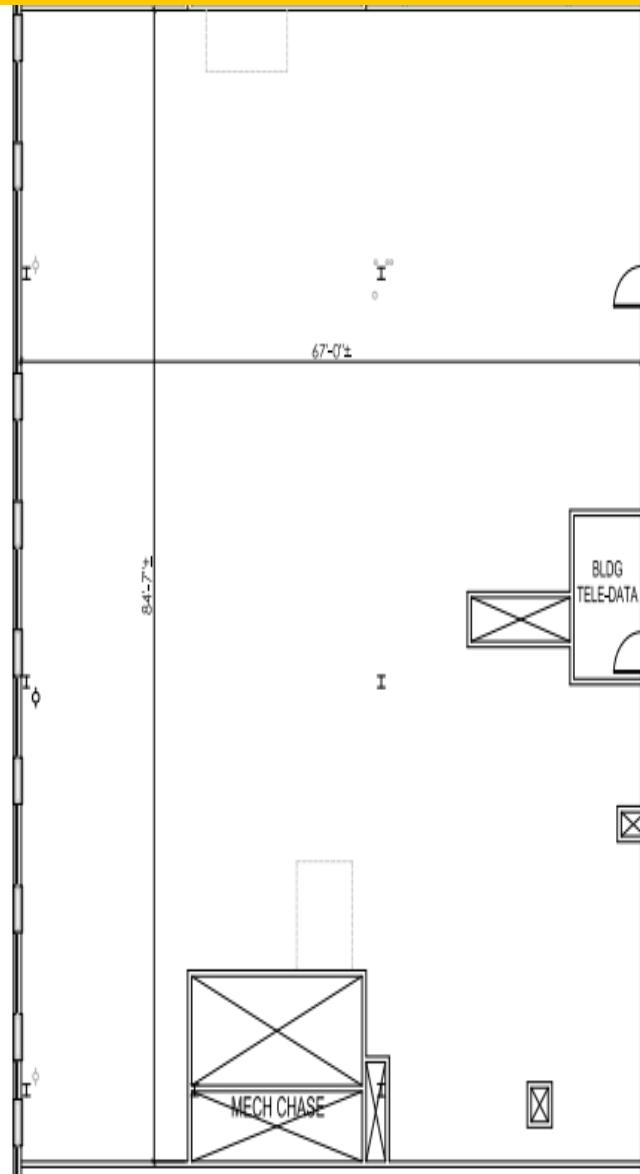
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# HENDERSON MEDICAL TOWER

500 S Henderson Street | Fort Worth, TX 76104

Suite 450

7,942 SF



Suite	Size	Description
Suite 450	7,942 SF	Shell Space

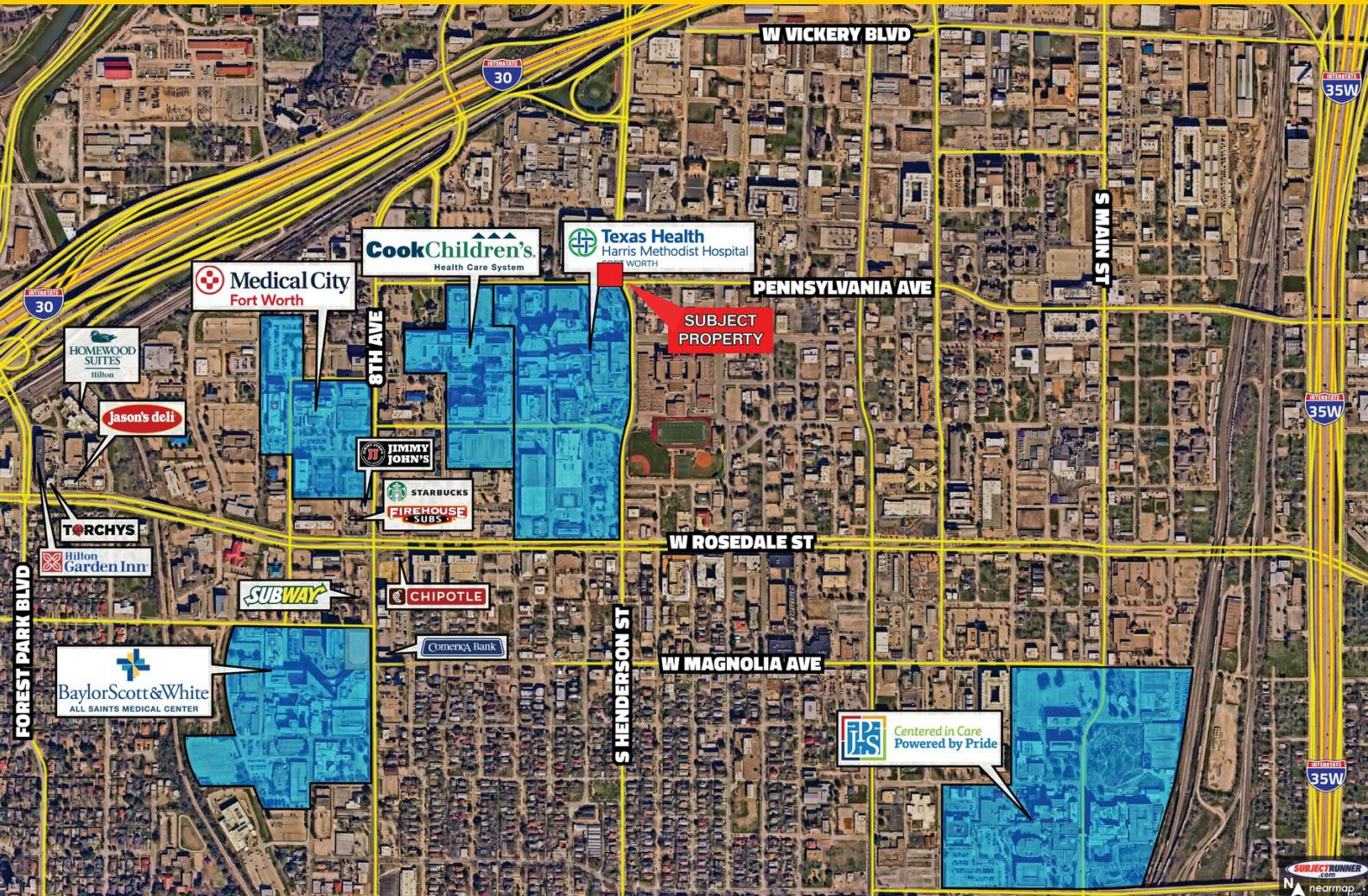
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# HENDERSON MEDICAL TOWER

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## Nearby Amenities



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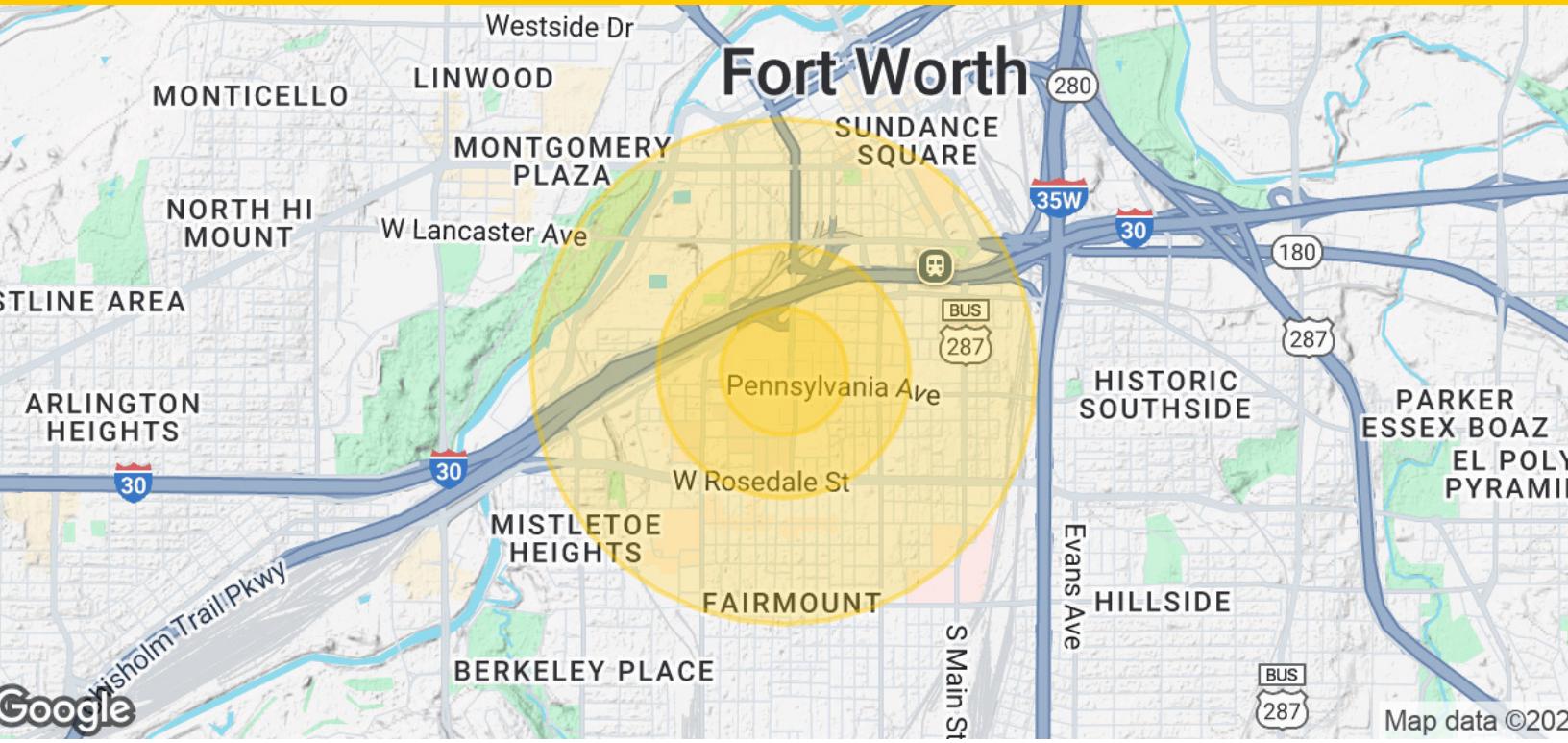
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# HENDERSON MEDICAL TOWER

500 S Henderson Street | Fort Worth, TX 76104

## Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	442	1,761	10,728
Average Age	36.9	37.3	36.3
Average Age (Male)	38.6	38.7	37.0
Average Age (Female)	35.6	35.9	35.4
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	257	1,098	5,212
# of Persons per HH	1.7	1.6	2.1
Average HH Income	\$49,538	\$54,874	\$83,962
Average House Value	\$2,006	\$77,867	\$220,771

2020 American Community Survey (ACS)

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